

From: Maloney, Mike
Sent: Thursday, October 17, 2019 5:01 PM
To: _PLANCOM - Planning Commission
Subject: Late Correspondence - PC October 24 Item No. 10.2 - Emerald Isle Condominium Project
Attachments: Emerald Isle-CCR provision-10-07-2019.pdf

****Please do not reply to all****

Good evening Chair Cisco and members of the Planning Commission,

Planning Commissioners, please consider the following updates to the Emerald Isle Condominium Project scheduled for Planning Commission review on October 24, 2019. I am happy to answer any questions about these updates or other project questions.

* In an October 9, 2019, letter to City Council, Planning Commission, and various City staff, Sonia Taylor requested consideration of two conditions of approval: (1) that the applicant's submitted Emergency Preparedness & Evacuation Plan shall be adopted as a condition of approval and that the applicant shall maintain a current version of the Plan into the future, and (2) that Applicant shall install a permanent generator capable of providing 12 hours of emergency power to the Recreation Building. The applicant has agreed to both conditions of approval, and the discussion below describes how Planning staff has addressed these requested conditions of approval.

1) The Emergency Preparedness and Evacuation Guidelines document (the Plan) submitted as part of the project application has been provided to Planning Commission for reference. Because the Plan is not a required item and because the City does not have regulations governing content or review of such a document, it is understood that Planning Commission could not adopt the submitted Plan or require that a current version of the Plan be maintained in the future. To comply with the intent of the proposed condition, the applicant has conferred with its legal team and offers to include language in the required CC&Rs as described in the attached document.

2) As described in the Staff Report, the proposed project has been conditioned (DAC Report) to require installation of an emergency generator to provide sufficient power to light the Recreation Center for up to 12 hours.

* Public comments included in Attachment 17 – Public comments through October 17, 2019, have been updated to include communications received on October 3, 2019, and October 16, 2019. Planning staff has responded to the email received from Mr. Gary Wright on 10/03/2019, and in her email dated 10/16/2019, Sonia Taylor indicates that she accepts action taken on her requested conditions of approval. No additional comments have been received.

* The DAC Report has been updated to include revisions to Engineering Development Services Private Street / Driveway Improvements and Storm Drainage conditions of approval. In summary, changes to Private Street / Driveway Improvements conditions of approval would provide greater flexibility in Engineering review of a Final Map EVA access road and ensure that it would more closely conform to the location and slope as presented on the proposed Tentative Map. Changes to Storm Drainage conditions of approval would ensure that the proposed project would not exacerbate an existing drainage issue in The Oaks subdivision as described in the letter from The Fountaingrove Club dated September 10, 2019.

Best Regards,

Andrew

Andrew Trippel | City Planner
Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

Trippel, Andrew

From: Steve McCullagh <steve.mccullagh@oakmontsl.com>
Sent: Monday, October 7, 2019 4:15 PM
To: Trippel, Andrew
Subject: [EXTERNAL] RE: Evac Plan and CC&Rs
Attachments: CCR provision re fire preparedness plan.pdf

Andrew,
Attached is the provision we propose to insert into our CC&R's.

Steve

Steve McCullagh
Oakmont Senior Living LLC
707-535-3209
707-535-3239 fax
steve.mccullagh@oakmontsl.com
9240 Old Redwood Hwy, Suite 200
Windsor, CA 95492

From: Trippel, Andrew <atrippel@srcity.org>
Sent: Monday, October 07, 2019 11:18 AM
To: Steve McCullagh <steve.mccullagh@oakmontsl.com>
Subject: Evac Plan and CC&Rs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Steve,

Can we catch up on the question about the Evac Plan and CC&Rs?

Thanks,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



[Section #___]. Emergency Preparedness & Evacuation Plan. The Declarant or the Association's Board (whichever is applicable at the relevant time) shall provide to each purchaser or tenant of a Unit, prior to the purchase or lease of a Unit, a copy of the "Emerald Isle Emergency Preparedness & Evacuation Plan" (hereafter "EP&E Plan"). The Board shall review the EP&E Plan on an annual basis. After considering input from Owners and tenants, the Board shall decide on any potential updates to the EP&E Plan and distribute to all Owners and tenants a copy of any updated EP&E Plan.

From: Maloney, Mike
Sent: Wednesday, October 23, 2019 4:32 PM
To: _PLANCOM - Planning Commission
Cc: Trippel, Andrew
Subject: Late Correspondence - PC October 24 Item No. 10.2 - Emerald Isle Condominium Project
Attachments: Attachment 17 (revised)-Public comments thru 10-22-2019.pdf; DAC report (revised)
(attach to Reso 2).pdf

****Please Do Not Respond To All****

Good afternoon,

Planning Commissioners, please consider the following updates to the Emerald Isle Condominium Project scheduled for Planning Commission review on October 24, 2019. I am happy to answer any questions about these updates or other project questions.

* Public comments included in Attachment 17 - Public comments through October 22, 2019, have been updated to include communications received on October 22, 2019. Planning staff has responded to emails received from Mr. Gary Wright and Mr. Richard Fink on October 22. In summary, Mr. Wright's emails did not present any new issues not already analyzed by Planning, and Mr. Fink's concerns about the appropriateness of data used in the Focused Traffic Study were addressed by the traffic study.

* The DAC Report has been reviewed and approved by Deputy Director Clare Hartman. The final page of the report reflects her approval and signature.

Best Regards,

Andrew

Andrew Trippel | City Planner
Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

Trippel, Andrew

From: dickfink1@aol.com
Sent: Tuesday, October 22, 2019 9:23 PM
To: Trippel, Andrew
Subject: Re: [EXTERNAL] Emerald Isle

Thank you, Mr. Trippel for yours and Mr. Sprinkle's time and thoughtful response. Richard Fink

-----Original Message-----

From: Trippel, Andrew <atrippel@srcity.org>
To: dickfink1@aol.com <dickfink1@aol.com>
Cc: Sprinkle, Rob <RSprinkle@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Sent: Tue, Oct 22, 2019 4:58 pm
Subject: RE: [EXTERNAL] Emerald Isle

Good afternoon,

I shared your concern with City Traffic Engineer Rob Sprinkle (cc'ed on this response). He notes that (1) on p. 3 of the Focused Traffic Study (attached), traffic consultant W-Trans indicates that "Given the considerable effects of the 2017 Tubbs Fire on the Fountaingrove area including mass destruction of homes, **traffic data collected prior to the fire has been used for the analysis as it more accurately reflects the typical travel patterns that will be encountered in the area again once rebuilding efforts have been completed,**" and (2) the development will be adding only 21 PM peak trips which is not significant and, according to City guidelines, would not have warranted the detailed study that was prepared for this project.

I would also note that the Baseline Traffic Condition includes Canyon Oaks, which has been constructed since the fire, as well as other developments in the study area. Based on the results of analyses described in Tables 6-8, W-Trans concluded that "the study intersections are expected to operate acceptably upon the addition of project trips to Existing, Baseline, and Future volumes, resulting in a less-than-significant impact on traffic operation" (p. 6). Both City Traffic and Planning staff have reviewed the Focused Traffic Study and agree with the study's conclusions.

Please let me know if you have any other questions about the Focused Traffic Study.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: dickfink1@aol.com <dickfink1@aol.com>
Sent: Tuesday, October 22, 2019 12:48 PM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] Emerald Isle

Dear Mr. Trippel,

Upon our review of the staff materials prepared in connection with the Emerald Isles project I noted that the traffic study performed in connection with the project is dated August 30, 2019. With more than 1700 homes in the Fountaingrove neighborhood destroyed in the Tubbs fire and less than 100 of them rebuilt at the time of the traffic study it is hard to believe that that study provides a realistic forecast of the traffic on Thomas Lake Harris Drive upon completion of the Emerald Isle project and rebuilding of the destroyed Fountaingrove properties. Since the congestion on Thomas Lake Harris was a major impediment to evacuation of the neighborhood during the Tubbs fire I respectfully submit that Planning Commission approval of the Emerald Isle project should not be based on that highly questionable traffic study.

Richard A. Fink

Owner of 4990 Lakepointe Circle

Trippel, Andrew

From: Trippel, Andrew
Sent: Tuesday, October 22, 2019 1:05 PM
To: Gossner, Anthony
Cc: Hardage, Ian (ihardage@srcity.org); Moon, Scott; Rose, William (WRose@srcity.org)
Subject: FW: [EXTERNAL] From the Wright's re Emerald Isle: Staff responses to public comments received
Attachments: Attachment 17 (revised)-Public comments thru 10-16-2019.pdf; PC-October 24-Agenda.pdf

Good afternoon,

Per Mr. Wright's request, I am sharing his email with you. The proposed Emerald Isle Condominium Project is scheduled for Planning Commission review on Thursday, October 24, 2019, at or after 4:00 PM. Ian Hardage has indicated that he will be available to answer questions.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Gary Wright <wrimargar@aol.com>
Sent: Tuesday, October 22, 2019 10:19 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: Re: [EXTERNAL] From the Wright's re Emerald Isle: Staff responses to public comments received

Mr. Trippel:

We are shocked and saddened that neither the Fire Department or Traffic people think there is no problem that an additional 82 or 164 cars would be "fine" to use Thomas Lake Harris Drive in case of an emergency. Are you aware, that during the Tubbs Fire, Canyon Oaks wasn't occupied so there would be an additional 100+ cars trying to exit in case of a fire.

The night of Oct 7/8 at 1:45 AM when we tried to leave our house and drive down Thomas Lake Harris to evacuate...we had to turn around at Paradise Ridge Winery because of fire, flames and smoke blocking us and drive back up the hill to exit onto Fountaingrove Parkway.

What is the City thinking to put all of us at risk?????

Will you please forward this e-mail to the other Planning Commission members and the Fire Chief for us.

Gary and Mary Wright
4950 LakePointe Circle
Santa Rosa, 95403

In a message dated 10/17/2019 4:31:26 PM Pacific Standard Time, atrippel@srcity.org writes:

Good afternoon,

Thanks for your email. I've shared it with the applicant and included it in Attachment 17 – Public Comments for the Planning Commission meeting item. I do want to note that while we encourage applicants to respond to public comments, they are not required to do so.

In accordance with CA Civil Code Section 2015, "condominium" is defined by the City of Santa Rosa Zoning Code as "a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map." The Emerald Isle Tentative Airspace Condominium Map describes both common areas and separate airspace units; therefore, the project is correctly referred to as a condominium project. Neither State nor local law prohibits the rental of airspace condominiums.

The site is designated Low Density Residential (2.0 to 8.0 units per acre) on the General Plan Land Use Diagram. While the Low Density Residential designation typically relates to detached single-family homes, attached single-family and multi-family residential development is permitted. A total of 82 residential units are proposed on the 12.57-acre project site. The density of the proposed project is 6.5 dwelling units/acre, which is within

the General Plan objective criteria for Low Density land uses. In accordance with Fountaingrove Ranch Planned Community District PD 72-001, Section VII.C, on February 11, 2016, Planning Commission approved Resolution No. 11749, granting a Conditional Use Permit for the Canyon Oaks multi-family residential project at 4611 Thomas Lake Harris Drive. The approval included a density transfer of 18 units of residential density from the Emerald Isle parcels to the Canyon Oaks parcel. *Although the Low Density Residential land use designation in the General Plan would permit development of 100 units on the 12.57-acre project parcels, the Canyon Oaks density transfer caps the number of allowable units at 82.*

When a development application is received, Planning reviews the proposed density to ensure that it complies with the General Plan and the applicable zoning district, which in this case is the [Fountaingrove Ranch Planned Community District PD 72-001](#). As noted above, the project complies with General Plan density requirements. PD 72-001, Section V.B.5, also allows a maximum density of up to 8 units per acre subject to discretionary review. In this case, discretionary review is provided by Planning Commission on October 24. The applicant has indicated that will seek the proposed density of 6.5 units/acre for a total project density of 82 units. Planning review, supported by project documents and technical studies including the Focused Traffic Study, as well as review by Traffic Engineering and Fire officials, finds that traffic associated with the proposed density would not result in delays or other adverse effects that exceed established thresholds when taking into account the roadway system.

Planning analysis concludes that the design, location, size, and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity, and the project is consistent with regulations contained in the Fountaingrove Ranch Planned Community District Development Plan. The project as designed would maintain neighborhood diversity and varied housing stock to satisfy a wide range of needs, as well as maintain a balance of various housing types in the Fountaingrove area and the City. The proposed project is located within an area zoned for residential uses and seeks to minimize impacts to surrounding businesses and residences. Residential and accessory structures proposed for the Project are clustered closer to the center of the site, with taller, more prominent buildings generally oriented parallel to the contours of the site and situated such that nearly 46% of the site remains undisturbed and approximately 54% of the existing trees will be preserved and protected. Recreation and community amenities areas and a majority of site circulation and parking are located on the flattest portion of the site, and To the extent feasible, all ground disturbance avoids areas with high slope. Existing tree cover would be supplemented with planting of 236 36-inch box native tree species and 11% of the developed site will be landscaped with native plants. Materials and color selections reflect surroundings and are designed to blend development into the backdrop of existing development and natural areas. The applicant has prepared a Fire Hazard Assessment, which has informed development of an Emergency Preparedness and Evacuation Plan. The Emergency Preparedness and Evacuation Plan would provide emergency contact information to residents, collect emergency contact information from residents, establish protocols for communication in the event of an emergency, and includes roadway emergency evacuation routes to locations outside the Fountaingrove area has been submitted, and the project has been conditioned to require installation of an emergency generator to provide sufficient power to light the recreation center and outdoor common area emergency lighting for up to 12 hours. These are some of the reasons why Planning is recommending approval at the proposed density.

Please feel free to contact me with any clarifying questions. The staff report and supporting documentation are available online via the Attachments links included with Item 10.2 in the attached Planning Commission agenda for October 24th.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Gary Wright <wrimargar@aol.com>

Sent: Thursday, October 3, 2019 12:55 PM

To: Trippel, Andrew <atrippel@srcity.org>

Subject: [EXTERNAL] From the Wright's re Emerald Isle: Staff responses to public comments received

Hi Mr. Trippel:

After reading through your materials, do you think there is any chance that the developer would considering reducing the number of apartments (it's not a condominium) to 50 or so??? It would relieve some of the traffic problem in the event of an emergency, and also less parking and cement

necessary to "cover the earth". Just
a thought.

Gary and Mary Wright

In a message dated 10/2/2019 4:41:57 PM Pacific Standard Time, atrippel@srcity.org writes:

Good afternoon,

Thank you for your comments concerning the proposed Emerald Isle Condominium Project at 0 Gullane Drive in the Fountaingrove area. Your comments are being shared with Planning Commission members in original form. Additionally, Planning staff reviewed your comments during the Planning review process. Collectively, the comments reflect shared themes about concerns or issues with the proposed project. In order to address all comments, I extracted the shared or common themes and prepared responses. The responses are shared with Planning Commission members as *Appendix B: Staff Responses to Public Comments* of the Planning Commission Staff Report. Both the original comments and Appendix B are attached for your consideration.

A Planning Commission public hearing for the proposed Emerald Isle Condominium Project is scheduled for Thursday – October 10, 2019, at or after 4:30 PM, in City Hall's Council Chamber. City Hall is located at 100 Santa Rosa Avenue. If you plan to attend the public hearing and would like to comment, you will find blue public comment request cards in the entry area to the Council Chamber. Complete one of these cards and take it to the Planning Commission administrative staff. The administrative staff collects all blue request cards and passes them off to Planning Commission Chair Patti Cisco. Chair Cisco will then call persons up by name when public comment is opened. Public comments are limited to 3 minutes per person.

The project's CEQA Initial Study/Subsequent Mitigated Negative Declaration is available for public review online at <https://srcity.org/3075/Emerald-Isle>. A print copy is available in Room 3, City Hall, during hours of operation. Project information, including the staff report, is provided to Planning Commission at least one week in advance of a public hearing. This project's materials will be available at <https://santa-rosa.legistar.com/Calendar.aspx> on Thursday, October 3, 2019. You can access the online materials by clicking on the Agenda link provided for the Planning Commission 10/10/2019 meeting date. Additionally, all information is available as part of the project's public record and can be reviewed in Room 3, City Hall, during hours of operation.

I am happy to answer any questions or discuss Planning staff recommendations in greater detail, and I will try my best to do so in advance of the scheduled Planning Commission public hearing. The best way to reach me is by replying to this email.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



Trippel, Andrew

From: Trippel, Andrew
Sent: Tuesday, October 22, 2019 12:44 PM
To: Gary Wright
Cc: Trippel, Andrew
Subject: RE: [EXTERNAL] Emerald Isle project

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Thank you for your email. Your email and my response will be shared with Planning Commission as a Late Correspondence item.

Please advise Mr. Fink and Ms. Facto that the Emerald Isle project is subject to environmental review under the California Environmental Quality Act (CEQA). A *Subsequent Mitigated Negative Declaration (MND) for the Emerald Isle Condominium Project (formerly known as the Emerald Isle Assisted Living Facility Project)* was prepared and made available for required 30-day public review on September 9, 2019. A Notice of Intent to adopt a Mitigated Negative Declaration was distributed on September 6, 2019, via U.S. Mail. The Notice of Intent was also posted in the Sonoma County Clerk's Office on September 9, 2019. The MND is available online at <https://srcity.org/3075/Emerald-Isle> and a print copy is available in City Hall, Room 3, during normal business hours.

Please let me know if there are any questions.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Gary Wright <wrimargar@aol.com>
Sent: Tuesday, October 22, 2019 10:23 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] Emerald Isle project

Hello Mr. Trippel:
Will you please forward the e-mail below to the other members of the Planning Commission prior to the meeting this Thursday.

Thank You. The Wrights and Neighbors

From: dickfink1@aol.com

To: atrippel@srcity.org

Dear Mr. Trippel,

Is there a requirement for an environmental impact report (EIR) for the Emerald Isle project? Many of us residents of the surrounding homes are very concerned about the impact of increased traffic on Thomas Lake Harris Drive that would result from this development, particularly in the event of an emergency such as the Tubbs fire. Another factor is that the site is currently totally surrounded by the Fountaingrove golf course; it is indeed an undeveloped island that is home to wide variety of wildlife that will be disrupted by the development. If there is not an EIR in progress, or if one previously submitted does not address this issue, we submit that it would be appropriate for the City to include a requirement to submit an EIR that would include this factor as well as the traffic factors presented by the project as a condition to approval.

Richard A. Fink and Pricilla A. Facto
Owners of the rebuilding home at 4990 Lakepointe Circle

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Tuesday, October 22, 2019 10:26 AM
To: jokrekin@srcity.org; Peterson, Julian; Weeks, Karen; Streeter, Patrick; Duggan, Vicki; Rose, William; Trippel, Andrew; Carter, Charles; Guhin, David; Schwedhelm, Tom
Cc: rbanaszak@fountaingrovegolf.com
Subject: [EXTERNAL] Emerald Isle dangers

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Planners:

My wife, Mary, and I live on LakePointe Circle, across the golf course from the proposed Emerald Isle development.

The proposed Emerald Isle site of the 82 unit rental apartments is such a bad idea for the following reasons:

1. Overcrowding
2. Potential entrapment in case of emergency
3. Loss of habitat
4. Street/traffic overload
5. Neighborhood scenery/views destroyed
6. Environmental issues: Parking lots, drainage, tree removal

This proposal contemplates several structures including two and three story dwelling units, garages, administrative/club house building, swimming pool and additional parking spaces.

The Emerald Isle site, is in fact, totally surrounded by the Fountaingrove golf course with a proposed evacuation road onto Thomas Lake Harris Drive which during the 2017 wild fire, was total in flames and impossible to exit on the lower part of it. We had to turn around and drive to the upper part of the Drive to get out. So you'd like to add an additional potential 180 more cars on that road????

In addition to disruption of the extensive wild life that exists within this undeveloped space, the proposed development would put several hundred residents within the boundaries of the golf course with only a single road providing access (the developers have conceded that a second proposed road would be blocked with access limited to fire department vehicles in the event of an emergency) .

In addition, there is no boundary fencing planned per the developer to prevent access to the golf course (and our homes and property) by residents of the proposed apartments or visitors to Emerald Isle. It would clearly be a visual blight to the enjoyment of us and our neighbors in our LakePointe Circle homes as well as a potential problem of wandering residents and visitors across the 11th fairway who could easily walk into our yards. Plus if a child visiting there, run onto the golf course "to chase golf balls."

We respectfully submit that you reduce the entire project to assimilate more fully with the residential code to

fit better and more safely into our neighborhood.

Our neighborhood looks to you to protect us and provide a safe area and exit on the already over-used Thomas Lake Harris Drive.

Respectfully,
Gary and Mary Wright
4950 LakePointe Circle
Santa Rosa, CA 95403

Trippel, Andrew

From: Sonia Taylor <great6@sonic.net>
Sent: Wednesday, October 16, 2019 11:08 AM
To: Trippel, Andrew
Cc: Rose, William
Subject: Re: FW: [EXTERNAL] Re: Planning Commission Agenda 10/10/19 Meeting, Emerald Isle, File #PRJ19-014

Thank you for your email, Andrew.

I hope that the Planning Commission will approve the "emergency generator to provide sufficient power to light the Recreation Center for up to 12 hours," as a condition contained within the final DAC report, and with this email I so request.

I understand the difficulty with approving the applicant's Emergency Preparedness and Evacuation Guidelines document; although I would of course prefer that the City adopt and require future maintenance of this Plan, I will accept the solution that language requiring adoption of and maintenance of the Plan be contained within the project's CC&Rs, as set forth in the language provided in the "CCR provision re fire preparedness plan" document attached to your email.

As always, please do not hesitate to contact me if you have any questions.

Sonia

Sonia Taylor
707-579-8875
great6@sonic.net

On 10/8/2019 9:27 AM, Trippel, Andrew wrote:

> Hi Sonia,

>

> In your letter dated October 9, 2019, you requested the following

> conditions of approval: (1) Applicant's submitted Plan shall be adopted as a condition of approval, and applicant shall maintain a current version of the Plan into the future, and (2) Applicant shall install a permanent generator capable of providing 12 hours of emergency power to the Recreation Building. The applicant has agreed to both conditions of approval.

>

> As we discussed, Planning is able to condition the project to require

> installation of "an emergency generator to provide sufficient power to light the Recreation Center for up to 12 hours." All project conditions of approval are located in the project's Final Development Advisory Committee Report (DAC), and this condition is in the Final DAC report. Planning Commission will consider the Final DAC report as part of its Tentative Map resolution review. Planning Commission approval of the Tentative Map would, by incorporation, approve the Final DAC report.

>

> The Emergency Preparedness and Evacuation Guidelines document (the Plan) submitted as part of the project application has been provided to Planning Commission for reference. Because the Plan is not a required item and because the City does not have regulations governing content or review of such a document, Planning Commission cannot adopt the submitted Plan or require that a current version of the Plan is maintained in the future. Planning

greatly appreciates that you understand the limitations of the City's ability to act upon the Plan as you've requested. To comply with the intent of your proposed condition, the applicant has conferred with its legal team and offers to include language in the required CC&Rs as described in the attached CCR provisioner fire preparedness plan.pdf document.

>

> Please consider Planning's and the applicant's responses to your requested conditions of approval and, if you agree, confirm that these responses are acceptable. I'm happy to discuss if you would like to do so.

>

> Thanks,

>

> Andrew

>

> Andrew Trippel | City Planner

> Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa,

> CA 95404 Tel. (707) 543-3223 | Fax (707) 543-3269 |

> atrippel@srcity.org

>

>

>

> -----Original Message-----

> From: Sonia Taylor <great6@sonic.net>

> Sent: Wednesday, October 2, 2019 7:40 AM

> To: _PLANCOM - Planning Commission <planningcommission@srcity.org>

> Cc: _CityCouncilListPublic <citycouncil@srcity.org>; Guhin, David

> <dguhin@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Trippel,

> Andrew <atrippel@srcity.org>; Lowenthal, Paul <PLowenthal@srcity.org>;

> Schmitt, Will <will.schmitt@pressdemocrat.com>; Jim Sweeney -Press

> Democrat <jim.sweeney@pressdemocrat.com>

> Subject: [EXTERNAL] Re: Planning Commission Agenda 10/10/19 Meeting,

> Emerald Isle, File #PRJ19-014

>

> Chair Cisco, and members of the Santa Rosa Planning Commission:

>

> On Thursday, October 10th, you will be considering the Emerald Isle project for various approvals.

>

> Attached please find my letter with regard to this project.

>

> As always, please do not hesitate to contact me if you have any questions or require additional information.

>

> Sonia

>

> Sonia Taylor

> 707-579-8875

> great6@sonic.net

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Thursday, October 3, 2019 12:55 PM
To: Trippel, Andrew
Subject: [EXTERNAL] From the Wright's re Emerald Isle: Staff responses to public comments received

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr. Trippel:
After reading through your materials, do you think there is any chance that the developer would considering reducing the number of apartments (it's not a condominium) to 50 or so??? It would relieve some of the traffic problem in the event of an emergency, and also less parking and cement necessary to "cover the earth". Just a thought.
Gary and Mary Wright

In a message dated 10/2/2019 4:41:57 PM Pacific Standard Time, atrippel@srcity.org writes:

Good afternoon,

Thank you for your comments concerning the proposed Emerald Isle Condominium Project at 0 Gullane Drive in the Fountaingrove area. Your comments are being shared with Planning Commission members in original form. Additionally, Planning staff reviewed your comments during the Planning review process. Collectively, the comments reflect shared themes about concerns or issues with the proposed project. In order to address all comments, I extracted the shared or common themes and prepared responses. The responses are shared with Planning Commission members as *Appendix B: Staff Responses to Public Comments* of the Planning Commission Staff Report. Both the original comments and Appendix B are attached for your consideration.

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public comment request cards in the entry area to the Council Chamber. Complete one of these cards and take it to the Planning Commission administrative staff. The administrative staff collects all blue request cards and passes them off to Planning Commission Chair Patti Cisco. Chair Cisco will then call persons up by name when public comment is opened. Public comments are limited to 3 minutes per person.

The project's CEQA Initial Study/Subsequent Mitigated Negative Declaration is available for public review online at <https://srcity.org/3075/Emerald-Isle>. A print copy is available in Room 3, City Hall, during hours of operation. Project information, including the staff report, is provided to Planning Commission at least one week in advance of a public hearing. This project's materials will be available at <https://santa-rosa.legistar.com/Calendar.aspx> on Thursday, October 3, 2019. You can access the online materials by clicking on the Agenda link provided for the Planning Commission 10/10/2019 meeting date. Additionally, all information is available as part of the project's public record and can be reviewed in Room 3, City Hall, during hours of operation.

I am happy to answer any questions or discuss Planning staff recommendations in greater detail, and I will try my best to do so in advance of the scheduled Planning Commission public hearing. The best way to reach me is by replying to this email.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



Sonia E. Taylor
306 Lomitas Lane
Santa Rosa, CA 95404
707-579-8875
Great6@sonic.net

20 September 2019

Patti Cisco, Chair
Karen Weeks, Vice Chair
Charles Carter
Vicki Duggan
Akash Kalia
Jeff Okrepkie
Julian Peterson
Santa Rosa Planning Commission

Via email

Re: Planning Commission Agenda 10/10/19 Meeting
Emerald Isle, File #PRJ19-014, 0 Gullane Dr., Santa Rosa

Dear Chair Cisco and Members of the Santa Rosa Planning Commission:

On your October 10th agenda you will be considering adopting a Mitigated Negative Declaration and considering the proposed Tentative Map, Conditional Use Permit, and Hillside Development Permit applications for the Emerald Isle project.

I support your approval of this project, with approval of two conditions, as set forth below in this letter.

As you may recall, since 2017 I have been very concerned about all new proposed development in Santa Rosa's Wildland Urban Interface (WUI) very high fire danger areas, and specifically opposed an early incarnation of this project, as well as the proposed City Ventures and Marriott Hotel projects, also in Fountaingrove.

All of us were deeply affected by the 2017 fires, and all of us have learned lessons about what worked, what didn't work, about the value of proper preparation, and about what best practices could be. Over the last 2 years, I have given a great deal of thought to what must be required for a project being proposed in a WUI area to receive my support.¹ The number one requirement I believe should be required for every proposed project, other than individual single family homes, is an adequate Emergency/Disaster and Evacuation Plan. Additionally, I believe all proposed projects in very high fire danger areas must have at least two means to exit the project in an emergency.

¹ Obviously, there may be projects proposed where I have concerns beyond those related to building in a WUI area – for example, on the proposed Marriott Hotel project, I am also concerned about what I believe is completely inadequate parking.

The applicant for Emerald Isle has revised the original project – which only had one way in and out – to include a second emergency egress road, which I support, and is one of the reasons I currently support this project.

Additionally, the applicant for Emerald Isle has revised their project submittal to include a proposed Emergency Preparedness and Evacuation Plan (hereinafter referred to as “Plan”), and with this letter I request you make applicant’s adoption of and ongoing maintenance of a current version of this Plan part of your project approvals for this proposed project.

As part of their Plan for this proposed project, applicant is proposing the installation of a permanent generator that will provide 12 hours of power to the onsite Recreation Building. I believe this is a necessary component of the Plan. With this letter I request that you condition the approval of this proposed project on the installation of this permanent generator.

The Plan establishes important health and safety standards, including requirements of the California Fire Code, but goes beyond that to also include, but is not limited to, such items as: collecting and maintaining emergency contact information for the residents, collecting and maintaining a list of special needs any residents may have, that the property management will have a master key to all the units, establishing the Recreation Center as an gathering place in an emergency, with power provided by an emergency generator, and procedures for communication in the event of an emergency/disaster. The Plan also importantly states that there will be an annual meeting of the property management and tenants to cover these, and additional, procedures, and to update the Plan as necessary.

This project applicant is uniquely qualified to establish and maintain procedures such as those listed above and contained in the Plan, and the procedures they use should be considered for adoption by Santa Rosa for Emergency/Disaster and Evacuation Plans that should be required as a condition of approval of other projects in WUI/very high fire danger areas. In fact, I believe that the applicant’s Plan and procedures should be used as a standard that all other projects proposed in very high fire danger areas should meet or exceed.²

One of the most important findings you are required to make when approving the Conditional Use Permit portion of this project is that:

“Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.” (Zoning Code Section 20-52.050 F.5.)

² Other uses may have additional requirements that should be demanded. For instance, hotels or office buildings likely will have guests/employees who may not have a personal vehicle to use for any necessary evacuation, and therefore must be required to provide an onsite van or other vehicle, with keys readily available in an emergency, to be used to assist in evacuation of individuals without a vehicle on site.

Additionally, in approving the requested Hillside Development Permit, you are also required to make the following extremely important finding:

“The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare.” (Zoning Code Section 20-32.060 F.9.)

If you condition your approvals of this proposed project to include the following two conditions:

1. Applicant’s submitted Plan shall be adopted as a condition of approval, and applicant shall maintain a current version of the Plan into the future; and
2. Applicant shall install a permanent generator capable of providing 12 hours of emergency power to the Recreation Building

then you will be able to make the above required findings for both the Conditional Use Permit and the Hillside Development Permit for this project.

With this letter I hereby request that you adopt the above two conditions as part of your project approvals, and with those conditions adopted I support your approval of this proposed project.

Thank you for your consideration. As always, please do not hesitate to contact me if you have any questions.

Sincerely,

Sonia E. Taylor

Cc: Santa Rosa City Council
David Guhin, Director of Planning and Economic Development
Clare Hartman, Deputy Director, Planning
Andrew Trippel, City Planner
Paul Lowenthal, Assistant Fire Marshal, Santa Rosa Fire Department
Will Schmidt, Press Democrat
Jim Sweeney, Press Democrat

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Monday, September 30, 2019 7:43 PM
To: Trippel, Andrew; Streeeter, Patrick
Subject: [EXTERNAL] Fwd: Emerald Isle Condominiums

Follow Up Flag: Follow up
Flag Status: Flagged

September 30, 2019

Subject: Emerald Isle Condominiums

Mr. Trippel, City Planner, City Hall

Dear Mr. Trippel:

Regarding the Emerald Isle Condominiums, below are some of questions/concerns/issues we as homeowners near that property:

1. Condominiums are defined as "owned" by the occupants, but at the last meeting, the Gallagher rep said they would be "rented apartments." Which is it???
2. The suggested 82 units could generate over 160 automobiles parked there, has traffic been a consideration? During the fires in 2017, we had extreme difficulty trying to escape on Thomas Lake Harris Drive 2 lane road; has the fire department approved of this potential increase in traffic???
3. Has there been an Environment Impact Report done by an independent service???

4. How many trees will have to be cut down to construct these buildings? It will have a significant impact on the view from our home (directly across the golf course) as we now see trees and it's beautiful.

As a minimum, we suggest lower buildings (not 3 stores tall), and less traffic, and a fence around the project so occupants don'd feel free to walk directly onto our property.

Gary and Mary Wright
4950 LakePointe Circle
Santa Rosa, CA 95403

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Monday, September 30, 2019 7:38 PM
To: SRFD
Cc: jokrekin@srcity.org; Peterson, Julian; Weeks, Karen; Streeter, Patrick; Duggan, Vicki; Rose, William; Trippel, Andrew; Carter, Charles; Guhin, David; rbanaszak@fountaingrovegolf.com
Subject: [EXTERNAL] Re: Emerald Isle dangers

Follow Up Flag: Follow up
Flag Status: Flagged

In a message dated 8/23/2019 1:43:30 PM Pacific Standard Time, wrimargar@aol.com writes:

Subject: Emerald Isle dangers

Dear City Planners:

My wife, Mary, and I live on LakePointe Circle, across the golf course from the proposed Emerald Isle development.

The proposed Emerald Isle site of the 82 unit rental apartments is such a bad idea for the following reasons:

1. Overcrowding
2. Potential entrapment in case of emergency
3. Loss of habitat
4. Street/traffic overload
5. Neighborhood scenery/views destroyed
6. Environmental issues: Parking lots,

drainage, tree removal

This proposal contemplates several structures including two and three story dwelling units, garages, administrative/club house building, swimming pool and additional parking spaces.

The Emerald Isle site, is in fact, totally surrounded by the Fountaingrove golf course with a proposed evacuation road onto Thomas Lake Harris Drive which during the 2017 wild fire, was total in flames and impossible to exit on the lower part of it. We had to turn around and drive to the upper part of the Drive to get out. So you'd like to add an additional potential 180 more cars on that road????

In addition to disruption of the extensive wild life that exists within this undeveloped space, the proposed development would put several hundred residents within the boundaries of the golf course with only a single road providing access (the developers have conceded that a second proposed road would be blocked with access limited to fire department vehicles in the event of an emergency) .

In addition, there is no boundary fencing planned per the developer to prevent access to the golf course (and our homes and property) by residents of the proposed apartments or visitors to Emerald Isle. It would clearly be a visual blight

to the enjoyment of us and our neighbors in our LakePointe Circle homes as well as a potential problem of wandering residents and visitors across the 11th fairway who could easily walk into our yards. Plus if a child visiting there, run onto the golf course "to chase golf balls."

We respectfully submit that you reduce the entire project to assimilate more fully with the residential code to fit better and more safely into our neighborhood.

Our neighborhood looks to you to protect us and provide a safe area and exit on the already over-used Thomas Lake Harris Drive.

Respectfully,
Gary and Mary Wright
4950 LakePointe Circle
Santa Rosa, CA 95403

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Monday, September 30, 2019 7:33 PM
To: Trippel, Andrew
Cc: Streeter, Patrick
Subject: [EXTERNAL] Oct. 10 meeting re Emerald Isle

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr. Trippel:
Would you or Mr. Streeter let us know the procedure so we can voice our concerns at the Oct. 10 meeting?
Thank you.

Gary and Mary Wright and
neighbors

From: wrimargar@aol.com
To: atrippel@srcity.org
Sent: 9/11/2019 11:54:25 AM Pacific Standard Time
Subject: Oct. 10 meeting re Emerald Isle

Hello Mr. Trippel:

Several people living near the proposed Emerald Isle wish to speak at the Oct. 10 City of SR meeting. Can you please let me know if we need to request time to speak at that time? And if so, who do we ask about it.

All of us continue to be concerned about exit road safety in case of emergency, overcrowding of

traffic, etc, etc.

Thank you. We look forward to hearing from you about the chance to voice our concerns on Oct. 10.

Gary and Mary Wright
and neighbors

Trippel, Andrew

From: CMBertozzi <cmbertozzi@gmail.com>
Sent: Monday, September 23, 2019 6:10 PM
To: Trippel, Andrew
Subject: Emerald Isle Fire Road

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Andrew Trippel,

I am writing to you, as city planner, to ask that the Fountaingrove Golf Course NOT be allowed to change the plan for the Emerald Isle fire road to move closer to the backyards of the homes located at The Oaks at Fountaingrove. We have been through so much, as we are working to rebuild our homes and move back in. The idea that now the golf course wants to put a road along our backyards is just horrible.

Please deny their request.

Thank you,

Chris Marr Bertozzi
4664 Kilarney Circle

PO Box 6532
Santa Rosa, CA 95406

4668 Kilarney Circle
Santa Rosa, CA 95403
(707) 541-6891
Rds@wans.com

Sept 18, 2019

Patrick Streeter
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95402

Re: Emerald Isle Condominium Project
SCH Number: 2017092072

Dear Mr. Streeter:

As one of several HOA homeowners located on Kilarney Circle, I understand "Emerald Isle" project has proposed utilization of the so-called "Eva Access Road" for emergency egress purposes. There are obviously better alternatives that avoid spoiling the rear views of nine or more homeowners. I urge the City of Santa Rosa reject their proposed routing and redirect them to an egress in a southerly direction from the Emerald Isle to the existing access road located in the Nagasawa Park. There are no known homes in that direction.

Sincerely,



Richard Scudero, Retired
CA Professional Engineer

Trippel, Andrew

From: Rich Scudero <rds@wans.com>
Sent: Wednesday, September 18, 2019 9:58 PM
To: Trippel, Andrew
Subject: Emerald Isle

Follow Up Flag: Follow up
Flag Status: Flagged

4668 Kilarney Circle
Santa Rosa, CA 95403
(707) 541-6891
Rds@wans.com

Sept 18, 2019

Andrew Trippel
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95402

Re: Emerald Isle Condominium Project
SCH Number: 2017092072

Dear Mr. Trippel:

As one of several HOA homeowners located on Kilarney Circle, I understand "Emerald Isle" project has proposed utilization of the so-called "Eva Access Road" for emergency egress purposes. There are obviously better alternatives that avoid spoiling the rear views of nine or more homeowners. I urge the City of Santa Rosa reject their proposed routing and redirect them to an egress in a southernly direction from the Emerald Isle to the existing access road located in the Nagasawa Park. There are no known homes in that direction.

Sincerely,

Richard Scudero

Trippel, Andrew

From: Pat <patavila1@gmail.com>
Sent: Wednesday, September 18, 2019 3:11 PM
To: Trippel, Andrew
Subject: Emerald Isle

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Trippel, I am one of the owners at The Oaks at Fountaingrove, my home along with all the others at the Oaks burned down in the Tubbs Fire. As you know we are rebuilding, it has been a long and arduous two years, and now to find out there is a road planned directly behind our homes, This is unbelievable and completely disheartening.

Does the City of Santa Rosa not understand what we have all been through. Seriously , I would think someone down at City Hall would understand ,what we who have lost everything we have every owned, has been through.

I KNOW there has to be a better place for this road. I know Gallagher, the builder of Emerald Isle , also owns The Lodge, that did not burn and adjoins our property, I am sure there is a spot there that would not run right behind peoples homes and be much less intrusive.

I also understand tha Fountingrove golf Club has asked that the proposed road be pushed closer to our homes because it might bother the golfers on green number 11. This is also incredible to believe.

We all are entitled to “quiet enjoyment” of our homes and to disrupt that is not something that should take precedence over golfers or Gallagher’s desires.

Please take this into consideration and we will definitely be at the meeting on Oct. 10,

Sincerely, Tom and Pat Avila, 4678 Kilarney Circle, (hope to be moved back to this address sometime this year)

Trippel, Andrew

From: Carolyn Williams <williams.carolyn41@gmail.com>
Sent: Monday, September 16, 2019 12:03 PM
To: Trippel, Andrew
Subject: Access road to Emerald Isle project aka EVA road

Follow Up Flag: Follow up
Flag Status: Flagged

I am vehemently opposed to a road from Thomas Lake Harris Drive to the project called Emerald Isle, another Oakmont Senior Living project.

My home is located immediately behind the 11th green of the golf course. Traffic going through that area will degrade my property..Not only my property but many who are located in the same aspect, that being along the golf course. We paid for property that we valued as worthy of our investment and putting a road there is incomprehensible.

In addition, it will prove to be a traffic safety concern having heavy trucks and equipment entering and leaving that location onto Thomas Lake Harris drive. We are already encumbered with traffic coming and going from the newly constructed apartments known as Canyon Oaks, a Gallagher development.

Please do not allow this access to go forward.

Carolyn A. Williams
Owner, 4688 Kilarney Circle

Sent from my iPad

Trippel, Andrew

From: Gary Wright <wrimargar@aol.com>
Sent: Wednesday, September 11, 2019 11:54 AM
To: Trippel, Andrew
Subject: Oct. 10 meeting re Emerald Isle

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr. Trippel:

Several people living near the proposed Emerald Isle wish to speak at the Oct. 10 City of SR meeting. Can you please let me know if we need to request time to speak at that time? And if so, who do we ask about it.

All of us continue to be concerned about exit road safety in case of emergency, overcrowding of traffic, etc, etc.

Thank you. We look forward to hearing from you about the chance to voice our concerns on Oct. 10.
Gary and Mary Wright
and neighbors



THE
FOUNTAINGROVE CLUB

September 10, 2019

Mr. Trippel
City Planner
Santa Rosa City Hall
100 Santa Rosa Ave. Room #3
Santa Rosa, CA 95404

Sent via regular mail and via email to: atrippel@srcity.org

Re: Emerald Isle Apartments

Dear Mr. Trippel:

I am sending this letter on behalf of the Board of Directors and Management Team of The Fountaingrove Club ("Club"), located at 1525 Fountaingrove Parkway, Santa Rosa, CA 95403. We have multiple questions/concerns/issues with this property, primarily due to the change in the plan from a 45 unit assisted living development, to 80+ apartments:

1. The suggested 80+ units could generate over 160 automobiles and an increased daily traffic burden on the neighboring roadways. During the fires in 2017, there was extreme difficulty for the homeowners trying to escape on Thomas Lake Harris Drive. Has the fire department or any city or county agency conducted a traffic study, and if so, how may we receive a copy of that report?
2. Currently, the plan does not have a fence being constructed between the properties. We are concerned about residents walking onto the golf course creating a hazard for themselves and treating the area as an exercise area for their pets or "pooping" area. A fence dividing the properties would increase the safety for these people/pets and protect the Club's property. The Fountaingrove Club currently has issues with other Oakmont properties and residents gaining access to the golf course, due to a lack of fencing between the properties.
3. The EVA road that is now required due to the increase in the number of units being constructed is much more intrusive than originally thought. The artist renderings supplied to the club were not accurate. This EVA road will require the elimination of redwood trees and most likely a redesign of the golf course, including the #11 green area and bunkers.
4. The EVA road will increase the number of errant golf balls "bouncing" into the homes at The Oaks, which border the golf course. In the past, the balls would have landed on

1525 Fountaingrove Parkway, Santa Rosa, CA 95403

707-701-3050 | www.thefountaingrove.club



THE
FOUNTAINGROVE CLUB

5. grass and dirt, absorbing the impact. Now, they will hit a concrete or asphalt EVA road and “bounce” into the homes/yards.
6. The EVA road is also currently the subject of dispute with The Oaks development regarding water diversion. The Oaks believes the Club is liable for water flowing from Club property to the Oaks property. We believe that is not the case, but we also are concerned that the EVA road is located in the exact same area and will increase the amount of any water flow. It needs to be diverted safely to an alternate source since the current storm drains are over flowing with water during heavy rainfall.
7. Has an Environmental Impact Report been completed by an independent service, and if so, how can we be supplied with a copy?
8. How many trees will have to be cut down to construct these buildings? It will have a significant impact on the view from the golf course, and the wildlife that is important to a healthy golf course, such as predators and birds of prey.
9. At a minimum, we suggest lower buildings (not 3 stories tall), less traffic, and a fence around the project, so occupants don't feel free to walk directly onto our property.

We will be attending the October 10 meeting. Please let me know if you have any questions.

Best regards,

Ronald Banaszak
Chief Operating Officer
The Fountaingrove Club

Cc: Steve McCullagh, Emerald Isle, Project Manager
Oakmont Senior Living LLC

Trippel, Andrew

From: Rose, William
Sent: Monday, August 26, 2019 7:01 AM
To: Trippel, Andrew
Subject: FW: Emerald Isle dangers

Let's go over this at our check-in.

Bill Rose, AICP | Supervising Planner

Planning & Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Tel. (707) 543-3253 | Fax (707) 543-3269 wrose@srcity.org



From: Guhin, David <dguhin@srcity.org>
Sent: Sunday, August 25, 2019 2:31 PM
To: Rose, William <WRose@srcity.org>
Subject: Fwd: Emerald Isle dangers

Sent from my iPhone

Begin forwarded message:

From: Gary Wright <wrimargar@aol.com>
Date: August 24, 2019 at 2:11:29 PM PDT
To: jtibbetts@srcity.org, tschwedhelm@srcity.org, tgossner@srcity.org, dguhin@srcity.org
Subject: Emerald Isle dangers

Dear Fire Department::

My wife, Mary, and I live on LakePointe Circle,
across the golf course from the proposed Emerald Isle development.

The proposed Emerald Isle site of the 82 unit rental apartments is such a bad idea for the following reasons:

1. Overcrowding
2. Potential entrapment in case of emergency
3. Loss of habitat
4. Street/traffic overload
5. Neighborhood scenery/views destroyed
6. Environmental issues: Parking lots, drainage, tree removal

This proposal contemplates several structures including two and three story dwelling units, garages, administrative/club house building, swimming pool and additional parking spaces.

The Emerald Isle site, is in fact, totally surrounded by the Fountaingrove golf course with a proposed evacuation road onto Thomas Lake Harris Drive which during the 2017 wild fire, was total in flames and impossible to exit on the lower part of it. We had to turn around and drive to the upper part of the Drive to get

out. So you'd like to add an additional potential 180 more cars on that road????

In addition to disruption of the extensive wild life that exists within this undeveloped space, the proposed development would put several hundred residents within the boundaries of the golf course with only a single road providing access (the developers have conceded that a second proposed road would be blocked with access limited to fire department vehicles in the event of an emergency) .

In addition, there is no boundary fencing planned per the developer to prevent access to the golf course (and our homes and property) by residents of the proposed apartments or visitors to Emerald Isle. It would clearly be a visual blight to the enjoyment of us and our neighbors in our LakePointe Circle homes as well as a potential problem of wandering residents and visitors across the 11th fairway who could easily walk into our yards. Plus if a child visiting there,

run onto the golf course "to chase golf balls."

We respectfully submit that you reduce the entire project to assimilate more fully with the residential code to fit better and more safely into our neighborhood.

Our neighborhood looks to you to protect us and provide a safe area and exit on the already over-used Thomas Lake Harris Drive.

Respectfully,
Gary and Mary Wright
4950 LakePointe Circle
Santa Rosa, CA 95403

Trippel, Andrew

From: Trippel, Andrew
Sent: Thursday, May 9, 2019 8:26 AM
To: Gary Wright
Cc: Rose, William (WRose@srcity.org); Streeter, Patrick
Subject: RE: Emerald Island Plans - Evacuation big problems

Good morning,

Thank you for your email. As you requested, I have forwarded your email to the Santa Rosa Fire Chief. By this email, I am also acknowledging letters sent by you to Patrick Streeter, David Guhin, and me, that included an article that you describe as published in USA Today on May 1, 2019.

The Emerald Isle project proposed for the property addressed as 0 Gullane Dr. in Santa Rosa (File No. PRJ19-014), would include an 82-unit, condominium development for residents aged 55 and older to be developed, constructed, and managed by Oakmont Senior Living, LLC. Development of the 12.5 acre site would feature seven residential buildings, a leasing/recreation building, garages, parking, and common areas. Required discretionary permits include a Minor Conditional Use Permit, Major Design Review, Major Hillside Development Permit, and a Tentative Map.

Projects requiring discretionary action may be subject to environmental review under the California Environmental Quality Act (CEQA). CEQA includes a number of statutory and categorical exemptions, so Planning staff first reviewed the project to determine if it was exempt from, or subject to, the environmental review process. Planning staff determined that there were no applicable statutory and categorical exemptions; therefore, the project is subject to environmental review. Planning staff initiated an Initial Study to determine whether the project may have a significant adverse impact on the environment. Development of the Initial Study is currently underway, and the Initial Study is required to consider environmental factors potentially affected including Transportation and Wildfire. For more information about the City's environmental review process, please visit <https://srcity.org/394/Environmental-Review>, and for an Overview of the California Environmental Review and Permit Approval Process, please visit <http://resources.ca.gov/ceqa/guidelines/intro.html>.

The proposed project site is 12.5 gross acres. The site's City of Santa Rosa General Plan Land Use Designation is Low Density Residential, and this designation allows residential development at a density of 2-8 units per gross acre. Therefore, the maximum number of units allowed under the General Plan is 100 residential dwelling units (12.5 acres x 8 units per acre).

The proposed project site is zoned PD72-001, which refers to the Fountaingrove Planned Development Policy Statement, PD72-001 (http://imaps.srcity.org/img/PD_Docs/72-001.pdf). The approved Fountaingrove Development Concept Plan designates the area as Cluster Residential (CR) Land Use Area. The intent of this land use area is to create and enhance areas for a range of attached and detached single family and multiple family dwelling types. Permitted uses include single family attached, or detached, units on small lots; duplexes, multiple family dwellings including apartments, group dwelling, boarding, and lodging houses. Project density is established by Use Permit, and up to 8 units per gross acre are permitted. The density determination of the Use Permit shall take into consideration site topography, vegetation, and other site design constraints.

Pursuant to Section VII C of the Fountaingrove Policy Statement PD72-001, 18 units were transferred to the recently developed Canyon Oaks project within Fountaingrove Ranch. Therefore, a maximum of 82 units would be allowed subject to an approved Use Permit.

Please feel free to contact me with any questions.

Thanks,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Gary Wright <wrimargar@aol.com>

Sent: Friday, April 26, 2019 8:19 PM

To: Trippel, Andrew <atrippel@srcity.org>; Streeter, Patrick <pstreeter@srcity.org>

Subject: Emerald Island Plans - Evacuation big problems

Hello Mr. Trippel and also Mr. Streeter

Please read the attached article:

> <https://www.sfgate.com/news/us/article/California-roads-not-designed-to-handle-wildfire-13793129.php>

about evacuation problems from Paradise and other fire areas.... Will you forward this to the Fire Chief in Santa Rosa to read also?

That property was initially planned for 10 or 12 single family dwellings on spacious lots. These high density proposed buildings do not need to be in our residential neighborhood..

Let Gallagher build in the area at the foot of Fountaingrove and Mendocino near the freeway below the Hilton lot? Or another more suitable space.

When is the next meeting?

Gary and Mary Wright
4950 LakePointe Circle

Santa Rosa, CA 95403

In a message dated 1/18/2019 11:31:00 AM Pacific Standard Time, atrippel@srcity.org writes:

Hi Mr. Wright,

Thanks for your email. One goal of Neighborhood Meetings is to support the sharing of information about a proposed project before project applications are submitted so that potential applicants can learn more about the concerns of nearby property owners prior to preparing a project for formal submittal. I will share your email with Mr. McCullagh so that he is aware of your concern.

City Code Chapter 17-24 requires that "The owner of the property and the person in control of the proposed development shall protect and preserve each tree and heritage tree situated within the site of the proposed development during the period the application(s) for the proposed development is being considered by the City. The proposed development shall be designed so that (1) The proposed lots and/or improvements preserve and protect any heritage trees to the greatest extent possible; and (2) The road and lot grades protect heritage trees to the greatest extent possible and the existing grade shall be maintained within each such tree's root zone. Mr. McCullagh's project applications will indicate which trees are being preserved and identify those trees that are being proposed for removal.

After the application is submitted, I will begin Planning review of the application. Proposed tree removals will be evaluated, and I will visit the site. I would enjoy the opportunity to meet you at the project site if that is possible. You will receive a Notice of Application in the mail after the application is submitted. Please contact me to arrange a time to review the proposed project and discuss the applicant's proposal as it relates to preservation of Heritage Trees.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Gary Wright <wrimargar@aol.com>
Sent: Saturday, January 12, 2019 7:24 PM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: Streeter, Patrick <pstreeter@srcity.org>
Subject: Emerald Island Plans

Dear Mr. Trippel:

Thank you for the meeting on Wednesday evening. It was informative, and in some ways, distressing.

1. Informative to hear and see potential plans, even though there wasn't very much detail yet.
2. Distressing when the builders representative called the project "condominium." Many of us viewed that a quite deceptive. The building won't be condo's..;.they're simply rental apartments.

Our primary concern at this point is about the possibility of 100 ft tall tree removal. We would invite you and Mr. Streeter at some point to meet

with us at the property to view the 6 beautiful
"old" trees that should be preserved. Could
not tell from the builders slides the fate of these trees.

Again, thank you and Mr. Streeter for your time.

Looking forward to more information.

Mary and Gary Wright

4950 LakePointe Circle

Santa Rosa, CA 95403

Trippel, Andrew

From: dickfink1@aol.com
Sent: Thursday, May 9, 2019 1:54 PM
To: Trippel, Andrew
Subject: Re: Emerald Isle project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Trippel,

Thank you for describing for me the steps that will be followed by the City in considering the Emerald Isle project. I do have a couple of questions.

- Do the discretionary permits described in your first paragraph require separate consideration or are they all part of the initial application and considered as part of the City's review of the application on file?

- Does the Initial Study of the environmental review process contemplate any opportunity for public comment, whether during the Initial Study or upon submitting to the decision-making body a determination that a Negative Declaration is appropriate or a finding that a previously certified EIR can be used? If there is such an opportunity, how will the public be notified of such opportunity and what information will be publicly available upon which to comment?

If it is appropriate for members of the public to contact the case planner performing the Initial Study, would you please identify for me that individual?

Again, thank you for your assistance. I appreciate the extent to which the City is making the approval process for this project open and transparent.

Dick Fink

-----Original Message-----

From: Trippel, Andrew <atrippel@srcity.org>
To: dickfink1@aol.com <dickfink1@aol.com>
Cc: Guhin, David <dguhin@srcity.org>; Rose, William <WRose@srcity.org>; Licursi, Elizabeth <ELicursi@srcity.org>
Sent: Thu, May 9, 2019 11:07 am
Subject: RE: Emerald Isle project

Good morning,

Thank you for your email inquiring about environmental review of the Emerald Isle project proposed for the property addressed as 0 Gullane Dr. in Santa Rosa (File No. PRJ19-014). The project proposes an 82-unit, condominium development for residents aged 55 and older to be developed, constructed, and managed by Oakmont Senior Living, LLC. Development of the 12.5 acre site includes seven residential buildings, a leasing/recreation building, garages, parking, and common areas. Required discretionary permits include a Minor Conditional Use Permit, Major Design Review, Major Hillside Development Permit, and a Tentative Map.

Projects requiring discretionary action may be subject to environmental review under the California Environmental Quality Act (CEQA). CEQA includes a number of statutory and categorical exemptions, so Planning staff first reviewed the project to determine if it was exempt from, or subject to, the environmental review process. Planning staff determined that there were no applicable statutory and categorical exemptions; therefore, the project was determined to be subject to environmental review and Planning staff initiated an Initial Study to determine whether the project may have a significant adverse impact on the environment. Development of the Initial Study is currently underway. For more information about the City's environmental review process, please visit <https://srcity.org/394/Environmental-Review>, and for an Overview of the California Environmental Review and Permit Approval Process, please visit <http://resources.ca.gov/ceqa/guidelines/intro.html>.

Please feel free to contact me with any questions.

Thanks,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: dickfink1@aol.com <dickfink1@aol.com>

Sent: Saturday, May 4, 2019 1:46 PM

To: Trippel, Andrew <atrippel@srcity.org>

Subject: Emerald Isle project

Dear Mr. Trippel,

Is there a requirement for an environmental impact report (EIR) for the Emerald Isle project? Many of us residents of the surrounding homes are very concerned about the impact of increased traffic on

Thomas Lake Harris Drive that would result from this development, particularly in the event of an emergency such as the Tubbs fire. Another factor is that the site is currently totally surrounded by the Fountaingrove golf course; it is indeed an undeveloped island that is home to wide variety of wildlife that will be disrupted by the development. If there is not an EIR in progress, or if one previously submitted does not address this issue, we submit that it would be appropriate for the City to include a requirement to submit an EIR that would include this factor as well as the traffic factors presented by the project as a condition to approval.

Richard A. Fink and Pricilla A. Facto

Owners of the rebuilding home at 4990 Lakepointe Circle

05.01.19

USA Today
Front Page

'Have to make these investments'

Before Paradise burned, there were already signs of problems with evacuation routes during major wildfires, said Assemblywoman Laura Friedman, whose district includes Glendale.

The 2017 Tubbs Fire in Santa Rosa, which killed 22 people and destroyed more than 5,600 structures, raised alarms.

Afterward, Friedman and her staff talked with academics about the lessons learned, and she introduced Assembly Bill 2911, which then-Gov. Jerry Brown signed into law in 2018. Among other things, AB 2911 requires that subdivisions with only one exit route, located in very high hazard zones for wildfire, undergo an assessment. The bill calls for developing safety recommendations.

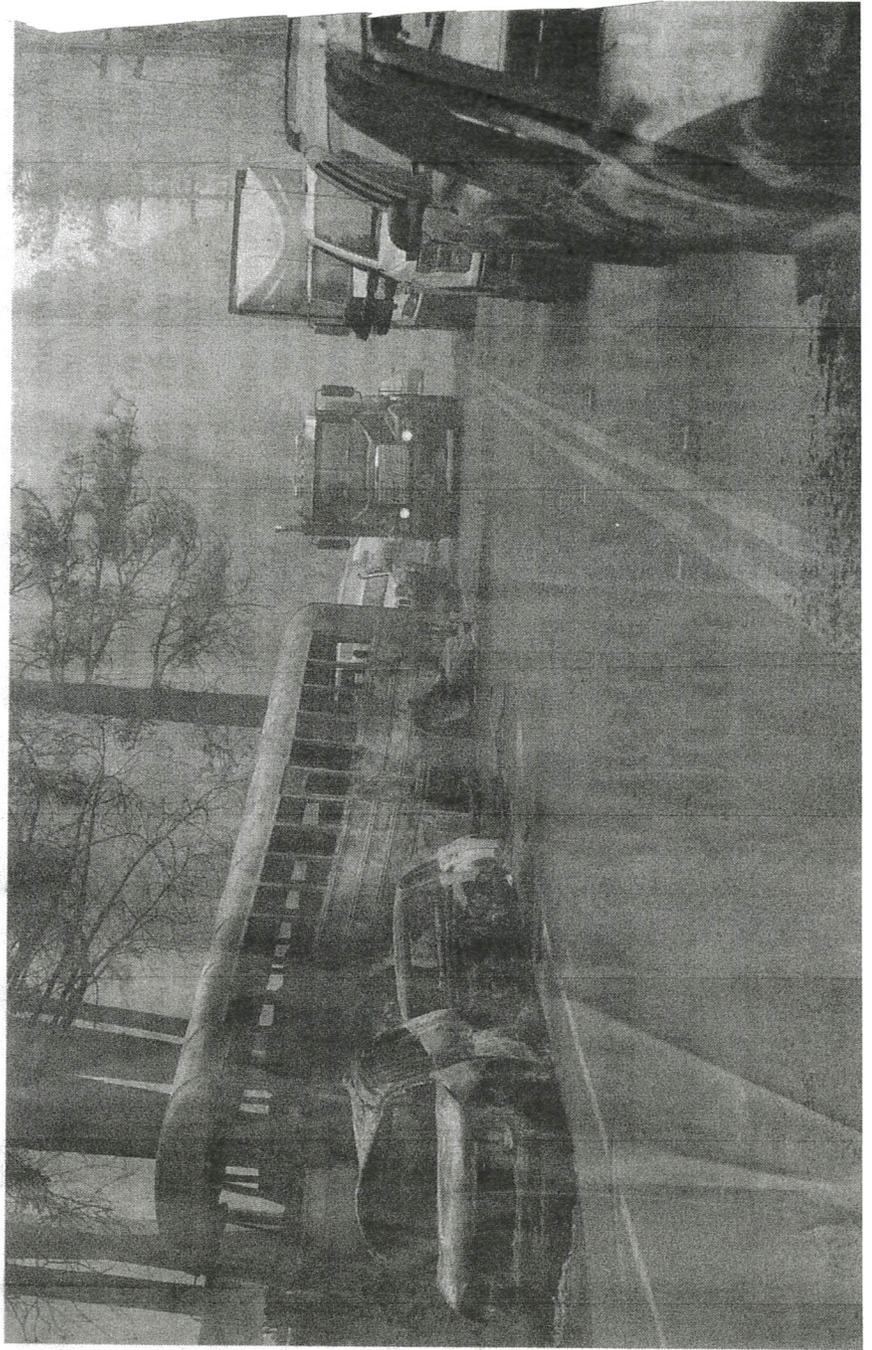
State fire officials should begin the surveys around July 1, 2021, and continue every five years after.

"Any city that has those conditions could benefit and certainly it could be a legislative wake-up call to not only identify these areas but (to signal that) you have to make these investments to make the cities safer," Friedman said.

DESTINED TO BURN

No easy way out

In California towns, traffic jams choke off road to safety



*Mr. Trippel —
please don't
approve Emerald
Isle - Too many cars
" too many people
Mayor Mary Wright
4750 Leifhardt Circle
SR 95403*

05.01.19

USA Today
Front Page

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*Mr. Guhin - Please
don't allow Emerald Isle
as suggested 90+ apartments!
Too many cars + too
many people. It's dangerous.*

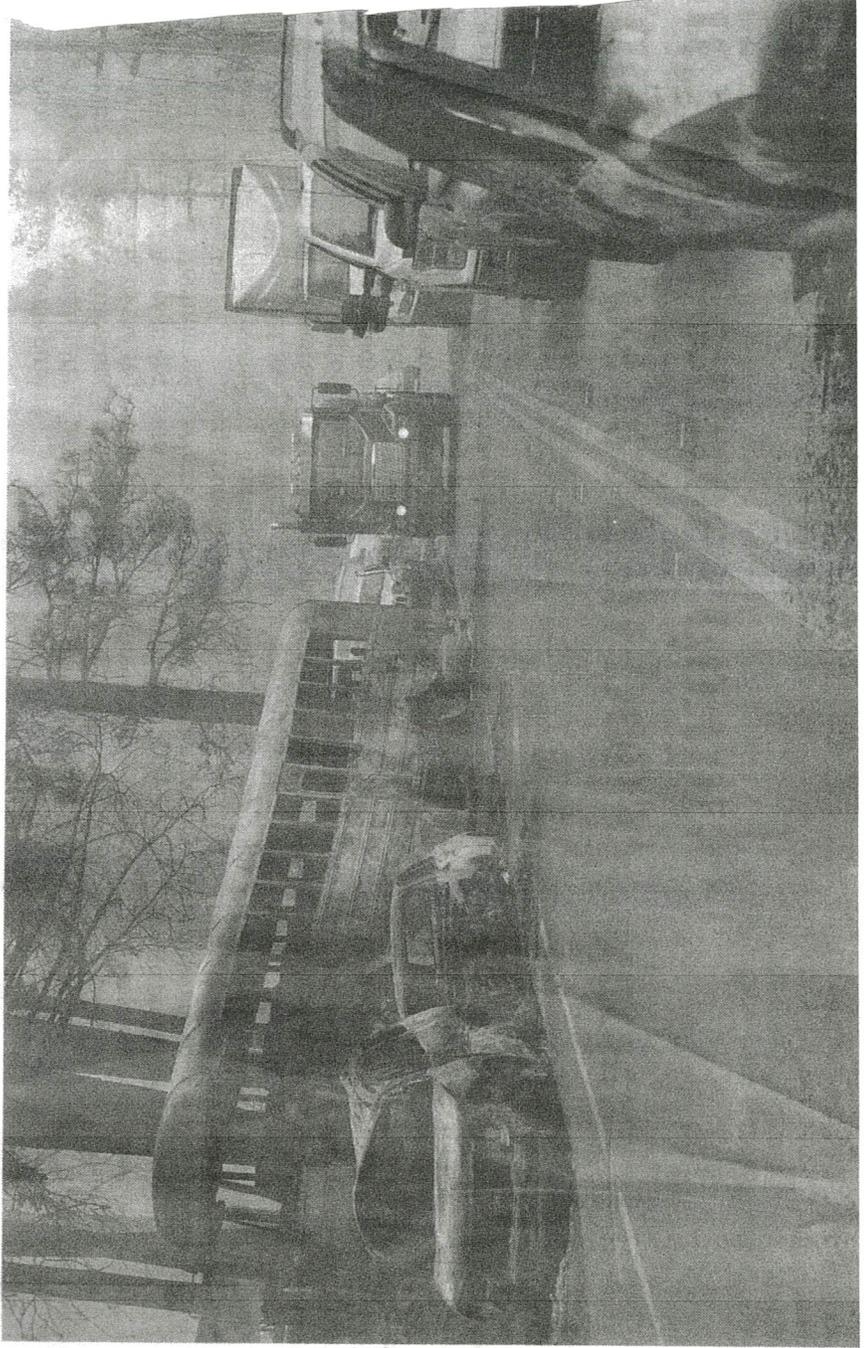
*Gary + Mary Wright
4950 LakePointe Circle*

SR 95403

DESTINED TO BURN

No easy way out

In California towns, traffic jams choke off road to safety



May 1, 2019

To: S.R. Planning Department

Dear Mr. Trippel

Please help me and my neighbors with a very serious problem for those of us who live near the proposed "Emerald Isle" development by the Fountaingrove golf course on Thomas Lake Harris Drive.

During the fire in 2017, when I tried to evacuate away from our burning neighborhood around 2:00 AM, the trees all around the road, Thomas lake Harris, were all in flames and I had to turn around to drive to the upper road to Fountaingrove Pkwy.

The buildings that the developer are planning around 90 apartments to rent near my house which would add another approximately 180 cars and traffic! That property was planned to have 10 or 12 single family homes (like ours) which wouldn't have impacted traffic so much on this 2-lane road.

Our neighbors are all very distressed at this lack of responsibility from the Fire Department and the City in general. The proposed housing is dangerous to all of us who live here! Please try to plan for less density?

Also, AFTER the fire, another Gallagher project was built within a few hundred yards of us (The Canyon Oaks) which houses 90+ apartments that are now rented to the general population. And I think that more traffic would make evacuation even more crowded and dangerous in the event of an emergency!

When we read the Mission Statement for our city, part of it reads " to keep our citizens safe, etc." So please help us ensure that we're not "trapped" in horrific traffic in the event of another emergency.

Also the golf course doesn't plan to put a fence around it, and the builder at the last meeting does NOT plan to put a fence around it. Think if residents have kids playing, want to chase a golf ball on the course, what danger that would be!!!!

Also, any person renting there could simply walk right onto my back yard as it's a very small and narrow fairway on the golf course (it's number 11 fairway).

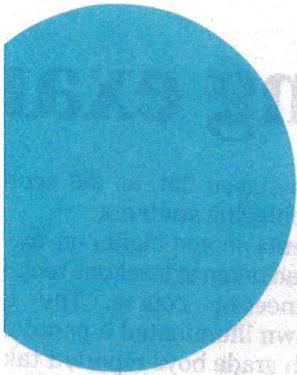
Please don't let the developer, cut down a lot of trees to build this huge development in my residential area. We've enjoyed a lovely view from my house, and the proposed buildings are tall glass, ugly structures.

Thank you for attention to this important city safety problem.

Sincerely,

Ms. Gemma Simonetti
4976 LakePointe Circle
Santa Rosa, CA 95403

Enclosure: USA TODAY newspaper headlines



USA TODAY

05.01.19

to make these investments'

re Paradise burned, there were al-
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DESTINED TO BURN

No easy way

In California towns, traffic jams choke off roa



DEVELOPMENT ADVISORY COMMITTEE
October 7, 2019

EMERALD ISLE CONDOMINIUM PROJECT

Project Description

Emerald Isle Condominium Project is an 82-unit multi-family residential condominium development for persons aged 55 years and older with one common ownership parcel. Dwelling units would be allocated among seven residential buildings and the second level of a recreation center. The project would additionally consist of recreational amenities, common areas, 210 parking spaces including 95 covered (garage) spaces, and on-site and off-site infrastructure improvements. Approximately 57 percent of the 12.57-acre site would be retained as natural open space (46%) or landscaped (11%) area.

LOCATION.....0 Gullane Dr.

APN.....173-670-004
.....173-670-016

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION
EXISTINGPD72-001-RC
PROPOSED.....No change

OWNER/APPLICANTOSL Santa Rosa Projects LLC Et Al
ADDRESS.....9240 Old Redwood Hwy., Ste 200
Santa Rosa, CA 95492

ENGINEER/SURVEYORBrelje & Race
ADDRESS.....476 Aviation Blvd., Ste 120
Santa Rosa, CA 95403

REPRESENTATIVESteve McCullagh
ADDRESS.....9240 Old Redwood Hwy., Ste 200
Santa Rosa, CA 95492

FILE NUMBERPRJ19-014

CASE PLANNERAndrew Trippel

PROJECT ENGINEER.....Carol Dugas

Background

In 2016, Oakmont Senior Living, LLC, filed an application with the City of Santa Rosa to develop an assisted living/memory care facility on a 12.57-acre site in the Fountaingrove area of the City of Santa Rosa (Emerald Isle Assisted Living Facility Project). The 68,144-square-foot facility would have provided 71 beds within 49 units on 4.14 acres. The remaining 8.03 acres was to be retained as natural open space. Primary vehicular access would have been taken from a driveway connecting to the end of Gullane Drive. A gated Emergency Vehicle Access (EVA) would have provided a connection to Thomas Lake Harris Drive. Subsequent to adoption of the MND and Conditional Use Permit and Hillside Development Permit project entitlements, Oakmont Senior Living withdrew the application in response to an appeal of a decision by the Design Review Board to approve Preliminary Design Review.

In Fall 2018, Oakmont Senior Living, LLC, met with staff to discuss an 82-unit multi-family residential development for persons aged 55 years and older to be owned and managed by Oakmont Senior Living LLC.

- | | |
|-------------------|---|
| January 9, 2019 | A Neighborhood Meeting was hosted by City Planning staff to introduce neighbors to the project and gather feedback from the public. Approximately 20 people attended the meeting. |
| February 28, 2019 | Project applications for a Tentative Map, Conditional Use Permit, Hillside Development Permit, and Design Review were submitted for the 82-unit Emerald Isle Condominiums. |
| March 26, 2019 | A Notice of Incomplete Application was prepared and issued to the applicant. |
| March 27, 2019 | A Notice of Application was distributed to owners of properties located within 400 feet of the proposed project to inform them of the project applications and to gather feedback. |
| April 30, 2019 | A Notice of Complete Application was prepared and issued. |
| June 7, 2019 | A Notification of Project Issues was prepared and issued. |
| August 18, 2019 | The applicant's response to the Notification of Project Issues was received. During the resubmittal meeting, City staff consulted with the applicant regarding the provision of on-site affordable housing. Pursuant to Ordinance No. 3526, the applicant has opted to pay fees to the City in lieu of providing on-site affordable units. |
| September 9, 2019 | A Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration and Notice of Public Hearing was distributed to current occupants and absentee property owners located within 600 feet of the proposed project. The public review period for the Initial Study/Draft Subsequent Mitigated Negative Declaration (IS/Subsequent MND) began on September 9, 2019, and ends on October 8, 2019. |

Conditions of Approval

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on stamped received July 1, 2019.

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. The project is located in a fire hazard area on Very High Fire Severity Zone Map on file at the City Clerk's Office.
- IV. The project is located on a Hillside with slopes greater than 10% to 50% with an average slope of 18.08%.

Planning Conditions

1. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
2. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
3. The applicant has requested the following Growth Management Allotments:

RESERVE "A"				82	
RESERVE "B"					
	2017	2018	2019	2020	2021

4. The project will comply with Noise Ordinance, City Code Chapter 17-16.
5. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080) is required.
6. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00

p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or holidays.

7. During periods of construction, a sign shall be installed that provides a contact name and number for all construction-related inquiries and/or complaints.
8. The following BMPs, as recommended by the BAAQMD, shall be included in the project design and implemented during construction:
 - a. All active construction areas shall be watered at least two times per day.
 - b. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
 - c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
 - d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - e. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure, California Code of Regulations, Title 13, Section 2485). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
 - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - i. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact at the BAAQMD regarding dust complaints. BAAQMD and the construction contractor shall take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
9. During construction activities, the developer or project applicant shall ensure all off-road equipment in excess of 50 horsepower used on-site by the developer or contractors is equipped with engines meeting the EPA Tier IV Final off-road engine emission standards. The construction contractor shall maintain a log of equipment use at the construction site with make, model, serial number, and certification level of each piece of construction equipment that will be available for review by City building inspection staff.

10. Prior to any vegetation removal or ground-disturbing activities, focused botanical surveys shall be conducted to determine the presence of various special-status plant species including Napa false indigo, Bent-flowered fiddleneck, Narrow-anthered brodiaea, Hollyleaf ceanothus, Colusa layia, and Baker's nararretia. Surveys shall be conducted in accordance with Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (CDFG 2009). These guidelines require plant surveys to be conducted at the proper time of year when the species are both "evident" and identifiable. Field surveys shall be scheduled to coincide with known blooming periods, and/or during periods of physiological development that are necessary to identify the plant species of concern. If no special-status plant species are found within the project site, then the project will not have any impacts to the species and no additional mitigation measures are necessary.
 1. If focused surveys indicate that special-status plant species are present within the project site, the project applicant shall evaluate the feasibility of reconfiguring the project design in order to avoid or minimize impacts to special-status plant species. In addition to avoiding direct impacts to special-status plant species, potential indirect, project construction, and operation impacts, shall be minimized to the maximum extent feasible through means that include but are not limited to the installation of protective fencing and environmentally sensitive area signage. Additionally, a Worker Environmental Awareness Program shall be implemented to educate construction workers about the presence of special-status species or other sensitive resources, including special-status plant species in and near the project site, and to instruct them on proper avoidance, and required measures and practices for protecting biological resources and contacts and procedures in case species are injured or encountered during construction.
 2. If special-status plant species are found on-site and cannot be avoided, the applicant shall coordinate with the USFWS and/or CDFW, as applicable, to determine feasible impact minimization and mitigation measures for rare plants, which may include but are not limited to the following:
 - Habitat restoration to mitigate for unavoidable temporary construction impacts to special-status plant species habitat on-site.
 - Incorporating project features designed to reduce ongoing impacts from project operation, including controlling public access to avoided special-status plant species habitat remaining on-site.
 - In conjunction with academic institutions and/or regional native plant nurseries, a propagation program shall be developed for the salvage and transfer of special-status plant species populations from the project site before the initiation of construction activities. Permits may be required from the USFWS or CDFW that will ensure that certified biologists are involved in the propagation and transport of rare, threatened, or endangered plant species. (Note that propagation methods for the salvaged plant population must be developed on MM-BIO-a case-by-case basis and must include the involvement of local conservation easements,

preserves, and open space, where applicable.) The propagation of individual plant species must be performed at the correct time of year and successfully completed before the project's construction activities eliminate or disturb the plants and habitats of concern.

- Efforts shall be made to salvage portions of the habitat or plant populations that would be lost as a result of implementation of the proposed project. In addition to salvaging special-status plant species themselves, salvage efforts shall include soil and seed-banks surrounding impacted plants, if doing so would not contribute to the spread of invasive or noxious plant species.
- Appropriate off-site conservation opportunities shall be identified and, if feasible, protected in perpetuity through the purchase of conservation easements and/or mitigation bank credits. The habitat value of off-site conservation areas shall be enhanced where feasible through means such as reducing grazing intensity and restricting off-road vehicle access. At a minimum, the acreage of off-site habitat conserved shall exceed a 1:1 ratio of impacted rare plant habitat within the project site. The ratio shall increase depending on the rarity of the affected rare plant species, and the abundance of the rare plant habitat impacted.

11. Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the project site. These measures shall be implemented for construction work during the nesting season (February 15 through August 31):

1. If construction or tree removal is proposed during the breeding/nesting season for migratory birds, a qualified biologist shall conduct pre-construction surveys for Cooper's hawk, white-tailed kite, and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 7 days prior to the start of ground disturbing activities in the construction area.
2. If an active nest is located during pre-construction surveys, the USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.
3. A qualified biologist shall delineate the buffer using nest buffer signs, Environmentally Sensitive Area (ESA) fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

12. To minimize impacts to existing trees to be preserved, the project applicant shall implement the following during the clearing, grading, and construction phases:

1. No parking, storage of materials, disposal of any waste materials, or unnecessary operation of equipment shall occur within the driplines of trees to remain.
2. If pruning for clearance is required on any trees to remain, it shall be conducted by trained, qualified tree workers according to International Society of Arboriculture and American National Standards Institute's Pruning Guidelines. Pruning shall be the minimum necessary for hazard reduction, (e.g., the removal of deadwood 2 inches and larger), and clearance. The project arborist shall meet with tree service contractor prior to work to discuss limits and goals of pruning.
3. Care shall be taken to avoid damaging trunks or branches of protected trees by creating a tree protection zone that includes a fenced enclosure at the dripline of trees or as established by the project arborist in which no soil disturbance is permitted and activities are restricted. Where necessary, trunks shall be wrapped with thick layers of burlap or straw wattle for protection.
4. The project arborist shall be notified a minimum of 24 hours in advance to be present on-site during rough grading or trenching within the Tree Protection Zones of trees to be preserved, as designated on the plans. Tree protection fencing shall be installed and maintained in place throughout construction.
5. If any roots larger than 1 inch are encountered that cannot be preserved, they shall be cut cleanly across the face of the root with a sharp saw. No treatment of the cut end is necessary. Backfill of the exposed cut roots shall be done as quickly as possible to prevent desiccation.
6. In areas where soil compaction within root zones of protected trees has occurred, loosening of soil surface shall be completed prior to final walkthrough of each area. Consult the project manager or project arborist for recommendations of technique.
7. Where practical, arbor mulch (chipped wood bark and foliage, 2-inch layer minimum) shall be spread and retained under protected trees to serve as a permanent top dressing and mulch.
8. Replacement/replanting of a minimum of 250 36-inch box trees within the project site or other City-approved location or as approved. Tree mitigation locations for any removed trees that are located on golf course property are at the discretion of Fountaingrove Golf Course management.
13. A property line fence shall be installed between golf course holes #11 and #12 at a location to be mutually agreed upon by applicant and Fountaingrove Golf Course. Fence and location subject to approval by Planning staff.
14. All ground disturbance taking place during the initial project grubbing and grading phases shall be monitored by an archaeologist and/or a tribal monitor from an appropriately affiliated tribe in order to check for the inadvertent exposure of cultural materials. The archaeologist must meet the Secretary of Interior's Professional Qualification Standards for archaeology. Upon completion of the grading and grubbing phases, the archaeologist and/or tribal monitor will make a recommendation to the City of Santa Rosa as to whether additional monitoring is

warranted. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the archaeologist and tribal monitor have evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist and appropriately affiliated tribe(s) shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with the CEQA Guidelines and tribal tradition. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office, if required.

15. Design of proposed structures on the site shall be done in conformance with the seismic provisions of the latest adopted edition of the California Building Standards Code and the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers dated September 21, 2016, including the parameters developed pursuant to a Risk-Targeted Maximum Considered Earthquake (MCfa) Ground Motion Hazard Analysis per ASCE 7-10 Section 21.2. A qualified geotechnical engineer shall review the final foundation and building plans to ensure conformance with the recommendations.
16. Prior to the issuance of a building permit and during the foundation phases of construction, the project applicant shall consult with a geotechnical consultant to reduce potential risks of buildings planned closer than 70 feet to top of the steep slope.
17. Design and construction of fills, cuts, foundations, retaining walls and slabs shall recognize the presence of creep-affected soils and be done in compliance with the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers, dated September 21, 2016. Grading measures such as over-excavation of creep-affected soil and replacement as properly keyed, benched and compacted fill shall be implemented and foundations and retaining walls shall be designed to resist lateral creep soil loads. Prior to issuance of a grading permit, a qualified geotechnical engineer shall review the final grading and foundation plans to ensure conformance with the recommendations.
18. Prior to the issuance of construction and grading permits, the applicant shall adhere to the recommendations of the Geotechnical Investigation report by Reese & Associates Consulting Geotechnical Engineers, dated September 21, 2016, regarding weak, porous soils and expansive soils on-site. Expansive soils encountered within building envelopes shall be removed for their full depth or

covered with a moisture confining and protecting blanket of approved on-site or imported materials of low expansion potential prior to erection of structures. Expansive soils can undergo significant strength and volume changes with seasonal variations in moisture content and can heave and distress lightly loaded footings and slabs. Additionally, for slab-on-grade support, the applicant shall verify that expansive soils have not dried and cracked. The applicant shall document completion of these actions and submit verification to the City.

19. Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:
 - The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
 - The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
 - The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
 - At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
 - The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
 - The construction contractor shall ensure that all on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No such activities shall be permitted on Sundays or holidays.
20. Prior to issuance of the first certificate of occupancy, the applicant shall add edge line striping on Thomas Lake Harris Drive for a distance of approximately 300 feet to the north and south of Gullane Drive. This would reduce speeds on Thomas Lake Harris Drive and ensure provision of adequate sight distance at Gullane Drive. The City of Santa Rosa shall review and approve the striping plan.
21. Install an emergency generator to provide sufficient power to light the Recreation Center for up to 12 hours.

Building Division Conditions

22. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
23. Obtain building permits for the proposed project.

Engineering Conditions

The following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 1, 2019:

PARCEL AND EASEMENT DEDICATION

24. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 82-unit airspace ownership condominium subdivision with 1 common ownership parcel which shall be maintained by the Home Owners Association (HOA) including the private driveways, parking lots, landscaping areas and open space. A Condominium Plan which defines the privately-owned airspace units is required and shall be prepared as a separate document and submitted for review and approval by the City Engineer per the Subdivision Map Act.
25. The applicant shall advise the City Engineer in advance and in writing if this is a phased tentative map with regards to the final map process as provided under City Ordinance and the State Subdivision Map Act (SMA). If map phases are planned, with each phase identified on the tentative map as containing certain future lots in the subdivision. If separate final maps are filed, a Final Map as defined by the SMA shall be filed for each phase of the subdivision and the lots within each such phase shall be consecutively numbered beginning with Lot 1 on each final map. Each proposed separate final map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure and access.
26. This is a Major Subdivision creating 82 Air Space Condominiums on 1 common ownership parcel that includes the driveways, private streets, parking lots, landscape and open space areas. The formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CCRs) governing the Association shall be submitted to the City Attorney's Office and the Planning & Economic Development Department for review. The approved CC&R's shall be recorded contemporaneously with the Final Map.
27. Any changes made to the CCRs for Emerald Isle Airspace Condominium Subdivision governing the Home Owners and Home Owners Association shall be reviewed and approved by the City of Santa Rosa City Engineer and City Attorneys' Office in keeping with these conditions of approval. The information sheet of the Final Map shall be noted to say that any changes the CCRs implemented without City approval shall not be valid.
28. This is a common interest subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the Final Map will be subject to bonding for public and common

improvements and the execution of a Subdivision Improvement Agreement with the City.

29. One common ownership area shall be shown on the Final Map and noted to be owned and maintained by the Emerald Isle Home Owners Association on the information sheet of the Final Map. Maintenance of Landscape Parcels may be done by others upon approval by the City Engineer with ownership retained by the Home Owners Association or commercial property owner for responsibility of slope stability areas.
30. The Developer shall provide a means acceptable to the City to fund the maintenance of the common parcel(s) into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. Landscape parcels shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map. The improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks and the Building Department.
31. No parcels shall be dedicated to the City of Santa Rosa in fee title.
32. If applicable, a public easement shall be dedicated for public water and sewer mains located outside of the public right of way and shall be dedicated to the City of Santa Rosa and recorded prior to building permit issuance. The width of the easement shall be 15-feet wide for a single utility and 20-feet wide for a double utility and shall be centered over the facility and configured to include all publicly maintained appurtenances and structures. No surface structure, including but not limited to, roof eaves, decks or pools shall encroach into the PUE easement. Trees shall not be planted within 10-feet of a public sewer main. The Santa Rosa Water, City Utilities Department shall not be responsible for repairs or replacement of private street pavement or landscaping in public utility easements and it shall be so noted on the Final Map.
33. Existing easements of record between the golf course and the development that are not used during this development may be quit claimed.
34. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
35. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer

service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.

PUBLIC STREET IMPROVEMENTS

36. An Encroachment Permit shall be obtained from Planning and Economic Development, Department of Engineering Development Services in Room 5, prior to beginning any work within the public Right-of-Way or for any work on public utilities located within public easements.
37. Two copies of the Phase 1 Environmental Site Assessment are required with the submittal of the first plan check. One copy shall be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Planning and Economic Development Department, Engineering Development Services Department, Room 5 City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
38. Public Improvement plans shall be submitted to the City for review and approval by the City Engineer of all public improvements in the Public Right of Way or within Public Utility easements prior to Building permit issuance. The EVA private street shall have a City standard driveway apron aprons shall be constructed per City Standard 250D. There shall be a driveway apron constructed at the end of Gullane Drive (Private street) extension per City Standard 250D and the sidewalk shall have a level crossing behind the driveway apron. The private sidewalk along Gullane Drive shall maintain a continuous ADA accessible surface where possible. The public Improvement plans may be submitted for review via the encroachment permit process.

PRIVATE STREET / DRIVEWAY IMPROVEMENTS

39. Street names, as shown on the tentative map, for this project are not acceptable street names but are used for reference only within this conditional approval. The applicant shall submit revised street names to the Building Division of Planning and Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at (707)543-3249 for assistance.
40. Gullane Drive shall be a private street and shall be extended to the project site and improved to the full street width to consist of two 12-foot wide travel lanes when no parking lanes are installed, with a 5-foot wide contiguous sidewalk constructed on one side. The private street shall be extended from the existing Gullane Drive improvements and built to City hillside street structural standards per Standard No, 200L and bordered with city standard concrete curb and gutter or other edge treatments as approved by the City Engineer. A sidewalk shall be extended to the residences on one side of the street and contiguous to the curb. Any sidewalk not extended shall be terminated with a City Standard 236 sidewalk barricade. Curb ramps per Caltrans Standard RSP A88A shall be installed for sidewalks at all marked driveway crossings. Sidewalk shall maintain a clear 4-foot width around all obstructions including but not limited to streetlights, fire

hydrants, tree wells and mailboxes using 5-foot reverse curve transitions to clear any obstructions.

41. The Emergency Vehicular Access (EVA) road shall be a private street and exclusively maintained by the project's Home Owner's Association. The EVA shall extend from the project site to Thomas Lake Harris with an alignment and width that is in general conformance with the design shown on the tentative map. The EVA's connection to Thomas Lake Harris shall align with the existing Canyon Oaks commercial Driveway. The installation of The EVA shall be built to the structural standards shown under City standard No. 200L. Alternative edge treatments may be reviewed and approved by the City Engineer during plan check in order to reduce grading impacts to the Hillside.
42. Private Drives, not including the EVA, shall be built to Minor Street structural standards No, 200E with cross sections sloped to fall away from 6-inch-high curb on upslope of street section to curb and gutter on downslope side of street. Parking bays developed perpendicular to the street section shall be graded to fall away from a raised curb line sloping to a 4-foot valley gutter in line with gutter flow line. Garage access shall be over a rolled curb line with 2-foot taper from a 6-inch-high curb. Contiguous garage access may be separated along the garage driveways by raised curb islands extended from the building face to valley gutter with a 2-foot curb return radius adjacent to the flow line of the gutter. Sidewalks shall have a 6-inch vertical grade separation from travel ways behind a concrete curb line. Minimum street improvements shall be a minimum of 24-foot wide, allowing for two-way traffic and shall provide for 2 travel lanes, 10-foot wide with 2- 2 feet wide shoulders, with 8-foot wide parking lane or a minimum of a 12-foot wide travel lane without a parking lane, and contiguous sidewalk.
43. Private streets and drives that are required to provide 26-foot unobstructed Fire Department access shall be signed to restrict parking to marked parking bays or defined parking areas.
44. Turn around capability on the common driveways shall be provided with clear backup of 46-feet from garage face to opposing face of curb and with a continuation of the common driveway 5-feet beyond the last driveway access point. If there is no parking in front of the garage, the 46-foot clear backup space can be reduced to 26-feet.
45. All intersections between private streets and drives shall be designed using the City Standard 243 Valley Gutters with a minimum of 20-foot radius curb returns. Fire lanes shall be designed using a minimum 20-foot inside and 40-foot outside turning radii for fire access.
46. Gullane Drive and EVA Street both intersect Thomas Lake Harris Drive and shall maintain a clear traffic "vision triangle" at the intersections that is free of any obstructions as determined by the Project Traffic Engineer. Vegetation within the vision triangle shall be restricted to a 3-foot maximum height.

47. No parking shall be allowed on Gullane Drive or the EVA Road adjacent to the Fountaingrove Golf Course. The turnouts proposed on the EVA Road shall at no point be utilized to provide additional parking.
48. A City Standard Emergency Vehicle Turnaround per City Standard 206 shall be constructed at the end of the private street/drive and where directed by the Fire Department. The turnaround shall be signed "No Parking – Fire Lane" per current Fire Department standards and the pavement cross-hatched and delineated "No Parking" and "Turnaround Area" with thermoplastic striping material.
49. Fountaingrove Golf Course cart path crossings, cross both Gullane Drive and the EVA Street and the crossing shall be marked as a travel way/crosswalk with warning signs for vehicles on Gullane Drive/EVA Street and "Yield" signs on either side of the street facing those golf carts approaching the street crossing. The cart path street crossing shall be bordered with pedestrian path lighting at the curb.
50. Street lights on private streets/drives shall be owned and maintained by the Home Owners Association or commercial property owner. Street lights are not required but if installed shall be per public street standards as recommended by the Emerald Isle Traffic Consultant. As applicable, private lighting shall be shown onsite on the plans, along the private street/driveways and in the parking lot areas to City standards and reviewed at first review of the subdivision plans
51. Installation and Maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on Private property and private streets or driveways shall be the responsibility of the property owner or Homeowner's association (HOA). Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

TRAFFIC

52. No Parking (R26 (CA)) signs and red curb shall be installed along all streets without 20-foot clear minimum widths for emergency vehicular access.
53. Speed Limit 25, (R2-1 (25)) sign shall be installed on Gullane Drive.
54. Install a STOP (R1-1) sign on the north side of the emergency access road at Thomas Lake Harris Drive/Canyon Oaks commercial Driveway intersection.
55. Advance street name signs shall be installed on Thomas Lake Harris Road for Gullane Drive if they do not exist.
56. Install a "No Thru Traffic" or "Dead end" sign at the entry to the project on Gullane Drive.
57. Install edge striping along Thomas Lake Harris Drive at Gullane Drive for a distance of approximately 300-feet to the north and south of Gullane Drive intersection; the striping dimensions shall be as specified and approved by the City of Santa Rosa Public Works Department on the Public Improvement Plans.

58. In order to tow vehicles parked in fire lanes, private owners including Home owners Associations shall install signs in addition to standard fire lane markings, in plain view at all entrances to the property, pursuant to California Vehicular code section 22658.

GRADING

59. Grading offsite with the removal and replacement of any private improvements shall be subject to a right of entry agreement with the Fountaingrove Golf Course. An Executed Agreement shall be submitted with the Building Permit application. Any additional construction easements required to build the project presented shall be the sole financial responsibility of the applicant.
60. All fills shall be buttressed and keyed into native material with subdrains daylighting to a private drainage system in conformance to the Site Engineering and geotechnical report and all other recommendations as prepared by Reese and Associates Consulting Geotechnical Engineers of Santa Rosa, CA. (707) 528-3078. "Job no. 202.5.13, Emerald Isle, Santa Rosa, CA."
61. Walls and retaining walls shall have footing profiles shown on the construction drawings, with finish grades and top of wall elevations, and engineered calculations submitted for review and approval by the Building Department prior to construction. The subdrains outfalls shall be located clearly on the grade plans. Combined fence and retaining wall designs shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City.
62. Road grades shall not exceed 15%. Roads 12% to 15% shall be installed with non-skid asphalt or concrete surface as specified in the Cal Fire Standards, specifications and drawings or as approved by the City of Santa Rosa Fire Department.
63. Lot to lot drainage is not permitted unless contained within a minimum 15-foot wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill property owner or owners. If applicable, walls and wall heights shall be shown in the plan cross sections. Wood retaining walls shall not be allowed.

STORM DRAINAGE

64. Hydrology and Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency (SCWA) criteria and City of Santa Rosa Design and Construction Standards.
65. Private storm drain pipe systems and BMPs are the responsibility of the HOA or commercial property owner to maintain for perpetuity.
66. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by Sonoma County Water Agency (SCWA) or City of Santa Rosa. Changes/diversions to the contributory drainage areas for regional water sheds are not permitted. The project area drains to two

separate water sheds of Mark West Creek and Piner Creek. Supporting documentation of drainage designs shall conform to SCWA standards and/or City standards as selected and applied by the City Engineer, for Flood Control design conformance to the existing hydrology/hydraulic studies of the existing receiving storm water facilities in Thomas Lake Harris Drive and Gullane Drive. Submit an engineered grading and drainage report at first review to the City of Santa Rosa. Submit a copy of SCWA's approval letter and or the City's designated review agency's approval for the project hydrology and hydraulics with 2 copies of the final approved storm drainage design report for City records.

67. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
68. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drain pipe through the public right-of-way to a public drainage structure. No blind connections are permitted into the public storm drain system. Install a 4-foot manhole, manhole ring and cover per City Standard #400 at all connections points to pipe that does not have a junction structure at the connection point.
69. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.
70. The Final Map shall show a private storm drainage easement over the alignment of the private storm drain system if any system runs through a portion of adjacent property. The easement on each lot shall be in favor of all upstream lots served by the system. Many existing storm drainage easements exist through the golf course property. Additional easements, if needed for any phase of the development, shall be obtained at the sole cost of the applicant.
71. All concentrated drainage flows from onsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way unless a storm drainage easement is recorded in the upstream lots' favor over the drainage way or a lot to lot reciprocal drainage easement is recorded.
72. The applicant may be required to extend the public storm drainage system and or install a private onsite storm drain system, catch basin inlets along the private streets/drives or other drainage devices as approved by the City Building official and or City Engineer in order to prevent downhill flooding and erosion.

STORM WATER COMPLIANCE

73. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all Storm water low impact design (SWLID) Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance

agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.

Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a. A Homeowner's Association or by the Owner. If perpetual maintenance of these BMP's is through a Homeowner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Planning & Economic Development Department for review.
- b. A special tax district for public BMP facilities.
- c. An alternate means acceptable to the City of Santa Rosa.

74. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the Home Owners Association or as designated by the CCRs and shall be responsible for performing and documenting an annual inspection of the BMP's on their respective property. The annual report shall be retained by the private HOA for a period of the latest five years and shall be made available to the City upon request.
75. After the SWLID BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SWLID BMP's shall be received by the City prior to acceptance of subdivision improvements.
76. A SUSMP "Declaration of Maintenance" document shall be recorded prior to the building permit issuance as applicable.
77. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.
78. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SWLID report. BMPs shall be preserved and not filled in with landscape material or removed.
79. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
80. Show revised roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Indicate outfalls of all under pavement subdrains due to Type C or D soils, if applicable.
81. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during

construction. As applicable, this project shall comply with all current State Water Board General Construction Permit Requirements.

82. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter or be placed where it shall be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
83. Where bio swales or BMP facilities are located in landscape strips, other utilities such as solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.

WATER AND WASTEWATER

84. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans. The information sheet of the Final Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit for the respective lot. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.
85. Water laterals and meters shall be sized to meet domestic uses. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
86. Water services shall be provided per Section X of the Water System Design Standards. For Multifamily developments of 4-99 units, a minimum of two domestic water meters served off of individually valved sections of water main shall be required. Each condo/unit shall be separately sub-metered. It is recommended that individual meters be required for each building cluster. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas. Any non-standard water services shall be detailed on the Improvement Plans. All laterals and meters shall be sized according to the flow calculations. Submit the fire flow calculations during the plan check process of the Improvement Plans to allow Utilities to approve size and location of meters and backflow devices. An irrigation service with reduced pressure backflow device per City Standard #863 & #876 shall be installed for all common areas needing irrigation.

87. Access roads and private streets/driveways that have private fire, water and private sewer mains shall be a minimum of 24-feet width of pavement. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards. No other facility, public or private, shall be aligned within 5' horizontally of the water or sewer mains.
88. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.
89. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
90. Provide a separate irrigation service to each common area. See Section X. O. of the Water System Design Standards.
91. Applicant shall install one combination water service(s) at each side of the private water line and or fire line loop connection point per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters, for a total of two.
92. Applicant shall provide Fire flow calculations for project indicating compliance with CFC Appendix III-A. Due to the limited access to the site, increased fire protection shall be required for Fire Department approval above the minimum adjusted fire flow available to provide 1500 gpm in residential and commercial developments or as approved by the Fire Department.
93. A looped private fire main water system to Thomas Lake Harris Drive shall be installed by the applicant as required by the Fire Department to provide necessary secondary fire flow connections to a private main. The flow calculations shall be submitted to Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
94. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant locations to the Santa Rosa Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
95. Fire hydrants shall be provided on Fire Department access roads per City Standards. Fire hydrant type and installation shall comply with City Water Standard 857. As applicable, a public fire hydrant may be located within 50-feet of the Fire Department Connections for the fire sprinkler and standpipe

systems and design shall be determined at Plan check. Private fire hydrants are required on the looped fire line throughout the site. The fire sprinkler system and fire department connection are to be connected to the fire line. The proposed connection for the private fire main to the public main shall be located in Gullane Drive at the existing stub out that is located east of Lahinch Lane on the public water main "T" connection. The fire main shall connect through the development to continue down the EVA Road to provide fire flows from a looped private main connected back into the city main at the Thomas Lake Harris Drive at Canyon Oaks commercial Driveway. A minimum 5-foot separation shall be maintained between sewer and water laterals.

96. City Operational Locks shall be placed on all gates that are to be locked.
97. If any gates shall cross public water and or sewer mains, then no footings shall be installed within 5-feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) shall be provided at all times. Details shall be included on the Improvement Plans.
98. Proposed retaining, fence or sound wall fence crossing public storm drain, water and sewer mains shall have no footings installed within 5-feet of the utility mains. Fences and or structures are not permitted to be built within the public utility easements (PUE). Access to public utilities including all structures, i.e. manholes, cleanouts, mainline valves etc., shall be provided at all times.
99. As applicable, public maintenance access in private driveways with public fire hydrants, water meters, public DDCV or other readable utility meter devices shall be provided to all structures with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100'. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.
100. If there is a public water main extension, then a fire flow test shall be completed at the time of the tie in of the project to the City system. The hydrant which shall most likely produce the least flow shall be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test shall be completed at the hydrant on each separate cul de sac or dead-end system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to the Utilities Department prior to the test being performed.
101. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drains shall be plumbed direct to a grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.

102. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backcheck devices shall not be located under private asphalt, sidewalks and driveways.
103. The water service connections for the private water mains shall be from the public water main located at the end of Gullane Drive. The design and locations for the service lateral connections to the main shall be reviewed and approved during the Subdivision Improvement Plan review process.
104. As applicable, sewer and water laterals and main extensions not being used shall be abandoned at the main in the street. Abandonment of public water mains into the project site shall be performed per City Standards. Public sewer mains shall become private mains if no other upstream property owners are connected.
105. Private sewer mains shall adhere to City Design Standards providing gravity flows with minimum 2-FPS velocity and shall be no larger than the public main in the street. Private sewer mains shall be connected to the public system at manhole structures from private manhole locations behind the right of way. Private sewer mains shall be noted on the Subdivision Improvement Plans as private up to the connection to the public manhole. Changes in size, grade, or alignment in the private sewer main shall be done through manhole structures. The minimum pipe size for sanitary sewer shall be 8-inch. Separate sewer laterals of a minimum size of 4-inch pipe shall be installed for each condo unit or 6" pipe minimum for each building with a maintenance agreement.
106. This project has mapped seismic fault traces onsite. The water system design within fault line setbacks shall be as determined by, and in conformance to, the Site Engineering and geotechnical report and all other recommendations as prepared by Reese and Associates Consulting Geotechnical Engineers of Santa Rosa, CA. (707) 528-3078. "Job no. 202.5.13, Emerald Isle, Santa Rosa, CA." Geotechnical Report. The utilities shall be designed for seismic conditions when crossing the fault line or in the fault setback area. Refer to section XVI of the Water Design Standards.
107. The private domestic water and fire mains shall have isolation valves for each building site to maintain domestic and fire flows in the system while allowing for service shut down for maintenance of that individual building.
108. Lift stations shall not be allowed where an acceptable alternative gravity route exists. All lift stations shall be privately owned and maintained by the property owner.
109. Ductile iron epoxy lined pipe shall be used for sanitary sewer mains from manhole to manhole when outside of roadways. Maximum pipe slopes are 15%. See the City Sanitary Sewer Standard specifications.

FIRE DEPARTMENT

110. Project is located in the Wildland-Urban Interface (WUI) Fire Area. A Vegetation Management Plan for the site, extending to 100 feet from the

- exterior walls of the building, shall be provided to the Fire Dept for review and approval prior to occupancy.
111. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures.
 112. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards & CA Vehicle Code.
 113. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 114. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Improvement plans. Some locations of fire hydrants as shown shall require modification. See the fire department for approved fire hydrant locations as part of the encroachment permit process.
 115. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
 116. Provide an automatic fire sprinkler system.
 117. Site address signage per current Fire Dept Standards shall be established and maintained during and after any combustible construction or intensification of site use. Twelve inch illuminated characters shall be provided where private roadway joins public roadway.
 118. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
 119. Deferred Fire Department permits: Construction; Underground fire main system (from the backside of the detector check), Automatic Fire Sprinkler System, Fire Alarm System, fixed (kitchen) extinguishing system(s), and Generator fuel storage. Operation; Bi-Directional Radio Repeater System, Hazardous Materials Storage.
 120. Provide a fire department key box (Knox box) on the building.
 121. The building shall comply with the “In Building Public Safety Radio System” requirement of CFC 18-44.510.1. A post construction performance test is an option. If sufficient signal strength exists, then no system required. If deficient, a system is required.
 122. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the CA Environmental Reporting System on-line reporting program.

RECREATION AND PARKS

123. This project does not have any street frontage therefore there are no street trees required.
124. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
125. All landscaping shall be privately maintained and irrigated. Commercial Property owners and/or homeowners' association (HOA) shall be responsible for the irrigation and maintenance of the common areas, street trees and maintenance of the planter strips in front of and alongside of their buildings.
126. The Homeowner's Association or Commercial Property owner shall maintain any trees, shrubs and soil of Open Space area adjacent to Gullane Drive in a non-dangerous condition that the trees, shrubs, soil, and other landscape shall not interfere with the public convenience of safety in the use of the street sidewalk.
127. The 5.82 Acres of Natural Open Space shall be the maintenance responsibility of the Homeowner's Association or Commercial Property Owner and shall not be dedicated to the City.
128. The developer shall provide a means acceptable to the City to fund the maintenance of the common and or one ownership landscaped areas into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. The Natural Open space or landscape areas or easement shall be owned and maintained for perpetuity by the HOA or commercial property owner. Landscaped areas or parcel(s) shall not be dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to approval by the City Attorney and the Director of the Recreation and Parks and in place prior to approval of the final map. The landscaping improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks.
129. Public and/or common area landscaping improvements, required as part of a subdivision, shall be bonded as approved by the City Engineer. All such landscaping, walkways, irrigations, street trees, and fencing improvements shall be installed prior to final City acceptance of all projects.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes

approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

Recommendation

Approval with conditions as set forth in this report

Continuance

Denial – Reasons:

Final action referred to the Planning Commission



CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development