

Trippel, Andrew

From: Trippel, Andrew
Sent: Tuesday, November 19, 2019 7:23 AM
To: Gary Wright; steve.mccullagh@oakmontsl.com
Subject: RE: [EXTERNAL] Great Horned Owl - Emerald Isle

Good morning,

Possible Great Horned Owl

My email to you on November 1, 2019, at 12:15 PM indicated that Planning staff had (1) consulted with Melanie Day, Senior Environmental Scientist at California Department of Fish and Wildlife - Bay Delta Region, and (2) was reviewing Mitigation Measure BIO-1b (MM BIO-1b) contained in the *Emerald Isle Condominium Project Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program* (Subsequent MND MMRP). Based upon the results of this review, Planning staff concludes that the possible presence of a Great Horned Owl does not change the underlying conclusions reached by the *Subsequent MND*, and it does not result in an increased severity of any identified impact or any new potential impacts.

Planning staff determined that it would be appropriate to make a minor change to MM BIO-1b to accommodate the unique breeding/nest behaviors of the Great Horned Owl. Because this modification represents a minor change to an existing mitigation measure, and Planning staff is recommending its adoption, circulation of the change is not required. (*South County Citizens for Smart Growth v County of Nevada* (2013) 221 CA4th 316, 330.) Therefore, MM BIO-1b is modified to require that the avoidance and minimization measures contained in MM BIO-1b shall be implemented for construction work, including tree removal, during nesting season (November 1 through August 31). Planning staff has prepared a memorandum to document this modification to the MMRP.

Fencing adjacent to Fairway(s)

The applicant, Steve McCullagh, has indicated that a proposed fence location and style has been submitted to Fountaingrove Golf Course management for review. I'll ask Steve to respond with an update on that review. Planning staff will incorporate the proposed fencing into the project staff report and other documents that are being prepared for review by the Design Review Board during a public hearing scheduled for December 5, 2019 at or after 4:30 PM.

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: Friday, November 15, 2019 1:17 PM
To: Trippel, Andrew <atrippel@srcity.org>; steve.mccullagh@oakmontsl.com
Subject: [EXTERNAL] Great Horned Owl - Emerald Isle

Hi Steve and Andrew:

As we've been enjoying listening every night to our "buddy" the owl; we're wondering if anything new/// new information about how to proceed.

And what decision has been reached about the type/style of fence between us and the development?

Thanks, look forward to hearing from you.
Gary and Mary Wright

Trippel, Andrew

From: Trippel, Andrew
Sent: Friday, November 1, 2019 12:15 PM
To: Gary Wright
Cc: Carter, Charles; Peterson, Julian; Cisco, Patti; Rose, William (WRose@srcity.org); Streeter, Patrick; Tibbetts, Jeff
Subject: RE: [EXTERNAL] great horned owl info

Good morning,

I have been in contact with Melanie Day, Senior Environmental Scientist (Specialist) at California Department of Fish and Wildlife - Bay Delta Region. She notes that "Typically Great Horned Owl (GHO) wouldn't be nesting now, but based on the report it would be prudent to have a biologist evaluate whether nesting is occurring at the site prior to construction activities/tree removal. It's more likely that a resident adult owl is in the area but not using the nest for breeding right now. GHO are protected by Fish and Game Code 3503 et seq. and the federal Migratory Bird Treaty Act, but are not listed under the California Endangered Species Act. CDFW does not have the authority to permit impacts to (i.e., "take") of GHO, therefore if nesting then they must be avoided to comply with state law."

The applicant has been notified that because there is a possibility that a Great Horned Owl may be nesting in the area and that the active nesting period of Great Horned Owls may extend beyond the dates specified in the MMRP (February 15 thru August 31), a nesting bird survey may be required prior to anticipated tree removal **even if** the proposed tree removal dates would be outside the dates specified in the MMRP. The applicant has agreed to notify and consult with Planning staff prior to any tree removal.

Please feel free to contact me with any questions.

Best Regards,

Andrew

Andrew Trippel | City Planner

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



From: Trippel, Andrew
Sent: Thursday, October 31, 2019 4:00 PM
To: Gary Wright <wrimargar@aol.com>
Cc: Carter, Charles <CCarter@srcity.org>; Peterson, Julian <jpeterson@srcity.org>; Cisco, Patti <PCisco@srcity.org>; Rose, William (WRose@srcity.org) <WRose@srcity.org>; Streeter, Patrick <pstreeter@srcity.org>; Tibbetts, Jeff <JTibbetts@srcity.org>
Subject: RE: [EXTERNAL] great horned owl info

Good afternoon,

Thank you for sharing additional information about the possibility of a Great Horned Owl nesting in one of the large trees on the Emerald Isle property. I and others are reviewing this information to confirm that the mitigation measure

designed to “avoid or minimize potential effects to migratory birds and habitat in and adjacent to the project site” that is contained in the *Emerald Isle Condominium Project Mitigated Negative Declaration* Mitigation Monitoring and Reporting Program addresses this concern (see Mitigation Measure MM BIO-1b in the attached .pdf). I will follow-up with you as soon as I have received responses from others reviewing this issue.

The Emerald Isle Assisted Living Facility project that was previously approved by Planning Commission was a 49-unit community care facility. Community care facility units are not treated as dwelling units by the General Plan or Zoning Code, so there isn't a direct connection between the number of units approved in the assisted living facility project and this project. Having said that, Planning Commission's approvals are subject to a 10-day appeal period. The appeal period is scheduled to end at close of business on Monday, November 4, 2019. Appeals of Planning Commission decisions are made to the City Council, and they are filed in person in the City Manager's Office. The Appeal Form is [available online](#) at the City's website and the filing fee is \$529.00.

Best Regards,

Andrew

Andrew Trippel | City Planner

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



From: Gary Wright <wrimargar@aol.com>

Sent: Sunday, October 27, 2019 4:41 PM

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

Cc: Carter, Charles <CCarter@srcity.org>; Peterson, Julian <jpeterson@srcity.org>; Cisco, Patti <PCisco@srcity.org>

Subject: [EXTERNAL] great horned owl info

Attached is the information about protecting

the Great Horned Owl that lives in one of the large trees on the Emerald Isle property.

Also, can you let us know if we can appeal the the SR City Council to try to change the project to the smaller number of units that had been approved a few years ago?

Thank You,
Gary and Mary Wright

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

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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

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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 2051, "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 results 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

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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: jokrepkin@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.

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



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; Streeter, 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: jokrepkin@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 degradate 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 <wrimgar@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.

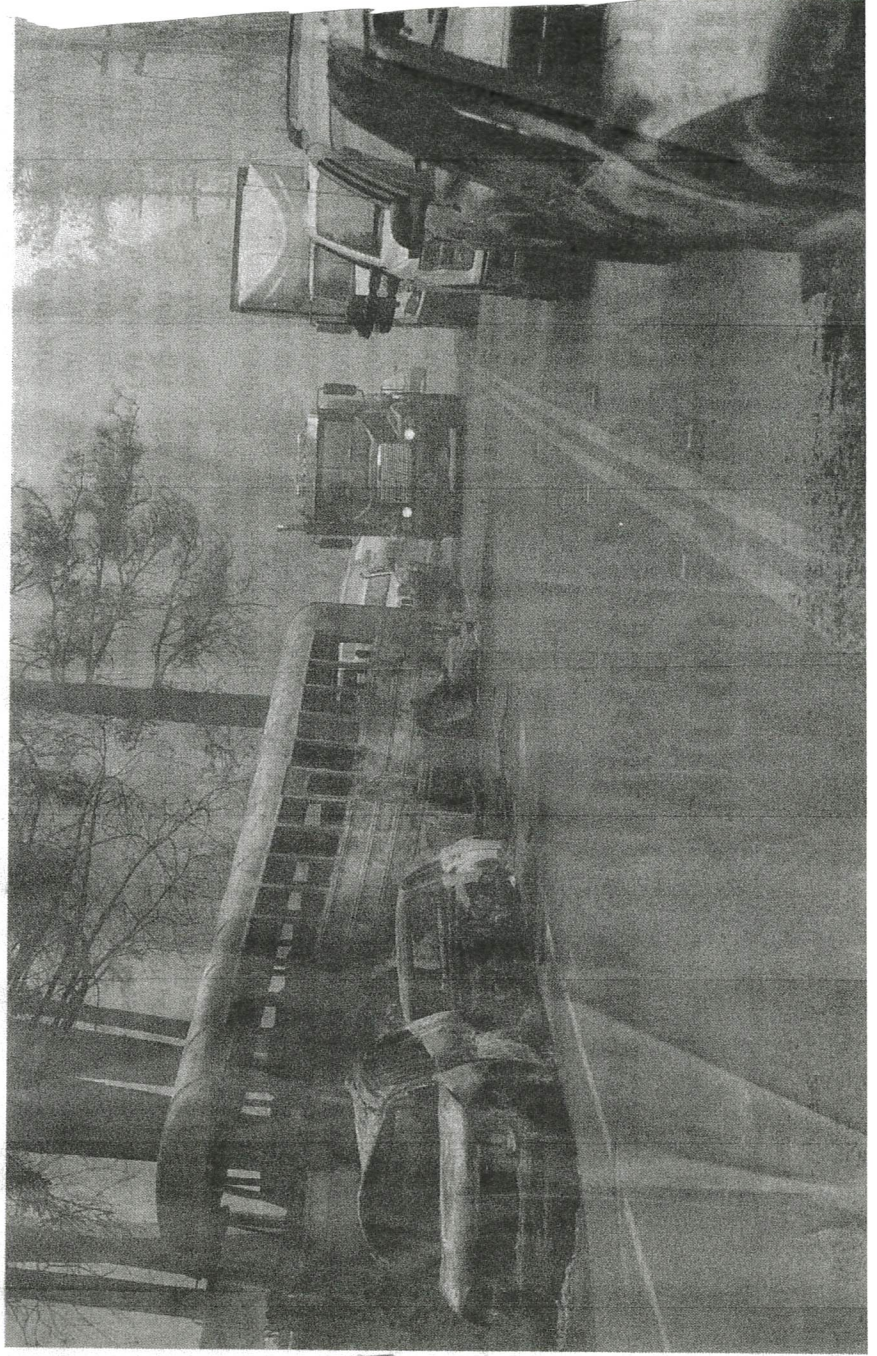
State fire officials should begin the surveys around July 1, 2021, and continue every five years after.

"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 Lafayetteville
SE 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.

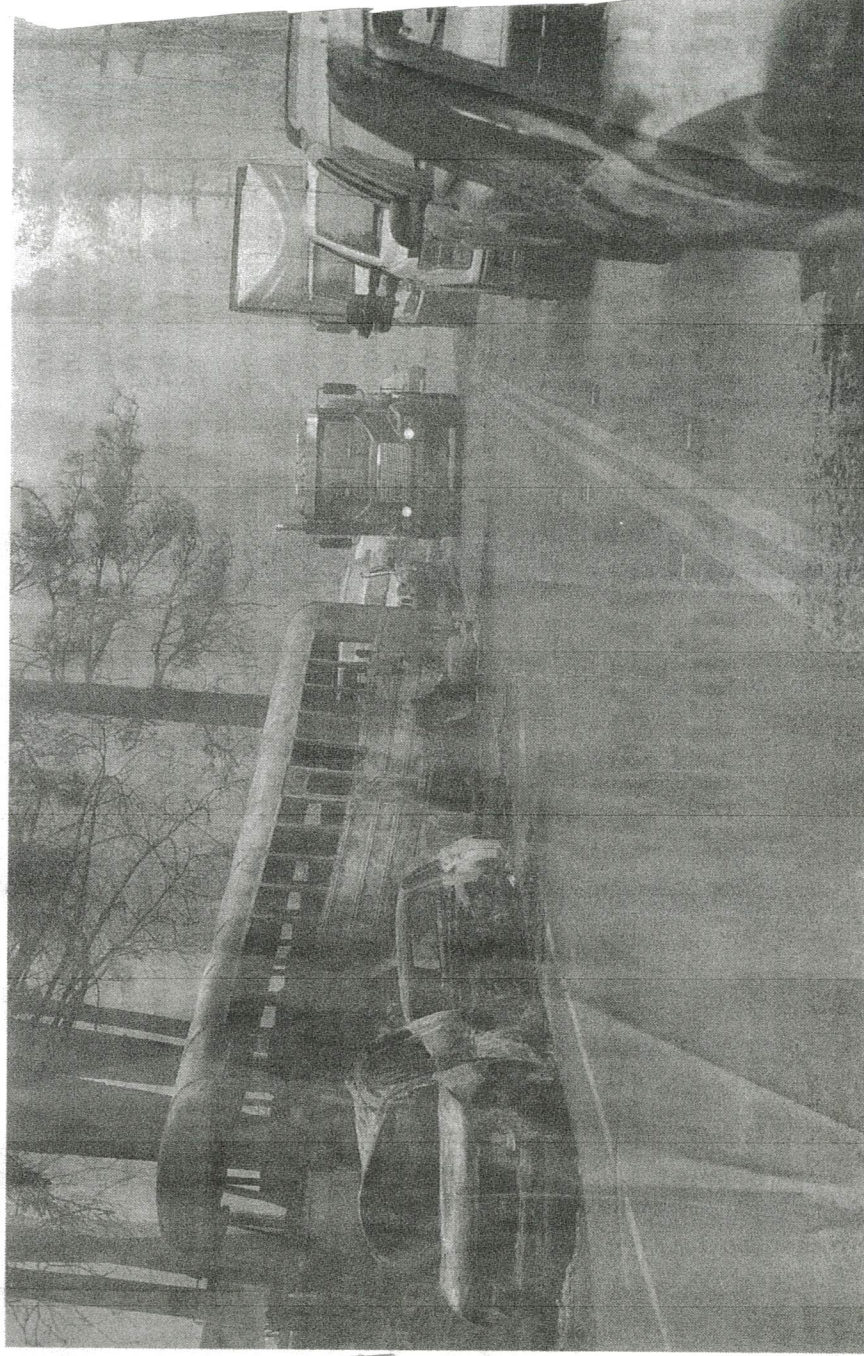
Gary & Mary Wright
4950 LakePointe Circle

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'

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