

Attachment 7



Terrazzo at Fountaingrove

1601 Fountaingrove Parkway, Santa Rosa, CA (Sonoma County)

Assessor's Parcel No.: 173-670-024

Secondary [Access] Parcel: 173-670-031

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa
Planning and Economic Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

Contact: Patrick Streeter, Senior Planner
pstreeter@srcity.org

Date: **June 27th, 2016**



DATE: June 27, 2016

TO: Public Agencies, Organizations and Interested Parties

FROM: Daniel Stewart, Senior Planner

**SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Planning and Economic Development Department of the City of Santa Rosa has prepared an Initial Study on the following project:

Project Name:

TERRAZZO AT FOUNTAINGROVE

Location:

- 1601 Fountaingrove Parkway, Santa Rosa, Sonoma County, California
APN: 173-670-024 (Primary project site)
- 1525 Fountaingrove Parkway, Santa Rosa, Sonoma County, California
APN 173-670-031 (Access parcel)

Property Description:

The project site is a 7.5 acre sloped, wooded property located along Fountaingrove Parkway surrounded by the Fountaingrove Golf and Athletic Club (FGAC). Vehicular access to the project site is provided by an existing private roadway through the FGAC property that extends from the intersection of Fountaingrove Parkway and Stage Coach Road to the west end of the project site. There is an existing maintenance road that connects from near the Athletic Club parking lot, winds around the hillside property that comprises the project site, and connects to the club’s maintenance facility located off Fountaingrove Parkway east of the project site.

The site is located in hilly terrain with a densely wooded hillside, where slopes range from almost flat to greater than 25 percent; the flattest areas are those associated with the existing roadway. The project site is characterized by a coast live oak woodland community, dominated by coast live oak; site trees include mix of California Bay and various species of Oak trees. The site also includes Valley needlegrass grassland, predominantly purple needlegrass and ruderal vegetation.

The site is undeveloped with a few minor exceptions: in addition to the existing gravel access road that connects the Athletic Club to the FGAC maintenance facility, the site has solar panels used by the FGAC.

The Terrazzo project site is located at 1601 Fountaingrove Parkway within the City of Santa Rosa, Sonoma County, California. The project’s regional location is shown on Exhibit A. The project is located in northeast Santa Rosa within the resort-area of the Fountaingrove Ranch Planned Development, which is developed with a mixture of private and public recreational uses (Fountaingrove Golf and Athletic Club and Nagasawa Community Park), a senior community care facility and associated employee housing (Varenna), and Fountaingrove Lake. The site is served by transit; a bus stop is located in front of the Fountaingrove Village shopping center approximately 1,640 feet from the project site.

Project Description

Development is proposed on 6.24 acres of the 7.5 acre site. The site would be developed as follows:

The site will have 19 single family lots totaling 6.24 acres, one common lot parcel and private roadway (Parcel A, 1.27 acres in size), and two separate common open space easement management areas totaling 3.32 acres from within the housing lots. The proposal includes 7 single family detached units (Lots 1-7) at the Upper Village, 2 single family detached units (Lots 8-9) and 10 single family attached units (Lots 10-19) at the Lower Village. All units are accessed through the existing Country Club access road and new Emergency Vehicle Access (emergency/maintenance vehicles only) point. The Upper and Lower Villages are connected by a single private access driveway, and a contrasting materially defined street walking pathway. Pedestrian pathways connect the development to Fountaingrove Parkway and to the existing sidewalk network as part of the Fountaingrove Golf and Athletic Club. All pad elevations are above the 100-Year Flood Elevation.

An intensively planted landscape buffer is planned within the common open space management area slope easement at the lower village, which is intended to screen the lower lot houses 10-19 (south of the private drive) from existing uses at the Athletic and Golf Club, including the swimming pool and spa area. Land beyond private yards (which are in the immediate vicinity of each house) will be contained in the common open space management area slope easement areas (Common Open Space Easement Management Area I is .44 of an acre in size, Common Open Space Easement Management Area II is 2.48 acres in size, and Common Open Space Easement Management Area III is 0.41 of an acre in size.) managed by a Home Owner's association. The Upper Village has 42 total parking spaces (6 per dwelling unit), and the Lower Village has 57 spaces or 4.75 per dwelling unit for a total parking availability of 99 spaces.

The Terrazzo project involves five requested entitlements:

- **Tentative Parcel Map:** Subdivide an existing 7.5 acre parcel into an upper village, a lower village, and common open space easement management areas. The upper and lower village combined total area is 6.24 acres. The upper village consists of 7 single family 3 Bedroom detached housing lots ranging in size from 16,700 sf to 34,500 sf, totaling 4.26 acres. The lower village consists of 2 single family 2 bedroom detached housing lots ranging from 12,400 sf to 15,800 sf, and 10 single family 2 bedroom family attached housing lots ranging from 4,800 sf to 9,600 sf, totaling 1.97 acres. The map includes one common lot parcel and private roadway 1.27 acres in size (Parcel A). The plan also includes one .44 acre common area open space easement management area connecting the lower village lots, and one 2.48 acre common open space easement management area connecting the upper village lots, totaling 3.32 acres from within the housing lots.
- **Conditional Use Permit:** Establish development standards and allow construction of 19-unit single family attached and detached resort residences and associated improvements.
- **Hillside Development Permit:** To allow development on a site with slopes that exceeds 10 percent.
- **Design Review:** To allow construction of a 19-unit single family attached and detached residential project and associated site improvements.
- **Zoning Variance:** To allow reduced side yard setbacks to reduce grading and the number of trees to be removed.

Environmental Issues

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

A 30-day (thirty-day) public review period shall commence on **June 28, 2016**. Written comments must be sent to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa

Rosa Avenue, Room 3, Santa Rosa CA 95402 by **July 27, 2016**. The City of Santa Rosa Planning Commission will hold public hearings on the Initial Study/Mitigated Negative Declaration and project merits on **July 28, 2016** at or after 4:00 p.m. in the Council Chambers, City Hall, 100 Santa Rosa Avenue, Santa Rosa. **Correspondence and comments can be delivered to Daniel Stewart, Senior Planner, phone: (707)543-4322, email: dstewart@srcity.org.**

ENVIRONMENTAL CHECKLIST

1. **Project Title:** Terrazzo at Fountaingrove
2. **Lead Agency Name & Address:** City of Santa Rosa
Planning and Economic Development Department
Planning Division
100 Santa Rosa Avenue
Santa Rosa, California 95404
3. **Contact Person & Phone Number:** Daniel Stewart, Senior Planner
Phone number: (707) 543-4322
Email: dstewart@srcity.org
4. **Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 1601 Fountaingrove Parkway, Assessor's Parcel No. 173-670-024; secondary parcel 173-670-031.
(Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address:** Project Sponsor

Fountaingrove/Terrazzo General Partnership
Hugh Futrell Corporation
200 Fourth Street, Suite 240
Santa Rosa, CA 95401
6. **General Plan Designation:** Parks and Recreation with Resort symbol
7. **Zoning:** Fountaingrove Ranch Planned Development
8. **Description of Project:**

The Terrazzo project involves five requested entitlements:

 - **Tentative Parcel Map:** Subdivide an existing 7.5 acre parcel into an upper village, a lower village, and common open space easement management areas. The upper and lower village combined total area is 6.24 acres. The upper village consists of 7 single family 3 Bedroom detached housing lots ranging in size from 16,700 sf to 34,500 sf, totaling 4.26 acres. The lower village consists of 2 single family 2 bedroom detached housing lots ranging from 12,400 sf to 15, 800 sf, and 10 single family 2 bedroom family attached housing lots ranging from 4,800 sf to 9,600 sf, totaling 1.97 acres. The map includes one common lot parcel and private roadway 1.27 acres in size (Parcel A). The plan also includes one .44 acre common open space easement management area connecting the lower village lots, and one 2.48 acre common open space easement management area connecting the upper village lots, totaling 3.32 acres from within the housing lots.
 - **Conditional Use Permit:** Establish development standards and allow construction of 19-unit single family attached and detached resort residences and associated improvements.
 - **Hillside Development Permit:** To allow development on a site with slopes that exceeds 10 percent.
 - **Design Review:** To allow construction of a 19-unit single family attached and detached residential project and associated site improvements.
 - **Zoning Variance:** To allow reduced side yard setbacks to reduce grading and the number of trees to be removed.

Development Plan

Development is proposed on 6.24 acres of the 7.5 acre site. The site would be developed as follows:

The site will have 19 single family lots totaling 6.24 acres, one common lot parcel and private roadway (Parcel A, 1.27 acres in size), and two separate common open space easement management areas totaling 3.32 acres from within the housing lots. The proposal includes 7 single family detached units (Lots 1-7) at the Upper Village, 2 single family detached units (Lots 8-9) and 10 single family attached units (Lots 10-19) at the Lower Village. All units are accessed through the existing Country Club access road and new Emergency Vehicle Access (emergency/maintenance vehicles only) point. The Upper and Lower Villages are connected by a single private access driveway, and a contrasting materially defined street walking pathway. Pedestrian pathways connect the development to Fountaingrove Parkway and to the existing sidewalk network as part of the Fountaingrove Golf and Athletic Club. All pad elevations are above the 100-Year Flood Elevation.

An intensively planted landscape buffer is planned within the common open space management area slope easement at the lower village, which is intended to screen the lower lot houses 10-19 (south of the private drive) from existing uses at the Athletic and Golf Club, including the swimming pool and spa area. Land beyond private yards (which are in the immediate vicinity of each house) will be contained in the common open space management area slope easement areas (Common Open Space Easement Management Area I is .44 of an acre in size, Common Open Space Easement Management Area II is 2.48 acres in size, and Common Open Space Easement Management Area III is 0.41 of an acre in size.) managed by a Home Owner's association. The Upper Village has 42 total parking spaces (6 per dwelling unit), and the Lower Village has 57 spaces or 4.75 per dwelling unit for a total parking availability of 99 spaces. Floor Plans include a mixture of two and three bedroom units. The table below summarizes the unit types and parking requirements for each, as well as the overall parking requirements.

<i>Unit Type</i>	<i>No. of Units</i>	<i>Parking Provided</i>				<i>Required Parking 1 Covered space plus 1.5 visitor spaces per unit, or 2.5 Total per Unit</i>
		<i>Garages</i>	<i>Driveway</i>	<i>Street</i>	<i>Totals</i>	<i>Totals</i>
<i>2 BD (Lower village units)</i>	12	24	24	9	57	12 Covered 18 Uncovered
<i>3 BD (Upper Village Units)</i>	7	21	21	0	42	7 Covered 10.5 Uncovered
Total Parking Provided : 45 Covered, 54 uncovered					<i>99 spots provided</i>	<i>19 Covered 29 Uncovered 48 Total Required</i>

The 12 unit Lower Village (Lots 8-19) range in size from 4,800 sf to 15,800 sf, and include:

- Private yards and terraces, two car garages, full driveways, and common guest parking (9 spaces along north side of private drive).
- Two single family detached houses (Lots 8 and 9) with a shared driveway.
- Ten single family attached houses connected at lower level and served by individual driveways.
- Lots 10-19 attached housing units are specially designed with existing topography to step down hill. Houses will be two stories high on the north side and 3 stories on south sides.
- A variety of elevation treatments including gable roofed, hipped roof, flat roofs, and stepped houses.

- A lower level room beneath an exterior stairwell connects all houses.

The 7 Unit Upper Village (Lots 1-7) range in size from 16,700 sf to 34,500 sf, and include:

- Three car garages, guest parking within private auto courts, and private yards.
- Larger lots with larger houses sited to preserve the existing trees and character of the wooded knoll.
- Seven lots of varied shapes and sizes.
- A variety of elevation treatments including gable roofed, hipped roof, flat roofs, and stepped houses.
- Great care was taken in the design and placement of the houses to keep the roof ridges below the canopy of the surrounding trees, and to minimize the visibility of the upper village from the surrounding neighborhoods.
- A contiguous site retaining/foundation wall weaves between the existing rocks and trees and connects each lot.

Use Permit Provisions

The Conditional Use Permit for the project will establish the use, building setbacks, building height, lot coverage, and all other development standards consistent with the Fountaingrove Ranch Policy Statement. The applicant is proposing the following development standards:

No. of Housing Units:	19
Second Units:	None
Minimum Lot Size:	.11 acre
Density:	2.5 DU/AC
Parking:	99 Spaces
Permitted Uses:	Single or Multifamily Resort Residential Home occupations Child day care (small family day care home)
Height:	Varies - See Sheets A5, A7, and A8 of Development Plan (Exhibit C)

Tree Removal

The project parcel has approximately 350 trees. The project involves the removal of 98 of the approximate 350 trees. Thirty of the 98 trees slated for removal are bay laurel, and the remaining are mostly Oaks. Fifty of the trees proposed for removals are City of Santa Rosa heritage size trees. The total cumulative diameter of removal in inches is 1752. The total diameter of 1752 divided by 6 = 292, multiplied by 2 = 584 replacement trees to replace the removed trees, according to the updated tree inventory letter, dated January 22, 2015. Please see appendix E.1.

9. Property Description:

The project site is a 7.5 acre sloped, wooded property located along Fountaingrove Parkway surrounded by the Fountaingrove Golf and Athletic Club (FGAC). Vehicular access to the project site is provided by an existing private roadway through the FGAC property that extends from the intersection of Fountaingrove Parkway and Stage Coach Road to the west end of the project site. There is an existing maintenance road that connects from near the Athletic Club parking lot, winds around the hillside property that comprises the project site, and connects to the club's maintenance facility located off Fountaingrove Parkway east of the project site.

The site is located in hilly terrain with a densely wooded steep hillside. Slopes range from almost flat to greater than 25 percent; the flattest areas are those associated with the existing roadway. The project site is characterized by a coast live oak woodland community, dominated by coast live oak; site trees include a mixture of California

Bay and varies species of Oak trees. The site also includes Valley needlegrass grassland, predominantly purple needlegrass and ruderal vegetation.

The site is undeveloped with a few minor exceptions: in addition to the existing gravel access road that connects the Athletic Club to the FGAC maintenance facility, the site has solar panels used by the FGAC.

Surrounding Uses

North: Resort (Golf course and maintenance facility associated with Fountaingrove Golf and Athletic Club)

West: Resort (Parking lot associated with Fountaingrove Golf and Athletic Club; roadways leading to other Club facilities)

East: Fountaingrove Parkway (two lanes near project site plus median, designated Scenic Corridor)

South: Resort (Swimming pools and recreation center associated with Fountaingrove Golf and Athletic Club)

Exhibit B – Location Map and Aerial Photograph provides an aerial photograph of the project site and surrounding area.

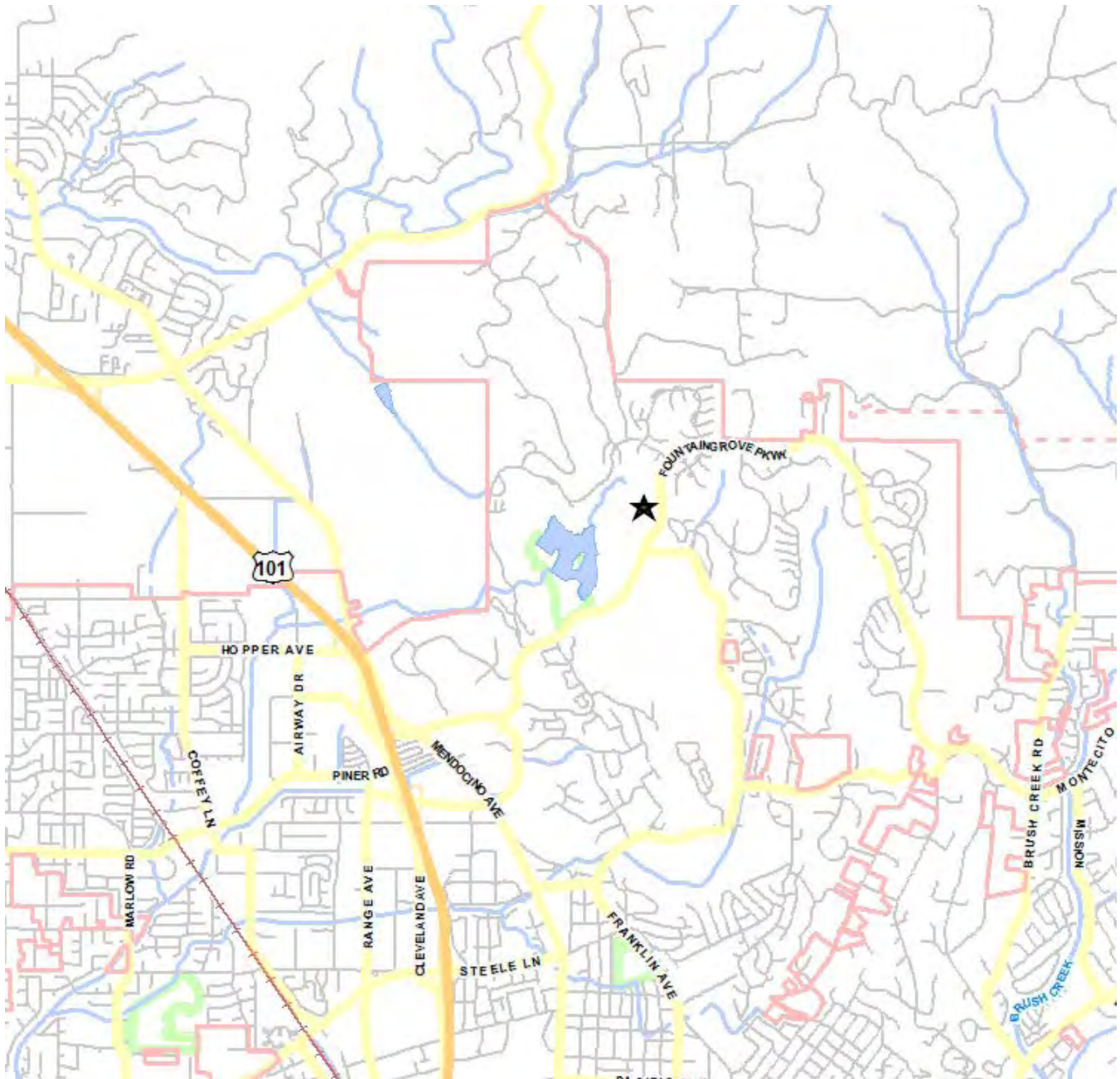
General Plan and Zoning

The project site is part of 248-acre area within Fountaingrove that is designated Parks and Recreation with Resort symbol on the Santa Rosa General Plan 2035 land use diagram. An area of the project site is designated as Ridgeline per Figure 7.3 of the General Plan, and Fountaingrove Parkway adjoining the site is a designated scenic road and a major arterial. Figure 7-2 of the General Plan indicates that the site is near an area where rare plants may occur.

Since 1972, the Fountaingrove Ranch has been zoned PD Planned Development, based on a development plan and Policy Statement prepared for the then-2,000 acre ranch property. The Fountaingrove Ranch Planned Community District (FRPCD) was amended in 1981 and again in 1992. The Policy Statement for the FRPCD identifies basic development objectives for the area, establishes a development framework, and establishes procedures for the future provision of more specific development standards at subsequent development stages. One of the objectives of the FRPCD Policy Statement was to provide, within Fountaingrove, a destination resort and complementary recreation facilities; up to 400 units of resort accommodations are allowed per the Policy Statement.

In the Fountaingrove Ranch Planned Community District, development standards are determined by Use Permit. For sites exceeding 10 percent slope, a Hillside Development Permit is also required by the Zoning Code to ensure that projects are designed in accordance with the standards of Section 20-32 of the Zoning Code.

EXHIBIT A – REGIONAL LOCATION OF PROJECT SITE



The Terrazzo at Fountaingrove Project Site is located at 1601 Fountaingrove Parkway within the northeast area of the City of Santa Rosa, Sonoma County, California.

EXHIBIT B – LOCATION MAP AND AERIAL PHOTOGRAPH



1601 Fountaingrove Parkway, Santa Rosa

EXHIBIT C – SHEETS A5, A7, AND A8 OF THE DEVELOPMENT PLANS

(Complete plan set on file at the City of Santa Rosa Planning and Economic development)



J. H. H. ARCHITECTS, INC.

San Rafael Architects
222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

HFC

Construction Services
222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

QUADRIGA
architectural and planning, inc.

San Rafael Architects
222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

CARROLL & HAY

San Rafael Architects
222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

TERRAZZO
Residential Masterplan

Upper Village
Roof Plan & Elevations
1:16

A-5

9-16



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222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

HFC

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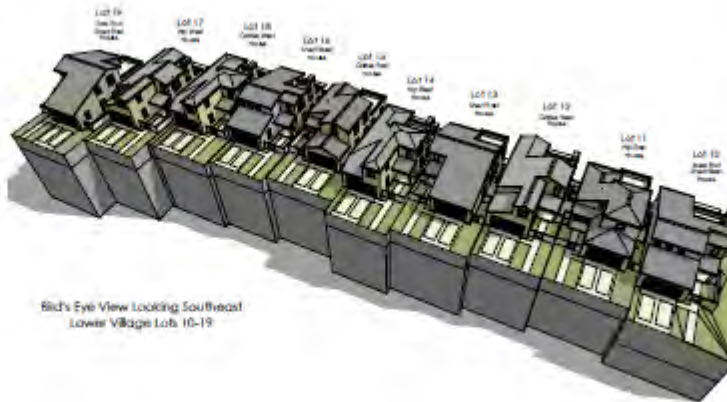
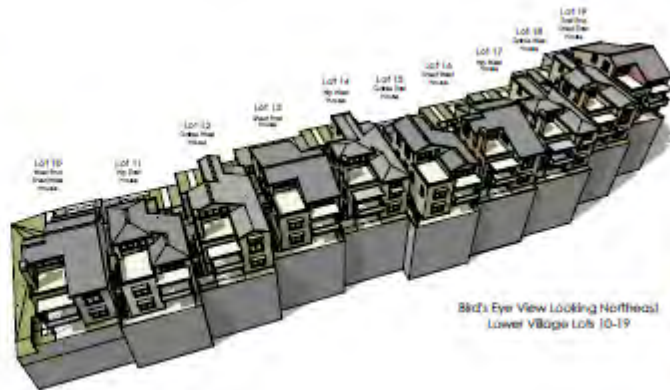
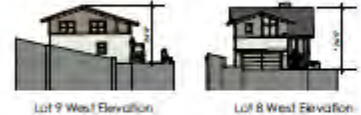
San Rafael Architects
222 Main Street
San Rafael, CA 94901
Tel: 415/456-1234
Contact: John H. H.

TERRAZZO
Residential Masterplan

Lower Village Lots 10-19
Roof Plan & Elevations
1:16

A-7

9-16



JON RICH
Architect
212 McRae Street
San Jose, CA 95128
408.281.1111

HFC
Construction
212 McRae Street
San Jose, CA 95128
408.281.1111

QUADRIGA

landscape architecture and planning, inc.
212 McRae Street
San Jose, CA 95128
408.281.1111

CARROLL & BACCH

Construction
212 McRae Street
San Jose, CA 95128
408.281.1111

Terrazzo
Residential Masterplan

Lower Village
Elevations Lots 8&9
1:36

A-8
9-9-16

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

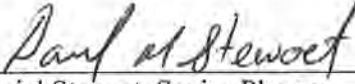
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated in the checklist on the following pages.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality/ |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Finding of Significance | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | | |

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Daniel Stewart, Senior Planner

June 27th, 2016

I. AESTHETICS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

Scenic Road

Fountaingrove Parkway is designated as a Scenic Road in the Santa Rosa 2035 General Plan. The scenic roads designation applies to highways and streets in the City which provide opportunities for enjoyment of unique natural and man-made scenic resources. The Fountaingrove Parkway scenic road is not regulated by specific zoning code standards, but the visual impacts of new development upon the scenic characteristics of Fountaingrove Parkway must be evaluated carefully through the development review process.

Several General Plan Policies pertain to scenic roads, including:

- T-G Identify, preserve, and enhance scenic roads throughout Santa Rosa in both rural and developed areas.
- T-G-4 Respect natural topography and landscaping during alignment of scenic roads. Protect land through careful grading.
- T-G-5 Retain existing trees and vegetation along scenic roads, as possible. Enhance roadway appearance through landscaping, using native plant material.
- T-G-6 Provide large setbacks from scenic roads, as possible, to avoid encroachment of buildings on the view of the roadway.
- T-G-13 Plant graded areas to avoid erosion and maintain a pleasing appearance.
- T-G-15 Require that scenic road rights-of-way are wide enough to preserve natural vegetation. Provide appropriate construction setbacks to retain views along the corridor.

Conclusion

Based on review of the project plans and visual simulations, it is concluded that the project has been designed to preserve existing topography alongside Fountaingrove Parkway, which consists of a mixture of natural and manmade slopes, provide additional landscaping between Fountaingrove Parkway and the project access road, and orient development away from the road. The project design sensitively develops the wooded hillside and

ridge that is part of the 7.5 project parcel, which means that these scenic features will be visible and blend in with the new development.

Methodology:

Three-dimensional visual simulations were submitted with the project plans to depict the appearance of the proposed project as viewed from Fountaingrove Parkway, pursuant to Section 20-50.100 of the Zoning Code. The visual simulations, which are included as Appendix C, provide three dimensional views from Fountaingrove Parkway and from the Thamos Lake Harris Drive that show how the development and related site alteration will appear in the context of the roadway system.

Visual changes were measured by four factors for the purpose of evaluating the potential visual impacts of the proposed project:

- Visual contrast between existing conditions and post-project conditions
- Scenic view obstruction
- Degradation of the visual quality of the area
- An increase in light and glare such that it would be a safety hazard or a nuisance to surrounding land uses

View obstruction would be considered significant if the Project would obstruct foreground or middleground views of the viewed area seen from sensitive viewing areas. Degraded visual quality would be considered significant if the Project severely alters or displaces specific scenic resources composed of striking landform features, aesthetic water bodies, mature stands of native/cultural trees (e.g., historic hedgerows), or historic structures. Visual impacts would be considered to be significant overall if any one of the three measures of significance is identified.

Visual Contrast

Existing views of the site from vehicles and pedestrians heading easterly on Fountaingrove Parkway consist of existing development including the Varena community care facility and the existing structures at the Fountaingrove Golf and Athletic Club, including the fenced tennis courts. The project introduces new development that will be visible from Fountaingrove Parkway. However, great care was taken in the design and placement of the houses to keep the roof ridges below the canopy of the surrounding trees and to minimize the visibility of the upper village from the surrounding neighborhoods and adjacent roadways. Great care was also taken to shield the lower village from the resort complex, and to help obscure the lower village from Fountaingrove Parkway. The lower village will be visible, but largely obscured by the existing tree groves and new plantings between Fountaingrove Parkway, FGAC, and the development.

Visual analysis has shown that the new development will not be readily visible from vehicles and pedestrian traveling westerly on Fountaingrove Parkway until the viewer is immediately in front of the project site, and at that point the new development is set back from the Fountaingrove Parkway and the natural characteristics of the site (trees and hillside) are still visible. The project utilizes warm natural colors and textures to blend in with surrounding natural vegetation. Based on this analysis, it is concluded that the project will not result in a high level of visual contrast as viewed from Fountaingrove Parkway.

Scenic View Obstruction

As discussed above, the project would not result in a significant impact to scenic views as the key scenic characteristics of the site (wooded hillside, foreground vegetation) would be retained.

Visual Quality

As described above, degraded visual quality would be considered significant if the Project severely alters or displaces specific scenic resources composed of striking landform features, aesthetic water bodies, mature stands of native/cultural trees (e.g., historic hedgerows), or historic structures. The project preserves existing scenic resources such as the wooded hillside, requires minimal tree removal, and does not affect water bodies or historic

structures. Based on this analysis, it is concluded that the project would not result in a significant impact to visual quality.

Light and Glare

The project includes new lighting as part of the project. As a standard condition of Design Review, the project would be required to shield all light sources from view and to demonstrate that lighting will be adequate for safety on site and will not spillover onto adjacent properties.

CONCLUSION: LESS-THAN-SIGNIFICANT IMPACT

STANDARD MEASURES: A standard condition of approval regarding exterior lighting requirements will be placed on the Project. Conformance review shall occur at design review and the building permit stage.

MITIGATION MEASURES: NONE REQUIRED.

Sources: City of Santa Rosa General Plan 2035
Project Plans
Project Visual Simulations - Existing and Post-Project Conditions

II. AGRICULTURE AND FOREST RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), Timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: The site is not farmland, is not located near farmland, and is not under Williamson Act contract; therefore, the project will have no impact on agricultural resources. The project site is not within a timberland preservation zone and will have no impact on designated forest lands.

CONCLUSION: NO IMPACT.

MITIGATION MEASURES: NONE REQUIRED.

Source City of Santa Rosa General Plan 2035

III. AIR QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. The Pacific Ocean dominates the climate of Sonoma County as the summer winds blow contaminants south toward San Francisco and in the winter periods of stagnant air can occur, especially between storms. Air quality in Santa Rosa has generally improved as motor vehicles have become cleaner, agricultural and residential burning has been curtailed, and consumer products have been reformulated or replaced.

Sonoma County is in attainment of federal standards and in compliance with the State Implementation Plan (SIP). The United States Environmental Protection Agency requires that air basins record no more than three exceedances of ozone at a single station, over a three-year period (no more than one exceedance per year, on average). Stations that record four or more exceedances in three years cause the region to violate the standard. According to the BAAQMD, pollutant monitoring results for the years 1996 to 2001 at the Santa Rosa ambient air quality monitoring station indicate that air quality in the project area has generally been good.

Construction-related emissions from the project could cause temporary adverse nuisance impacts to surrounding residential and private recreation uses. Fine particulate matter associated with fugitive dust is the construction pollutant of greatest concern. Construction equipment would also produce exhaust emissions. The BAAQMD approved standard dust control practices and standard practices to reduce exhaust emissions would be required as a standard condition of approval. Dust and exhaust generated by construction activities will be mitigated through

application of standard construction control measures of the City Code and conditioning of the project with those requirements.

The 19 new residential resort single family homes would generate approximately 182 new vehicle trips per day, and would not be expected to result in adverse air quality impacts. With the implementation of standard City conditions related to dust control measures stemming from project construction activities, the potential for construction-period dust (particulate matter) impacts would be less than significant.

CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

MITIGATION MEASURES:

The Project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) as best management practices to reduce construction particulate matter emissions (i.e., PM₁₀ and PM_{2.5}) and equipment exhaust. Implementation of this measure would represent Best Management Practices recommended by BAAQMD, and would reduce the potential impact of construction-period fugitive dust and construction-period emissions to less than significant.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- 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.
- 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 Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- 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.
- A publicly visible sign shall be posted with the telephone number and person to contact at the District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- All portable construction equipment (e.g., compressors, welders or generators) used at the site for more than two days shall meet U.S. EPA standards for particulate matter emissions or equivalent. Particulate emission reductions could be achieved, if needed, by using equipment that is alternatively fueled.

Implementation of Mitigation Measure would represent Best Management Practices recommended by BAAQMD, and therefore, reduce the potential impact of construction-period fugitive dust to a less-than-significant level and also reduce construction period emissions.

Sources BAAQMD Website and Significance Thresholds, 2010
City of Santa Rosa 2035 General Plan
City of Santa Rosa Climate Action Plan, adopted June 2012
Project Traffic Study

IV. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

There are no wetlands or waterways in the vicinity of the project site; therefore, there would be no impacts to these resources. The site is surrounded by development (golf course and athletic club, Fountaingrove Parkway) on all sides and is therefore not expected to substantially affect wildlife corridors. As described in the Terrazzo at Fountaingrove Tree Inventory, prepared by arborist Denise Kelly, many of the trees on the site are in fair and/or poor condition due to fire damage sustained during a significant wildfire in 1964. (See Appendix D)

Candidate, Sensitive, or Special Status Species

The applicant's botanist consulted with the United States Fish and Wildlife Service in May 2009 and received a list of federal endangered and threatened species that may occur on or near the project site. Focused plant surveys were conducted in May 2009 and no special status (endangered or threatened) species were found on site. A compliance review of the 2009 study was completed in May of 2015, and it was determined that there are no new listings of special-status plant species of the plant species that have been identified at the site, and that no additional mitigation measures are required since the original 2009 analysis. Both the original study and the 2015 compliance letter can be found in Appendix D1 and D2. Rare plants that are known to occur in the area include *ceanothus confusus* (Rincon Ridge Ceanothus) and *arctostaphylos stanfordiana* (Stanford Manzanita). The field surveys found two specimens of Stanford Manzanita, which is not a special status plant species; Ceanothus was not found.

Tree Preservation and Removal

The project parcel has approximately 350 trees, mostly Coast Live Oak, Bay Laurel, and Oregon White Oak. The project involves the removal of 98 of the approximate 350 trees. Thirty of the 98 trees slated for removal are bay laurel, and the balance are mostly Oaks. Fifty of the trees proposed for removals are City of Santa Rosa heritage size trees. 584 replacement trees will replace the removed trees, according to the updated tree inventory letter, dated January 22, 2015. Please see appendix E.1. Removed trees would be replaced with new trees consistent with the Tree Replacement Program requirements of Chapter 17 of the City Code: each six inches or fraction thereof of the diameter of a tree approved for removal requires replacement with two trees of the same genus and species as the removed tree (or another species, if approved by the Planning Director), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the Director, or a fewer number of such trees of a larger size if approved by the Director.

There are trees proposed for preservation that could be impacted by construction activities unless tree preservation measures are implemented during construction. Standard conditions of approval would require protection of preserved trees during and post construction.

Raptors and Bats

Existing trees may provide habitat for nesting raptors and bats. Mitigation has been included to ensure that raptors and bats are not impacted by project construction activities.

CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

STANDARD MEASURES: The project will be conditioned to comply with the tree protection measures specified in Chapter 17 of the City Code.

MITIGATION MEASURES:

- Prior to commencement of on-site work, the applicant shall hire a qualified biologist to prepare a raptor survey to determine whether active nests are present on the project site and to ensure that raptors are protected during project activities. If nesting raptors are found the trees with nests shall not be removed during nesting season and the project developer shall consult and obtain approval for buffer areas from the California Department of Fish and Game prior to commencement of other tree removal. The results of the raptor survey, and copies of CDFG approvals if required, shall be provided to Planning and Economic Development prior to the issuance of grading permits for the project.
- Prior to commencement of any on-site work, the applicant shall hire a qualified bat biologist to complete bat surveys to determine whether there are any existing active bat roosts. The biologist's report should identify the measures necessary to ensure that bats are protected during project activities and the project developer shall implement those measures.

- Prior to issuance of a grading permit, approval of the Improvement Plan, and/or issuance of a building permit, the applicant shall provide a letter report to the City of Santa Rosa Planning and Economic Development summarizing the results of the raptor and bat surveys and explaining how the project construction activities will comply with the recommendations of the biologist/ornithologist. If grading work is to occur within the raptor nesting season (between February 15 and August 15) or during seasonal periods of bat activity as determined by the bat biologist, the report shall also include the results of the pre-construction surveys including an exhibit indicating which trees have active nest and/or are considered habitat trees for bats. The identified trees shall not be removed during raptor nesting season or during seasonal periods of bat activity, as applicable. The biologist(s) shall be present prior to commencement of on-site construction work to ensure that sensitive trees (trees with active nests and/or that are identified as habitat trees for bats) are clearly marked, and shall instruct construction personnel on the specific measures necessary to comply with the mitigation.

Sources Site visits, Special Status Species Survey & Database Search, Terrazzo at Fountaingrove, June 4, 2009, Compliance Letter Dated May 13th, 2015 by Wiemeyer Ecological Services, and Tree Inventory dated June 25, 2009 and updated August 2009 and January 2015 by Denise Kelly, Certified Arborist – See Appendix D; Tentative Map

V. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The site is vacant and there is no evidence that it was previously developed. A Cultural Resources Survey was conducted Tom Origer and Associates, dated August 14, 2009, including contact with Native American tribes, archival study/research, and a field reconnaissance survey. The report concluded that no prehistoric or historical archaeological sites were found within the study area and no further study is needed, except that the project site has the potential to contain buried archaeological deposits. The report noted the existence of two stone alignments in the northwest area of the 7.5 acre parcel. The report states that the dry-laid stone alignments run generally east/west, ranging in height from two to 2.5 feet. Many of the stones had been displaced and lay along the edge of the alignments. The archaeologist concluded that the stone alignments are in poor condition and have poor integrity. Based on this evaluation, the archaeologist did not recommend that these features be preserved. However, project construction would not impact these features as they are located outside of the construction area. See Appendix F for DPR form documenting the stone alignments.

In order to ensure that the project will not negatively impact unknown buried archaeological deposits, if they are discovered during construction, the project will comply with State and Federal law pertaining to accidental discoveries. Mitigation has been included requiring that a qualified archaeologist provide a brief training to construction personnel prior to commencement of construction activities. The consulting archaeologist did not recommend site monitoring during construction.

CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

STANDARD MEASURES:

- If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.
- If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
- The Public Improvement Plans and Building Plans shall contain the following note: “In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner.”

MITIGATION MEASURE:

- Prior to commencement of on-site construction activities, a qualified archaeologist shall provide a brief training for construction personnel regarding cultural resources. The purpose of the training is to ensure that construction staff are trained to recognize potential resources.
- A qualified archaeological monitor or tribal monitor will be present and monitor all earth-disturbing activities within native soils, and will have the authority to stop and redirect grading activities, to evaluate any tribal cultural resources discovered on the property. Such evaluation will be done in consultation with the appropriate tribe.

Source Project Cultural Resources Report

VI. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to presence of active faults. The project site is located in an area considered to be susceptible to very violent groundshaking during an earthquake on the Rodgers Creek Fault.

The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2035 (Figure 12-3), but is in an area noted as "Areas of Relatively Unstable Rock on Slopes Greater than 15%" on the diagram. The site may be impacted by groundshaking during an earthquake on the Rodgers Creek Fault.

A geotechnical report, Preliminary Geotechnical Investigation for Proposed Terrazzo at Fountaingrove, was prepared for the project by PJC & Associates in 2009, updated in October 2014 and updated again in May 2016. The report noted that the site includes an isolated deposit of very weak and compressible artificial fill at the north end of the site (outside of the project construction area), compressible and highly expansive soils, surface soils that are prone to earth slumps and downward creep, and hard bedrock conditions; however, the artificial fill and hard bedrock are outside the boundaries of the project construction area because they are located on the proposed remainder parcel. The report concluded that the project is feasible from a geotechnical standpoint provided that various recommendations are followed. The entire report is included as Appendix G.

A mitigation measure requiring the applicant to comply with all recommendations contained in the Geotechnical Report has been included in this document, which would bring any potential soils impacts to a level of less than significant. In addition, application of City and UBC construction standards will address any potential impacts related to possible area seismic activity and presence of expansive soils. The project will include connection to City sewer systems for wastewater disposal, and therefore will not include use of a septic system.

CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

MITIGATION MEASURES:

The applicant shall adhere to all recommendations listed in the Preliminary Geotechnical Investigation for Proposed Terrazzo at Fountaingrove, prepared by PJC & Associates dated April 10, 2009, and the updated Addendum to that report dated October 20, 2014 and again May 16, 2016, and with subsequent recommendations from additional design-level studies that shall be completed as part of the Building Permit process.

Source Project Geotechnical Report and 2014 Addendum, General Plan

VII. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Global Climate Change

According to the US Environmental Protection Agency, climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra

snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

Screening Criteria

Planning and Economic Development staff consulted the Bay Area Air Quality Management District's screening criteria for initial project review purposes because the criteria provides a conservative indication of whether the proposed project could result in potentially significant air quality impacts by identifying the types of projects that would result in less than 1,100 MT CO₂ per year. These screening criteria have been used by the City of Santa Rosa as reliable guidance for the initial evaluation of projects and staff finds it appropriate to continue to rely on them to determine whether or not projects require a more comprehensive GHG analysis with detailed air quality assessment.

Table 3-1(Criteria Air Pollutants and Precursors and GHG Screening Level Size) identifies sample projects (screening levels) that are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service and local services, emissions would be less than the greenfield type project that these screening criteria are based on. The screening criteria developed for greenhouse gases were derived by BAAQMD using the default emission assumptions in URBEMIS and using off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. The Terrazzo project has no other significant sources of GHG emissions not accounted for in this methodology.

Significance Threshold

Projects with GHG emissions above the 1,100 MT CO₂/yr are considered to result in a significant impact for CEQA purposes, unless mitigation can be identified to reduce impacts to below the threshold. In the case of the Terrazzo project, in 2012, staff evaluated Table 3-1 and determined that the 2012 project's 66 resort residential condominium units were similar to the "condo/townhouse, general" land use category, which state that up to 78 units of condo/townhouse would result in less than 1,100 MT CO₂/yr. The determination to utilize this land use category in the original analysis as based upon consideration of the full list of land use types and finding the condo/townhouse category to be the closest match, and that the original Traffic Study for the project identified the residential condo/townhouse land use as appropriate for evaluating the trip generation rates of the proposed project. The current traffic study for the updated project identified the single family detached housing residential land use as appropriate for evaluating trip generation rates. The current project is significantly smaller (19 Units) and estimated far fewer trips, so the potential impacts are considered much smaller than the 2012 analysis, which also produced a less than significant impact.

It is noted that the project is different than typical greenfield development as future residents of the project will be members of the adjoining Fountaingrove Golf and Athletic Club and as such will have convenient access to private recreational facilities and dining facilities in close proximity. Further, future residents will be within a short walking distance of the Fountaingrove Village Center which provides a variety of shops and services.

Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes (Excerpt)			
Land Use Type	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Single-family	325 du (NOX)	56 du	114 du (ROG)
Apartment, low-rise	451 du (ROG)	78 du	240 du (ROG)
Apartment, mid-rise	494 du (ROG)	87 du	240 du (ROG)

Apartment, high-rise	510 du (ROG)	91 du	249 du (ROG)
Condo/townhouse, general	451 du (ROG)	78 du	240 du (ROG)
Condo/townhouse, high-rise	511 du (ROG)	92 du	252 du (ROG)

Santa Rosa Climate Action Plan (CAP)

The Project has been designed to be in compliance with the City's Climate Action Plan's measures to reduce the Project's contribution of GHG's. Compliance with these measures is discussed below.

Policy 1.1.1 - Comply with CAL Green Tier 1 Standards: The Project is designed to comply with State Energy requirements for Title 24, City of Santa Rosa's Cal Green requirements and CAL Green Tier 1 Standards in effect at time of permit submission. Such standards have been incorporated into building placement, site development, building design and landscaping.

Policy 1.4.2- Comply with the City's Tree Preservation Ordinance (Santa Rosa Code Section 17-24.020. All 98 trees removed for development will be mitigated for through replacement; consistent with the Tree Preservation Ordinance.

Policy 1.4.3 – Provide public and private trees in compliance with the Zoning Code: As shown on the Landscape Plan, the Project includes trees. The Landscape design is in compliance with the Santa Rosa Zoning Code, Santa Rosa Design Guidelines, and Water Efficient Landscape Ordinance.

Policy 3.2.2 - Improve non-vehicular network to promote walking, biking: The Project is designed to promote walking and biking through pedestrian pathways and proximity to services and amenities.

Policy 4.1.2 – Install bicycle parking consistent with regulations: There are no regulations that require formalized bicycle parking in single family residential areas, however, the Project provides garages that can serve to house bicycles.

Policy 4.5.1 – Install facilities for residents that promote telecommuting: All houses will have internet access available.

Policy 6.1.4 – Increase diversion of construction waste: The contractor will divert all possible construction waste and prepare a Construction Waste Management Plan for recycling and disposal of construction wastes.

Policy 7.1.1 – Reduce potable water for outdoor landscaping: As shown on the plan, Project landscaping will utilize low water use native plants. Landscape irrigation utilizes drip systems using a smart controller. The Project will be compliant with the City of Santa Rosa's Water Efficient Landscape Ordinance.

Policy 7.1.3 – Install Real time water meters: A dedicated or common water meter is proposed to supply water to the irrigation system. Irrigation system design and real time metering will be shown on final landscaping and irrigation plans. The City provides the water meters. The City of Santa Rosa has data logging equipment that can collect real time data from City-issued water meters.

Policy 9.1.2 – Provide outdoor outlets for charging lawn equipment: The Project will have outdoor outlets to allow for accessible charging locations.

Policy 9.1.3 – Install low water use landscapes: Low water use native plants will be used to landscape the site. Plant materials and locations are shown on the Project landscape plans. The Project will be compliant with the City of Santa Rosa's Water Efficient Landscape Ordinance.

Policy 9.2.1 – Minimize construction equipment idling time to 5 minutes or less: The developer will condition contractor agreements to limit construction equipment idling time to 5 minutes or less, consistent with the City's Standard Measures for Air Quality.

Policy 9.2.2 – Maintain construction equipment per manufacturer’s specifications: The developer will condition contractor agreements to provide for that all equipment used at the site to be maintained in accordance with the manufacturer’s instructions.

Policy 9.2.3 – Limit Green House Gas (GHG) construction equipment by using electrified equipment or alternate fuel: The developer will include provisions in contractor agreements encouraging the use of electrified equipment or equipment using alternative fuels.

Based on the above analysis and the fact that the updated 2016 project is much smaller in scope (19 Units as opposed to the original 66 units), it is concluded that the project would have a less-than-significant impact related to greenhouse gas emissions.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

(Source: BAAQMD’s CEQA Air Quality Guidelines, updated May 2011.)

VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

Residential projects do not typically involve routine use, transport, or emission of hazardous materials. The site is not included on a list of hazardous materials sites. The project site is located within two miles of Sutter Medical Center which involves use of emergency helicopters but there are no expected land use impacts as the project site is surrounded by similar resort and residential development.

The project site is within the Wildland Urban Interface Zone. Planning and Economic Development staff consulted with Fire Department staff and a Vegetation Management Plan is recommended to address how the site is to be maintained free of dead plant material and debris to minimize fire risk. This has been included as a mitigation measure.

CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

MITIGATION MEASURE:

A Vegetation Management Plan shall be submitted to the Fire Department for review and approval concurrent with Building Permit application.

Source: City GIS, Communication with Fire Department Staff Mark Pedroia

IX. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project will be served by City water and wastewater services. Storm drainage improvements will be constructed on site, including drainage areas and other features to assist on-site infiltration of storm water. The SUSMP plan includes detention methods, but most runoff is not detained. The majority of project runoff drains to a private storm drainage system in the Fountaingrove Golf Course. From there, remaining runoff is directed to the existing stormwater drainage system in the public streets that surround the site, which will connect to City systems.” The closest water bodies to the project are the headwaters of Piner Creek in the middle of the FGAC golf course approximately 400 feet from the project site, and the headwaters of the west branch of Paulin Creek approximately 1,000 feet southeasterly of the project site at the intersection of Stagecoach Road and Parker Hill Road. See Appendix H for the entire Standard Urban Storm Water Mitigation Plan, by Carlile and Macy.

The project site is not located in a 100-year floodplain. No water wells would be utilized as part of the project as the residential development would be required to connect to City water services. The project is not expected to result in a violation of waste quality or waste discharge standards. The project will include standard conditions to connect the on-site storm drain basins to City storm drainage systems, obtain a storm water discharge (NPDES) permit from the Regional Water Quality Control Board, and to implement best management practices as a means of reducing potential grading/drainage and downstream sedimentation impacts consistent with the LID Stormwater Treatment Requirements. These storm drainage system improvements will primarily be on-site, and would not substantially alter site or area drainage patterns. The public and private storm drain systems that the project will connect to discharge to the west branch of Paulin Creek. The City’s Public Works department has reviewed the proposed stormwater drainage and treatment plan and found that the project meets City standards.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

Source: City GIS, Project Standard Urban Storm Water Mitigation Plan.

X. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

adopted for the purpose of avoiding or mitigating an environmental effect?				
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DISCUSSION:

The project would not physically divide an established community because it is located within the planned resort area in Fountaingrove and will provide new resort residences that are physically and practically integrated with the adjacent Fountaingrove Golf and Athletic Club (FGAC) due to design and the fact that all future residents of the project will be members of the FGAC, unless an individual is prohibited or excluded by FGAC for breaking club policy or procedures. The proposed resort residential condominium land use is consistent with the Fountaingrove Ranch Policy Statement, which provides the zoning regulations for development of the site and surrounding area. The existing zoning allows up to 400 resort units within the Resort/Golf Area of the Fountaingrove Ranch Planned Community District. The Hillside Development Permit and Design Review processes will ensure that the project is consistent with the City's zoning code requirements for Hillside Development and the Design Guidelines.

General Plan and Zoning Consistency

The project site is located within the approximate 248-acre area of Fountaingrove that is designated Parks and Recreation with a Resort symbol on the General Plan land use diagram. The project includes resort residential uses consistent with this land use designation and the site's Planned Development zoning.

The site is zoned Planned Development (Fountaingrove Ranch Planned Community District) and is within the Resort/Golf Course area which is governed by Section V (Land Use), Subsection E (Resort/Golf Course Area) of the Fountaingrove Ranch Policy Statement. Permitted uses include hotels, motels, and similar transient habitation uses including condominium or other ownership resort units. Resort accommodations shall not exceed 400 units in that Area.

The proposed resort residential units have been designed to integrate with the existing private club (FGAC). All residents will access the homes by driving, walking, or biking through the FGAC access roadway. All vehicular access to the project is through the FGAC and all future residents will be members of the FGAC, unless prohibited on an individual basis. Further, all of the properties within the resort-area of the Fountaingrove Ranch Planned Development were evaluated and the proposed project's 19 units fit within the 400 unit maximum for resort accommodations, even if the existing senior community care facility's care units and employee housing units are counted as resort units for the purposes of the analysis (See Appendix B). Based on this analysis, staff concludes that the proposed project is consistent with the zoning for the site.

Hillside Development

For sites exceeding 10 percent slope, a Hillside Development Permit is also required to ensure that projects are designed in accordance with the standards of Chapter 20-32 of the Zoning Code, which includes hillside development standards that are intended to preserve and enhance Santa Rosa's scenic character, conserve the City's open spaces and significant natural features, respect natural features in the design and construction of hillside development, and design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.

Per the Zoning Code, development proposed on a hillside that has significant natural landforms or features shall:

1. Minimize the alteration of the topography, drainage patterns and vegetation on land with slopes of 10 percent or more;
2. Not be located on a hillside or ridgeline where a structure would interrupt the view of the skyline from a major public viewpoint identified by the visual analysis; and

3. Not alter a slope that is greater than 25 percent and identified by the visual analysis as significant and visually sensitive. Alterations determined by the review authority to be minor may be approved:
 - a. For road or driveway construction across slopes greater than 25 percent but determined by the visual analysis to be insignificant;
 - b. Over previously constructed slope; or
 - c. Within terrain areas determined by the visual analysis to be visually insignificant and/or hidden.

The Hillside Development Permit provides a review process for the City to consider the appropriateness of proposed development on hillside parcels, to ensure that a proposed project minimizes its visual and environmental impact. In order to approve a Hillside Development Permit, the review authority must make the following findings:

- Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
- Site development does not alter slopes of greater than 25 percent, except in compliance with Section 20-32.020.B (Applicability—Limitations on hillside development);
- Project grading respects natural features and visually blends with adjacent properties;
- Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography;
- The proposed project complies with the City’s Design Guidelines;
- The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of the Zoning Code.

The project has been reviewed for compliance with the hillside development and other City standards, and is found to be consistent particularly because the proposed new development is sited to design and place the houses to keep the roof ridges below the canopy of the surrounding trees, and to minimize the visibility of the upper and lower villages from the surrounding neighborhoods and activity areas of the FGAC. The development is focused in the flattest areas of the site, the project would remove only 98 trees and would preserve large groves of oaks on the common parcel and easement areas that would be owned and maintained by future homeowners, and project grading has been designed to visually blend with adjacent properties as depicted in the cross-sections included in the development plans. The Design Review process will ensure that the project is consistent with the City’s design guidelines.

Development Standards

The Development Concept for Fountaingrove is discussed in Section VI of the Fountaingrove Ranch Policy Statement (see Appendix A). Development within all land use areas of Fountaingrove Ranch shall seek to retain and enhance the hillside character of the site. The Fountaingrove Ranch Amended Planned Community Map—Land Use and Circulation Plan allocates land uses on a gross site basis; the project site is within a 208 acre area labeled “Resort/Golf Course” on the land use plan. Actual development within each land use area shall be physically arranged pursuant to the Development Concept Plan. However, the Policy Statement further states that the Development Concept Plan is general and conceptual in nature; it is intended to illustrate general buildable and generally open areas within Fountaingrove. It is not intended to be specific to the extent that it may be exactly scaled. The Development Concept Plan serves as the framework for specific development proposals and establishes the basic concept of retention of exposed hillsides. The project has been reviewed for consistency with the Development Concept Plan and Land Use and Circulation Plan and is found consistent.

Because the project would not physically divide an established community and is consistent with the General Plan and zoning for the site, it is concluded that the project would result in a less-than-significant impact for land use.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

Source: General Plan 2035; Fountaingrove Ranch Planned Development Policy Statement, Zoning Code – Title 20

XI. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project site does not contain any locally- or regionally-significant mineral resources.

CONCLUSION: NO IMPACT

MITIGATION MEASURES: NONE REQUIRED.

Source: General Plan

XII. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project site is located immediately adjacent to the FGAC, which includes a fitness complex (Athletic Club) with outdoor pool and spa and associated surface parking lots, a driving range, and an 18-hole golf course. Maintenance and operation of the FGAC facility involves occasional noisy activities at different times of the day, including early morning (pre-dawn) hours. Noise associated with these existing activities may occasionally be annoying to residents of the project site depending on individual tolerance for noise. Currently, the athletic club operates seven days a week.

Considering that future residents of the Terrazzo property will be members of the FGAC, it is expected that people who choose to live on the project site will understand and expect audible activities on the FGAC property. In order to ensure that future residents are aware that they may be exposed to noise levels different than typical suburban neighborhoods, mitigation is recommended that would require that the CC&Rs for the project disclose noise levels from the FGAC property and notify future residents of the existing noise environment.

Construction of the project may result in short-term noise impacts to the surrounding uses. Standard construction hours will be required as part of typical conditions of approval that would limit construction hours to 7:00 a.m. to 7:00 p.m. Monday through Saturday, which would ensure that this temporary noise results in a less-than-significant impact to adjacent uses. To ensure that construction activities are well managed to minimize inconvenience to nearby FGAC members and other members of the public, a mitigation measure is recommended requiring that the applicant install a small weatherproof sign on the project site with the name and number of a local contact person (applicant or his designee) to whom questions/comments about the construction process can be addressed.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

STANDARD MEASURES: Construction hours limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no construction on holidays.

MITIGATION MEASURES:

- Prior to commencement of construction activities, applicant shall install small weatherproof sign(s) on the project site, visible to members of the FGAC and to the general public, with the name and number of a local contact person (applicant or his designee) to whom questions/comments about the construction process can be addressed.
- The applicant shall disclose that the FGAC has amenities and events which create noise associated with the FGAC programming and property usage to future residents of the project through CC&Rs or another lesser mechanism to the satisfaction of the Planning and Economic Development Director.

XIII. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The development of 19 single family dwellings will not induce substantial population growth in the City. The site is currently undeveloped with housing and therefore there will be no displacement of housing units or people.

CONCLUSION: NO IMPACT

MITIGATION MEASURES: NONE REQUIRED.

XIV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental				

facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project site is located within the City of Santa Rosa and would receive all necessary public services. Fire protection services will be provided by the City of Santa Rosa. Police protection services will be provided by the City's Police Department. No additional Fire or Police personnel or equipment are necessary to serve the proposed project. The project site is nearby to Nagasawa Community Park, which provides public recreation opportunities, and is adjacent to the Fountaingrove Golf and Athletic Club which provides private recreation opportunities. In addition, the project will pay park fees. The site is within the Santa Rosa City Schools District and the project would pay school fees to offset any impacts to school facilities.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

XV. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project site is near Nagasawa Community Park which serves the Fountaingrove area; the additional 19 resort residences is not expected to substantially deteriorate this public facility.

The project would possibly increase use of the private recreation facilities associated with the FGAC, but because all future residents would be paying members of the FGAC, it is concluded that a slight increase in use would not result in substantial physical deterioration of the facility because the new members would be contributing toward maintenance of the facility.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

XVI. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

Traffic Study

A Traffic Study dated December 11, 2014 was prepared by Transpedia Consulting Engineers. The study evaluated the impacts of the proposed projects on the nearby intersection of Fountaingrove Parkway and Stagecoach Road and impacts to arterial level of service along Fountaingrove Parkway. The entire Traffic Study is included as Appendix I. The Traffic Study was reviewed by the Transportation and Public Works Department (City Engineer and City Traffic Engineer) and deemed to be adequate. The Study reviewed intersection and arterial level of service and found that:

- The project would generate 182 trips daily, of which 14 trips during a.m. peak hour and 19 trips during p.m. peak hour.
- Fountaingrove Parkway/Stagecoach Road/Fountaingrove Club Drive study intersection is expected to operate at acceptable levels of service during weekday a.m. and p.m. peak hours under all study scenarios.
- The study intersection turn lane storages are expected to be capable of handling traffic queues at 95% confidence levels under all study scenarios.
- Fountaingrove Parkway between Fir Ridge Drive and Round Barn Boulevard Stagecoach is expected to operate at acceptable levels of service during weekday a.m. and p.m. peak hours under all study scenarios.
- Project is expected to have a less-than-significant impact on the study intersection and roadway segment operations.
- The Project is not expected to impact the current operation of the traffic signal at the study intersection. Changes to the current signal timing plans are not warranted.

The trip generation for the Project was estimated based on rates provided in *Trip Generation*, 9th Edition, 2012 published by the Institute of Transportation Engineers (ITE). The land use category for the Project consists of Single-Family Detached Housing Residential (ITE Land Use Code 210). The following approved but not yet built projects were included in the study as they are expected to add trips to the study intersection: Fir Ridge Workforce Housing, Canyon Oaks, and Skyfarm Unit 3 subdivision.

These “Approved Projects” are expected to generate a total of 1270 daily trips with 99 trips (22 inbound and 77 outbound) during the a.m. peak hour and 126 trips (81 inbound and 45 outbound) during the p.m. peak hour, as summarized in Table 7 of the traffic study.

Emergency Vehicle Access

The Traffic Study recommended that the emergency vehicle access (EVA) between the golf course maintenance road and the project site be gated and locked at all times except when needed by emergency response vehicles to ensure that no private or resident vehicles have access to Fountaingrove Parkway via this gate. However, golf course maintenance vehicles may come through to use the road around to access the golf course from the athletic facility side, so they do not go through the driving range; it is not feasible to add a new access driveway off Fountaingrove Parkway due to topography and sight distance limitations.

Bicycle and Pedestrian Facilities

The Traffic Study noted that there are currently Class I bike paths along Fountaingrove Parkway and Stagecoach Road in the study area, as indicated in the Santa Rosa Bicycle and Pedestrian Master Plan 2010, September 2010. There is also a Class II bike lane on Stagecoach Road northbound across from the Fountaingrove Village.

There are sidewalks on both sides of Fountaingrove Parkway and the eastern side of Stagecoach Road in the Project vicinity. Push-button activated pedestrian signals currently exist at three legs of the Fountaingrove Parkway/Stagecoach Road intersection signal. The study found that pedestrian and bicycle facilities are adequate related to access to the site..

Transit

Current Public transit service in the study area is provided by Santa Rosa CityBus. Santa Rosa CityBus currently operates the Route 1, which runs on Stagecoach Road and Fountaingrove Parkway in the project vicinity and provides bus service twice an hour on weekdays, from 7 a.m. to 8 p.m., once an hour on weekends, on Saturdays from 8:30 a.m to 5:30 p.m., and on Sundays from 11:30 to 3:30 p.m. CityBus is currently exploring alternatives for Fountain Grove service as part of its Reimagining CityBus efforts.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

Sources: Traffic Study for Terrazzo at Fountaingrove Project by Transpedia Consulting Engineers, December 11, 2014

XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project will be served by City water and sewer services; adequate water supplies and wastewater treatment plant capacity are available for the project. New storm drainage facilities will be required to accommodate runoff from the proposed project (see discussion above under Item VIII); standard City conditions will require compliance with the Storm Water Mitigation Requirements, and use of best management practices. Adequate landfill capacity exists at County facilities to support the project.

CONCLUSION: LESS THAN SIGNIFICANT IMPACT

MITIGATION MEASURES: NONE REQUIRED.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

See Biological Resources and Cultural Resources sections for discussions of these issues.

MITIGATION MEASURES: No Additional Mitigation Needed – See Biological Resources and Cultural Resources Mitigation Measures

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
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DISCUSSION:

The project does not have the potential to create impacts which are individually limited but cumulatively considerable. The environmental effects of the project are generally negligible and will be mitigated through standard City construction standards and practices and, in the case of biological resources, through mitigation measures contained in this Initial Study that will reduce potential impacts to levels of insignificance. Traffic impacts are not anticipated to result in adverse cumulative conditions; the City has adopted circulation policies as part of its General Plan Transportation Element that regulate traffic movement and require construction of project improvements to ensure traffic safety. Long-term traffic impacts related to General Plan buildout (2035 scenario) and cumulative traffic conditions will be addressed by ongoing City efforts to pursue alternative transportation modes, including increased use of public transit and other Transportation Systems Management methods.

MITIGATION MEASURES: NONE REQUIRED.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The project generally does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly. Where such an impact may occur (with respect to Fire Hazards) mitigation is proposed to reduce the impact to levels of insignificance. The project will be conditioned to make City standard improvements with respect to geologic, noise impacts, roadways and storm drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards.

Mitigation Measures: No Additional Mitigation Needed – See Hazards section

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Santa Rosa Department of Planning and Economic Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

- 1) City of Santa Rosa 2035 General Plan, adopted November 3, 2009 and Final EIR, certified November 3, 2009 (SCH No. 2008092114).
- 2) City of Santa Rosa Zoning Ordinance (Title 20 of City Code)
- 3) City of Santa Rosa Environmental Protection regulations (Title 17 of City Code)

(SEE APPENDIX ON FOLLOWING PAGES)

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, HUGH FUTRELL, undersigned, have reviewed the Initial Study for the Terrazzo at Fountaingrove Project, and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

HUGH FUTRELL
Property Owner (authorized agent)

Date June 27, 2016

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project:

☒ could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

Daniel Stewart
Signature

Date: June 27th, 2016

Daniel Stewart, Senior Planner
City of Santa Rosa, Planning and Economic Development Department.

TERRAZZO AT FOUNTAINGROVE INITIAL STUDY

TECHNICAL APPENDIX

TABLE OF CONTENTS

- A. Fountaingrove Ranch Policy Statement
- B. Fountaingrove Analysis – Properties designated Parks and Recreation with Resort symbol
- C. Visual Simulations
 - a. Prepared by Jon Worden Architects, dated February 9, 2016
- D. Special Status Species Survey & Database Search, Terrazzo at Fountaingrove, June 4, 2009, by Denise Kelly certified arborist, and supplemental Compliance Review of Biological Resources for the Terrazzo at Fountaingrove Project in Santa Rosa, Ca, dated May 24, 2016, and by Wiemer Ecological Sciences, detailing compliance review of the 2009 Special-Status Species Survey and Database Search, and Plant Report Supplement
- E. Tree Inventory dated June 25, 2009 and updated August 2009 by Denise Kelly, Certified Arborist, and supplemental Updated Tree Inventory, January 22nd, 2015, Prepared by Denise Kelly, (Certified Arborist WE 1469-A)
- F. Cultural Resources Information (DPR Form)
- G. Preliminary Geotechnical Investigation for Proposed Terrazzo at Fountaingrove, prepared by PJC & Associates dated April 10, 2009, and Addendum, Update the Preliminary Geotechnical Investigation dated April 10, 2009, by PJC & Associates, dated October 30, 2014, and Addendum, Geotechnical Plan Review and Update to Addendum Letter, by PJC & Associates, Inc., dated May 16, 2016
- H. Standard Urban Storm Water Mitigation Plan, dated October 31, 2014, and prepared by Carlile-Macy
- I. Traffic Study for Terrazzo at Fountaingrove Project by Transpedia Consulting Engineers, December 11, 2014
- J. Parcel Map 583 (Excerpt)

FOUNTAINGROVE LAND USE ANALYSIS

2016 Properties Designated Parks and Recreation with Resort Symbol on Santa Rosa General Plan Land Use Diagram

Address/ Identifier	APN	Property Owner	Acreage ⁱ	Actual Land Use
1601 Fountaingrove Parkway <i>Project site (4.56 acres)</i> <i>Designated remainder (2.94 acres)</i>	173-670-024	CGF Equities LLC	7.5	Vacant
1525 Fountaingrove Parkway <i>Main Club parcel</i>	173-670-031	Fountaingrove Golf and Athletic Club	101	Resort (club facility, sport courts, surface parking, etc)
1397/1399/1401 Fountaingrove Parkway <i>Varenna at Fountaingrove</i>	173-670-029, -030, -032	Varenna (three different entities)	32.91+1.57 +4.24 = 38.72	230-unit Community Care Facility; 20 multifamily units
No address <i>Near Lakepoint Circle</i>	173-670-005	Fountaingrove Golf and Athletic Club	7.6	Resort (golf course)
No address <i>Near Stonefield/Altruria</i>	173-020-023	Fountaingrove Golf and Athletic Club	4.40	Resort (golf course)
1313 Fountaingrove Parkway <i>Nagasawa Community Park</i>	173-670-017	City of Santa Rosa	33.25	Public park Community Park per GP
No address <i>Near Llyn Glaslyn</i>	173-670-007	Fountaingrove Golf and Athletic Club	6.52	Resort (golf course)
No address <i>Between Cross Creek & St. Andrews</i>	173-650-054	Fountaingrove Golf and Athletic Club	5.84	Resort (golf course)
No address <i>Adjacent to proposed Skyfarm 3</i>	173-760-056	Fountaingrove Golf and Athletic Club	28.29	Resort (golf course)
No address <i>Adjacent to Lakebriar/St. Andrews</i>	173-670-006	Fountaingrove Golf and Athletic Club	13.46	Resort (golf course)
No address <i>Between Oaks 1 and Emerald Isle north of Gullane Drive</i>	173-670-009	Fountaingrove Golf and Athletic Club	1.40	Resort (golf course)

TOTAL GROSS ACREAGE: 247.98 -> round up to 248 acres

EXISTING RESIDENTIAL UNITS: 20

EXISTING COMMUNITY CARE UNITS: 230

PROPOSED RESIDENTIAL UNITS: 19

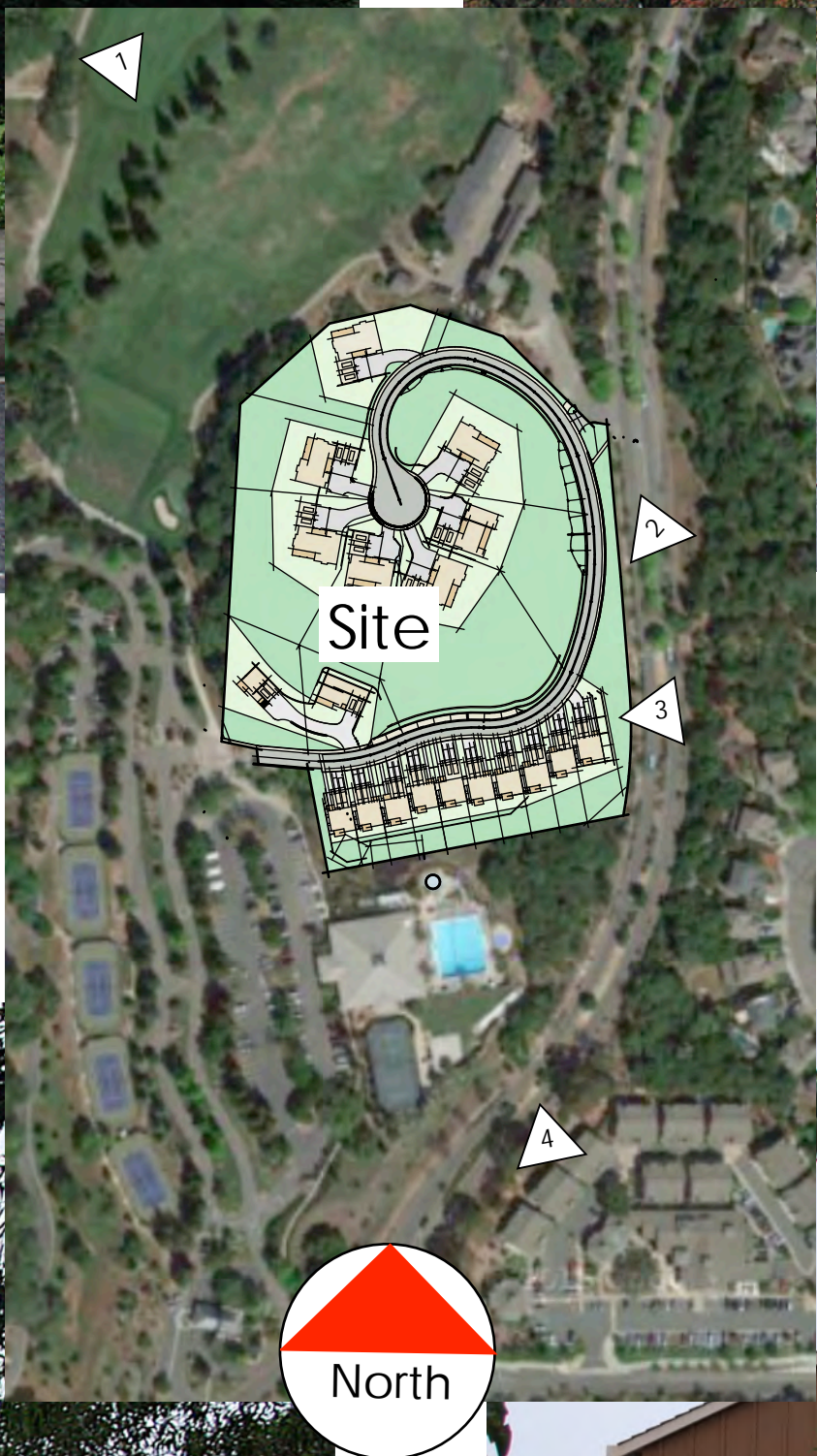
ⁱ Based on Assessor's data. [Parcel sizes may include Fountaingrove Lake]



View 1/ Looking South from Thomas Lake Harris Drive



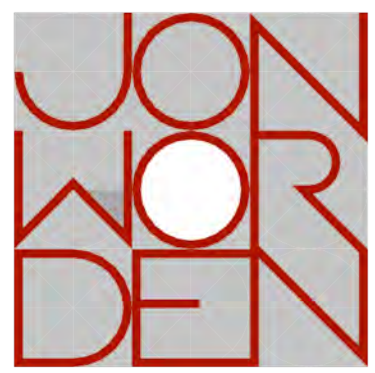
View 2/ Looking Southwest from Fountaingrove Parkway



View 4/ Looking North from Fountaingrove Parkway



View 3/ Looking West from Fountaingrove Parkway



ARCHITECT

Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95441
707-239-9076
Contact: Jon Worden

HFC

Developer:
Fountaingrove/ Terrazzo
General Partnership
200 Fourth Street/ Suite 240
Santa Rosa, CA 95404
707-5698-3482
Contact: Kristin Kiefer

QUADRIGA

landscape architecture and planning, inc.

Landscape Architect:
Quadriga
1212 Fourth Street
Santa Rosa, CA 95404
916-244-7673
Contact: John Suesens

CARLILE • MACY

Civil Engineer:
Carlisle Macy
15 Third Street
Santa Rosa, CA 95401
707-542-6451
Contact: Dave Hansen

Location Key

Terrazzo

Residential Masterplan

Visual Analysis

Prepared by
Scott Malerbi
Digital Realm

A-1

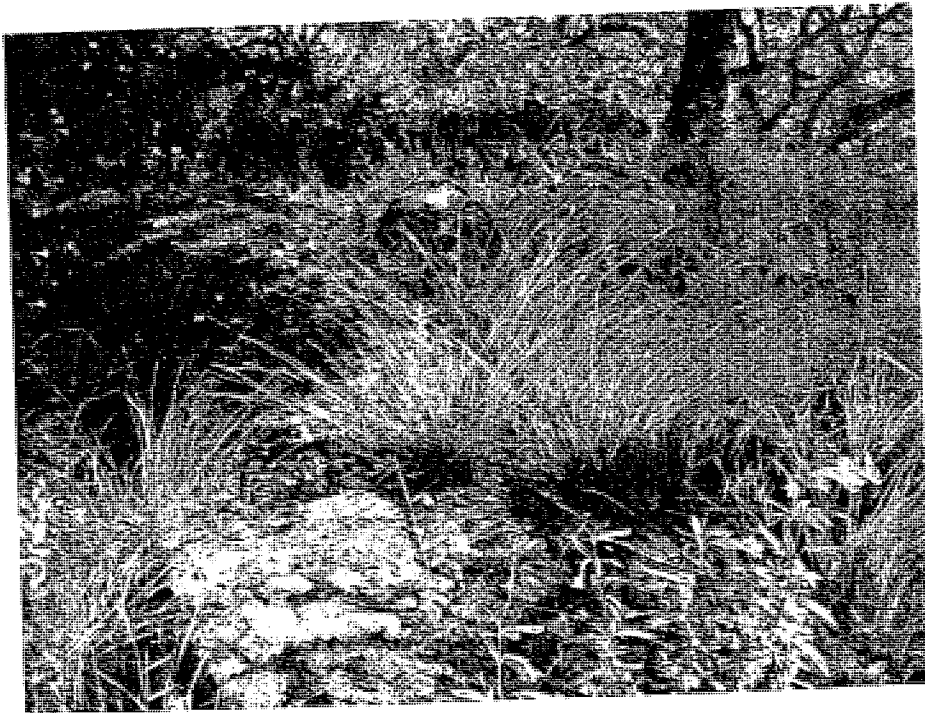
2-9-16

SPECIAL STATUS SPECIES SURVEY & DATABASE SEARCH

TERRAZZO AT FOUNTAINGROVE SANTA ROSA, SONOMA COUNTY CALIFORNIA

Prepared for:
Mr. Bill Carle
Hugh Futrell Development Corp.
200 4th Street, Suite 250
Santa Rosa, CA 95404

Date: June 4, 2009



Prepared by Denise Kelly, Environmental Horticulture
707 290-4120 denise.kelly01@att.net

June 4, 2009

Denise Kelly
122 Alderbrook Dr.
Santa Rosa, CA
95405

Mr. Bill Carle
Hugh Futrell Corporation
200 Fourth Street, Suite 250
Santa Rosa, CA 95404

Re: Terrazzo at Fountaingrove Special Status Species Survey

Dear Bill,

Per your request, please find the following enclosures:

- Database search information from CNPS, CNDDDB, USFWS (Attachment 1)
- Species list of plants found at the project site during the May survey (Attachment 2)
- A web print-out from CNPS describing the rare plant ranking system (Attachment 3)
- An aerial photo of the site that shows approximate outlines of the native grassland areas (Figure 1)

The purpose of the survey was to identify the presence and*location of potentially occurring sensitive plant species or communities. The information presented here is deliberately limited in scope, and not intended as a complete survey or report. This field survey did not locate any special status species.

Methods

Background Information

A background information search was conducted prior to the site visits to identify potential sensitive plant species or communities that may occur in the Study Area vicinity. Sources of this information were the California Native Plant Society (CNPS), the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Game Natural Diversity Database (CNDDDB). The USGS search quadrangles included Santa Rosa, Sebastopol, Mark West Springs, Calistoga, Kenwood, Glen Ellen, Cotati, Two Rock, and Healdsburg.

Field Survey

Focused rare plant surveys were conducted on May 8 and May 15, 2009. During these surveys the entire Study Area (potential project site) designated within the property boundary on the aerial map was traversed on foot in a meandering transects fashion. The surveys corresponded with peak bloom times for observing a portion of the rare plant species with the potential to occur within the vicinity. Denise Kelly, who has experience performing rare plant surveys and identifying the rare plant species that could occur in the area, conducted the field survey. All plants were identified using the Jepson Manual (Hickman [ed.] 1993).

Results

Study Area Plant Communities

The site is located west of Fountain Grove Parkway, Santa Rosa, just north of the intersection with Stagecoach Road. Fountaingrove Golf and Athletic Club border the site to the north, south, and west.

Vegetation in the Study Area was classified according to Holland (1986). The project site is approximately 7.5 acres and is characterized by a coast live oak woodland community, dominated by coast live oak (*Quercus agrifolia*). This intergrades with Valley needlegrass grassland, predominantly purple needlegrass (*Nassella pulchra*), and ruderal grasses on the east-facing slope. The shrubby understory is dominated by poison oak (*Toxicodendron diversilobum*), with sticky monkeyflower (*Mimulus aurantiacus*) near rock outcroppings. Other woody species on the site include blue oak (*Quercus douglasii*), California black oak (*Quercus kelloggii*), Oregon white oak (*Quercus garryana*), bay laurel (*Umbellularia californica*), madrone (*Arbutus menziesii*) and coyote brush (*Baccharis pilularis*). Herbaceous species include the purple needlegrass, blue wild-rye (*Elymus glaucus*), ripgut brome (*Bromus diandrus*), false brome (*Brachypodium distachyon*), gamble weed (*Sanicula crassicaulis*), clovers (*Trifolium* spp.), vetch (*Vicia* spp.), Italian thistle (*Carduus pycnocephalus*), and yellow star-thistle (*Centaurea solstitialis*).

Chaparral communities with sensitive species of *Ceanothus* (*Ceanothus* spp.) and manzanita (*Arctostaphylos* spp.) are found close to the project site near the top of Fountain Grove Parkway. Locating specimens of these woody evergreen shrubs was specifically emphasized, bearing in mind they bloom in early spring months. One large specimen of Stanford manzanita (*Arctostaphylos stanfordiana*), not a special status species, was found growing near the golf course maintenance area, as well as one small heavily browsed plant near the athletic club. Other than these two specimens, no other manzanita or ceanothus were observed on the project site.

History of Fire

Many of the trees have trunk scars, hollows and bark checkering/plating from the extensive ridge fire in 1964. Many of the trees have heavy callus formations near the base of the trunk, also likely from fire wounds and subsequent woundwood formation.

Native Grassland Plant Community

Valley needlegrass grassland is present on the site. It is described in the second edition of the *Manual of California Vegetation*, which is in press. (Todd Keeler-Wolf, personal communication, May 26, 2009). The *Manual* describes sampling protocols for various plant communities and also lists the Natural Diversity Database Element Ranking at the global and state levels. For example, the Valley needlegrass grassland found on the site has a ranking of G4, S3? Please refer to the attached information from CNPS on rare plant definitions that describe the ranking system (Attachment 3: California Native Plant Society -Rare Plants: Definitions).

The *Manual* protocol for sampling Valley needlegrass grassland describes >10% relative cover of the herbaceous layer and >5% absolute cover as a characteristic to dominant species in the herbaceous layer. From visual estimates, the purple needlegrass cover meets or exceeds those percentages on the site (Figure 1: Fountain Grove Village site analysis with grassland overlay).

Please do not hesitate to call me with any questions regarding this information.

Respectfully yours,

Denise Kelly

707 290-4120

denise.kelly01@att.net

REFERENCES

California Department of Fish and Game (CDFG). 2009. California Natural Diversity Database, Wildlife and Habitat Data Analysis Branch. Sacramento.

CDFG. May 2000. Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities. State of California, The Resources Agency, California Department of Fish and Game, Sacramento.

California Native Plant Society (CNPS). 2009. Electronic Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society, Sacramento, California.

CNPS. June, 2001. Sixth Edition. CNPS Botanical Survey Guidelines. California Native Plant Society.

Hickman, J.C. (ed.) 1993. The Jepson Manual: Higher Plants of California. University of California Press. Berkeley and Los Angeles, California.

Holland, R.F. 1986. Preliminary Descriptions of Terrestrial Natural Communities of California. California Department of Fish and Game, Sacramento, California.

Nelson, James R. 1998. Rare Plant Surveys: Techniques for Impact Assessment. California Native Plant Society, Sacramento, California.

Sawyer, John O. and Todd Keeler-Wolf. 1995. A Manual of California Vegetation. California Native Plant Society, Sacramento, California.

United States Fish and Wildlife Service. January 2000. Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants. Sacramento Fish and Wildlife Office.

ATTACHMENT I:

DATABASE SEARCH INFORMATION

CNPS Inventory of Rare and Endangered Plants

Status: Plant Press Manager window with 68 items - Wed, May. 13, 2009 09:54 c

Reformat list as:

ECOLOGICAL REPORT

scientific	family	life form	blooming	communities	elevation	CNPS
<u>Allium</u> <u>peninsulare</u> <u>var. franciscanum</u>	Liliaceae	perennial bulbiferous herb	May-Jun	•Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/clay, volcanic, often serpentinite	52 - 300 meters	List 1B.2
<u>Alopecurus</u> <u>aequalis</u> <u>var.</u> <u>sonomensis</u>	Poaceae	perennial herb	May-Jul	•Marshes and swamps (MshSw)(freshwater) •Riparian scrub (RpScr)	5 - 365 meters	List 1B.1
<u>Amorpha</u> <u>californica</u> <u>var.</u> <u>napensis</u>	Fabaceae	perennial deciduous shrub	Apr-Jul	•Broadleafed upland forest (BUFRs)(openings) •Chaparral (Chprl) •Cismontane woodland (CmWld)	120 - 2000 meters	List 1B.2
<u>Anomobryum</u> <u>julaceum</u>	Bryaceae	moss		•Broadleafed upland forest (BUFRs) •Lower montane coniferous forest (LCFRs) •North Coast coniferous forest (NCFrs)/damp rock and soil on outcrops, usually on roadcuts	100 - 1000 meters	List 2.2
<u>Arctostaphylos</u> <u>canescens</u> <u>ssp.</u> <u>sonomensis</u>	Ericaceae	perennial evergreen shrub	Jan-Jun	•Chaparral (Chprl) •Lower montane coniferous forest (LCFRs)/sometimes serpentinite	180 - 1675 meters	List 1B.2
<u>Arctostaphylos</u> <u>densiflora</u>	Ericaceae	perennial evergreen shrub	Feb-Apr	•Chaparral (Chprl)(acid marine sand)	50 - 120 meters	List 1B.1
<u>Arctostaphylos</u> <u>stanfordiana</u> <u>ssp.</u> <u>decumbens</u>	Ericaceae	perennial evergreen shrub	Feb-Apr	•Chaparral (Chprl)(rhyolitic) •Cismontane woodland (CmWld)	75 - 370 meters	List 1B.1

<u>Astragalus claranus</u>	Fabaceae	annual herb	Mar-May	<ul style="list-style-type: none"> •Chaparral (Chprl) (openings) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/serpentine or volcanic, rocky, clay 	75 - 275 meters	List 1B.1
<u>Balsamorhiza macrolepis</u> var. <u>macrolepis</u>	Asteraceae	perennial herb	Mar-Jun	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/sometimes serpentine 	90 - 1400 meters	List 1B.2
<u>Blennosperma bakeri</u>	Asteraceae	annual herb	Mar-May	<ul style="list-style-type: none"> •Valley and foothill grassland (VFGrs)(mesic) •Vernal pools (VnPls) 	10 - 110 meters	List 1B.1
<u>Brodiaea californica</u> var. <u>leptandra</u>	Liliaceae	perennial bulbiferous herb	May-Jul	<ul style="list-style-type: none"> •Broadleaved upland forest (BUFr) •Chaparral (Chprl) •Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFr) •Valley and foothill grassland (VFGrs)/volcanic 	110 - 915 meters	List 1B.2
<u>Calamagrostis crassiglumis</u>	Poaceae	perennial rhizomatous herb	May-Jul	<ul style="list-style-type: none"> •Coastal scrub (CoScr) (mesic) •Marshes and swamps (MshSw)(freshwater) 	10 - 45 meters	List 2.1
<u>Calystegia collina</u> ssp. <u>oxyphylla</u>	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	<ul style="list-style-type: none"> •Chaparral (Chprl) •Lower montane coniferous forest (LCFr) •Valley and foothill grassland (VFGrs)/serpentine 	279 - 1010 meters	List 4.2
<u>Campanula californica</u>	Campanulaceae	perennial rhizomatous herb	Jun-Oct	<ul style="list-style-type: none"> •Bogs and fens (BgFns) •Closed-cone coniferous forest (CCFr) 	1 - 405 meters	List 1B.2

				<ul style="list-style-type: none"> •Coastal prairie (CoPrr) •Meadows and seeps (Medws) •Marshes and swamps (MshSw)(freshwater) •North Coast coniferous forest (NCFrs)/mesic 		
<u>Carex albida</u>	Cyperaceae	perennial rhizomatous herb	May-Jul	<ul style="list-style-type: none"> •Bogs and fens (BgFns) •Marshes and swamps (MshSw)(freshwater) 	15 - 90 meters	List 1B.1
<u>Castilleja uliginosa</u>	Scrophulariaceae	perennial herb hemiparasitic	Jun-Jul	<ul style="list-style-type: none"> •Marshes and swamps (MshSw)(freshwater) 	60 - 60 meters	List 1A
<u>Ceanothus confusus</u>	Rhamnaceae	perennial evergreen shrub	Feb-Jun	<ul style="list-style-type: none"> •Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Cismontane woodland (CmWld)/volcanic or serpentinite 	75 - 1065 meters	List 1B.1
<u>Ceanothus divergens</u>	Rhamnaceae	perennial evergreen shrub	Feb-Mar	<ul style="list-style-type: none"> •Chaparral (Chprl) (serpentinite or volcanic, rocky) 	170 - 950 meters	List 1B.2
<u>Ceanothus foliosus</u> var. <u>vineatus</u>	Rhamnaceae	perennial evergreen shrub	Mar-May	<ul style="list-style-type: none"> •Chaparral (Chprl) 	45 - 305 meters	List 1B.1
<u>Ceanothus purpureus</u>	Rhamnaceae	perennial evergreen shrub	Feb-Jun	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld)/volcanic, rocky 	120 - 640 meters	List 1B.2
<u>Ceanothus sonomensis</u>	Rhamnaceae	perennial evergreen shrub	Feb-Apr	<ul style="list-style-type: none"> •Chaparral (Chprl)(sandy, serpentinite or volcanic) 	215 - 800 meters	List 1B.2
<u>Centromadia parryi</u> ssp. <u>parryi</u>	Asteraceae	annual herb	May-Nov	<ul style="list-style-type: none"> •Chaparral (Chprl) •Coastal prairie (CoPrr) •Meadows and seeps (Medws) •Marshes and swamps (MshSw)(coastal salt) •Valley and foothill grassland (VFGrs)(vernally mesic)/often alkaline 	2 - 420 meters	List 1B.2
<u>Chorizanthe valida</u>	Polygonaceae	annual herb	Jun-Aug	<ul style="list-style-type: none"> •Coastal prairie (CoPrr) (sandy) 	10 - 305 meters	List 1B.1

<u>Clarkia imbricata</u>	Onagraceae	annual herb	Jun-Aug	•Chaparral (Chprl) •Valley and foothill grassland (VFGrs)/acidic sandy loam	50 - 75 meters	List 1B.1
<u>Cordylanthus tenuis ssp. capillaris</u>	Scrophulariaceae	annual herb hemiparasitic	Jun-Sep	•Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl)/serpentine	45 - 305 meters	List 1B.2
<u>Delphinium luteum</u>	Ranunculaceae	perennial herb	Mar-May	•Chaparral (Chprl) •Coastal prairie (CoPrr) •Coastal scrub (CoScr)/rocky	0 - 100 meters	List 1B.1
<u>Downingia pusilla</u>	Campanulaceae	annual herb	Mar-May	•Valley and foothill grassland (VFGrs)(mesic) •Vernal pools (VnPls)	1 - 445 meters	List 2.2
<u>Erigeron biolettii</u>	Asteraceae	perennial herb	Jun-Oct	•Broadleafed upland forest (BUFrS) •Cismontane woodland (CmWld) •North Coast coniferous forest (NCFrS)/rocky, mesic	30 - 1100 meters	List 3
<u>Erigeron serpentinus</u>	Asteraceae	perennial herb	May-Aug	•Chaparral (Chprl) (serpentine, seeps)	60 - 670 meters	List 1B.3
<u>Eryngium constancei</u>	Apiaceae	annual/perennial herb	Apr-Jun	•Vernal pools (VnPls)	460 - 855 meters	List 1B.1
<u>Eryngium pinnatisectum</u>	Apiaceae	annual/perennial herb	May-Aug	•Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFrS) •Vernal pools (VnPls)/mesic	70 - 915 meters	List 1B.2
<u>Fritillaria liliacea</u>	Liliaceae	perennial bulbiferous herb	Feb-Apr	•Cismontane woodland (CmWld) •Coastal prairie (CoPrr) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/often serpentine	3 - 410 meters	List 1B.2
<u>Gilia capitata ssp. tomentosa</u>	Polemoniaceae	annual herb	May-Jul	•Coastal bluff scrub (CBScr) (rocky, outcrops)	15 - 155 meters	List 1B.1

<u>Hemizonia congesta</u> ssp. <u>congesta</u>	Asteraceae	annual herb	Apr-Nov	•Valley and foothill grassland (VFGrs)/sometimes roadsides	20 - 560 meters	List 1B.2
<u>Horkelia tenuiloba</u>	Rosaceae	perennial herb	May-Jul	•Broadleaved upland forest (BUFRs) •Chaparral (Chprl) •Valley and foothill grassland (VFGrs)/mesic openings, sandy	50 - 500 meters	List 1B.2
<u>Lasthenia burkei</u>	Asteraceae	annual herb	Apr-Jun	•Meadows and seeps (Medws)(mesic) •Vernal pools (VnPls)	15 - 600 meters	List 1B.1
<u>Lasthenia californica</u> ssp. <u>bakeri</u>	Asteraceae	perennial herb	Apr-Oct	•Closed-cone coniferous forest (CCFRs)(openings) •Coastal scrub (CoScr) •Meadows and seeps (Medws) •Marshes and swamps (MshSw)	60 - 520 meters	List 1B.2
<u>Lasthenia conjugens</u>	Asteraceae	annual herb	Mar-Jun	•Cismontane woodland (CmWld) •Playas (Plyas)(alkaline) •Valley and foothill grassland (VFGrs) •Vernal pools (VnPls)/mesic	0 - 470 meters	List 1B.1
<u>Layia septentrionalis</u>	Asteraceae	annual herb	Apr-May	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/sandy, serpentinite	100 - 1095 meters	List 1B.2
<u>Legenere limosa</u>	Campanulaceae	annual herb	Apr-Jun	•Vernal pools (VnPls)	1 - 880 meters	List 1B.1
<u>Leptosiphon jepsonii</u>	Polemoniaceae	annual herb	Mar-May	•Chaparral (Chprl) •Cismontane woodland (CmWld)/usually volcanic	100 - 500 meters	List 1B.2
<u>Lessingia hololeuca</u>	Asteraceae	annual herb	Jun-Oct	•Broadleaved upland forest (BUFRs) •Coastal scrub (CoScr)	15 - 305 meters	List 3

				•Lower montane coniferous forest (LCFr)s •Valley and foothill grassland (VFGrs)/clay, serpentinite		
<u>Lilium pardalinum</u> <u>ssp. pitkinense</u>	Liliaceae	perennial bulbiferous herb	Jun-Jul	•Cismontane woodland (CmWld) •Meadows and seeps (Medws) •Marshes and swamps (MshSw) (freshwater)/mesic, sandy	35 - 65 meters	List 1B.1
<u>Limnanthes</u> <u>vinculans</u>	Limnanthaceae	annual herb	Apr-May	•Meadows and seeps (Medws) •Valley and foothill grassland (VFGrs) •Vernal pools (VnPIs)/vernally mesic	15 - 305 meters	List 1B.1
<u>Lupinus sericatus</u>	Fabaceae	perennial herb	Mar-Jun	•Broadleafed upland forest (BUFr)s •Chaparral (Chprl) •Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFr)s.	275 - 1525 meters	List 1B.2
<u>Mertensia bella</u>	Boraginaceae	perennial herb	May-Jul	•Meadows and seeps (Medws) •Upper montane coniferous forest (UCFr)s/mesic	1500 - 2000 meters	List 2.2
<u>Micropus</u> <u>amphibolus</u>	Asteraceae	annual herb	Mar-May	•Broadleafed upland forest (BUFr)s •Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/rocky	45 - 825 meters	List 3.2
<u>Microseris</u> <u>paludosa</u>	Asteraceae	perennial herb	Apr-Jun(Jul) Months in parentheses are uncommon.	•Closed-cone coniferous forest (CCFr)s •Cismontane woodland (CmWld)	5 - 300 meters	List 1B.2

					<ul style="list-style-type: none"> •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs) 		
<u>Monardella villosa</u> <u>ssp. globosa</u>	Lamiaceae	perennial rhizomatous herb	Jun-Jul(Aug) Months in parentheses are uncommon.		<ul style="list-style-type: none"> •Broadleaved upland forest (BUFr)(openings) •Chaparral (Chprl)(openings) •Cismontane woodland (CmWld) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs) 	100 - 915 meters	List 1B.2
<u>Navarretia leucocephala</u> ssp. <u>bakeri</u>	Polemoniaceae	annual herb	Apr-Jul		<ul style="list-style-type: none"> •Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFr) •Meadows and seeps (Medws) •Valley and foothill grassland (VFGrs) •Vernal pools (VnPls)/mesic 	5 - 1740 meters	List 1B.1
<u>Navarretia leucocephala</u> ssp. <u>plieantha</u>	Polemoniaceae	annual herb	May-Jun		<ul style="list-style-type: none"> •Vernal pools (VnPls) (volcanic ash flow) 	30 - 950 meters	List 1B.2
<u>Penstemon newberryi</u> var. <u>sonomensis</u>	Scrophulariaceae	perennial herb	Apr-Aug		<ul style="list-style-type: none"> •Chaparral (Chprl)(rocky) 	700 - 1370 meters	List 1B.3
<u>Plagiobothrys strictus</u>	Boraginaceae	annual herb	Mar-Jun		<ul style="list-style-type: none"> •Meadows and seeps (Medws) •Valley and foothill grassland (VFGrs) •Vernal pools (VnPls)/alkaline areas near thermal springs 	90 - 160 meters	List 1B.1
<u>Pleuropogon hooverianus</u>	Poaceae	perennial rhizomatous herb	Apr-Aug		<ul style="list-style-type: none"> •Broadleaved upland forest (BUFr) •Meadows and seeps (Medws) •North Coast coniferous forest (NCFrs)/open areas, 	10 - 671 meters	List 1B.1

<u>Poa napensis</u>	Poaceae	perennial herb	May-Aug	mesic •Meadows and seeps (Medws) •Valley and foothill grassland (VFGrs)/alkaline, near thermal springs	100 - 200 meters	List 1B.1
<u>Potentilla hickmanii</u>	Rosaceae	perennial herb	Apr-Aug	•Coastal bluff scrub (CBScr) •Closed-cone coniferous forest (CCFr) •Meadows and seeps (Medws)(vernally mesic) •Marshes and swamps (MshSw)(freshwater)	10 - 149 meters	List 1B.1
<u>Rhynchospora alba</u>	Cyperaceae	perennial rhizomatous herb	Jul-Aug	•Bogs and fens (BgFns) •Meadows and seeps (Medws) •Marshes and swamps (MshSw)(freshwater)	60 - 2040 meters	List 2.2
<u>Rhynchospora californica</u>	Cyperaceae	perennial rhizomatous herb	May-Jul	•Bogs and fens (BgFns) •Lower montane coniferous forest (LCFr) •Meadows and seeps (Medws)(seeps) •Marshes and swamps (MshSw)(freshwater)	45 - 1010 meters	List 1B.1
<u>Rhynchospora capitellata</u>	Cyperaceae	perennial herb	Jul-Aug	•Lower montane coniferous forest (LCFr) •Meadows and seeps (Medws) •Marshes and swamps (MshSw) •Upper montane coniferous forest (UCFr)/mesic	455 - 2000 meters	List 2.2
<u>Rhynchospora globularis</u> var. <u>globularis</u>	Cyperaceae	perennial rhizomatous herb	Jul-Aug	•Marshes and swamps (MshSw)(freshwater)	45 - 60 meters	List 2.1
<u>Sidalcea hickmanii</u> ssp. <u>napensis</u>	Malvaceae	perennial herb	Apr-Jun	•Chaparral (Chprl)/rhyolitic	415 - 610 meters	List 1B.1
<u>Sidalcea hickmanii</u> ssp. <u>viridis</u>	Malvaceae	perennial herb	May-Jun	•Chaparral (Chprl) (serpentine)	50 - 430 meters	List 1B.3

<u>Sidalcea oregana</u> <u>ssp. valida</u>	Malvaceae	perennial rhizomatous herb	Jun-Sep	•Marshes and swamps (MshSw)(freshwater)	115 - 150 meters	List 1B.1
<u>Trifolium amoenum</u>	Fabaceae	annual herb	Apr-Jun	•Coastal bluff scrub (CBScr) •Valley and foothill grassland (VFGrs) (sometimes serpentine)	5 - 415 meters	List 1B.1
<u>Trifolium</u> <u>buckwestiorum</u>	Fabaceae	annual herb	Apr-Oct	•Broadleaved upland forest (BUFr) •Cismontane woodland (CmWld) •Coastal prairie (CoPrr)/gravelly, margins	105 - 610 meters	List 1B.1
<u>Trifolium</u> <u>depauperatum</u> var. <u>hydrophilum</u>	Fabaceae	annual herb	Apr-Jun	•Marshes and swamps (MshSw) •Valley and foothill grassland (VFGrs)(mesic, alkaline) •Vernal pools (VnPIs)	0 - 300 meters	List 1B.2
<u>Triquetrella</u> <u>californica</u>	Pottiaceae	moss	•Coastal bluff scrub (CBScr) •Coastal scrub (CoScr)/soil	10 - 100 meters	List 1B.2	
<u>Viburnum ellipticum</u>	Caprifoliaceae	perennial deciduous shrub	May-Jun	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFr)	215 - 1400 meters	List 2.3



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825



May 11, 2009

Document Number: 090511050526

Denise A. Kelly
122 Alderbrook Drive
Santa Rosa, CA 95405

Subject: Species List for Terrazzo

Dear: Ms. Kelly

We are sending this official species list in response to your May 11, 2009 request for information about endangered and threatened species. The list covers the California counties and/or U.S. Geological Survey 7½ minute quad or quads you requested.

Our database was developed primarily to assist Federal agencies that are consulting with us. Therefore, our lists include all of the sensitive species that have been found in a certain area *and also ones that may be affected by projects in the area*. For example, a fish may be on the list for a quad if it lives somewhere downstream from that quad. Birds are included even if they only migrate through an area. In other words, we include all of the species we want people to consider when they do something that affects the environment.

Please read Important Information About Your Species List (below). It explains how we made the list and describes your responsibilities under the Endangered Species Act.

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be August 09, 2009.

Please contact us if your project may affect endangered or threatened species or if you have any questions about the attached list or your responsibilities under the Endangered Species Act. A list of Endangered Species Program contacts can be found at www.fws.gov/sacramento/es/branches.htm.

Endangered Species Division

TAKE PRIDE
IN AMERICA

U.S. Fish & Wildlife Service
Sacramento Fish & Wildlife Office

**Federal Endangered and Threatened Species that Occur in
or may be Affected by Projects in the Counties and/or
U.S.G.S. 7 1/2 Minute Quads you requested**

Document Number: 090519075023

Database Last Updated: January 29, 2009

Quad Lists

Listed Species

Invertebrates

Syncaris pacifica
California freshwater shrimp (E)

Fish

Hypomesus transpacificus
delta smelt (T)

Oncorhynchus kisutch
coho salmon - central CA coast (E) (NMFS)
Critical habitat, coho salmon - central CA coast (X) (NMFS)

Oncorhynchus mykiss
Central California Coastal steelhead (T) (NMFS)
Central Valley steelhead (T) (NMFS)
Critical habitat, Central California coastal steelhead (X) (NMFS)

Oncorhynchus tshawytscha
California coastal chinook salmon (T) (NMFS)
Central Valley spring-run chinook salmon (T) (NMFS)
Critical habitat, California coastal chinook salmon (X) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

Ambystoma californiense
California tiger salamander, central population (T)
California tiger salamander, Sonoma Co. pop (E)

Rana aurora draytonii
California red-legged frog (T)

Birds

Brachyramphus marmoratus
marbled murrelet (T)

Sternula antillarum (= *Sterna*, = *albifrons*) *browni*
California least tern (E)

Strix occidentalis caurina
northern spotted owl (T)

Mammals

Reithrodontomys raviventris
salt marsh harvest mouse (E)

Plants

Alopecurus aequalis var. *sonomensis*

Sonoma alopecurus (E)

Astragalus clarianus

Clara Hunt's milk-vetch (E)

Blennosperma bakeri

Baker's stickyseed [=Sonoma Sunshine] (E)

Carex albida

white sedge (E)

Clarkia imbricata

Vine Hill clarkia (E)

Eryngium constancei

Loch Lomond coyote-thistle (=button-celery) (E)

Lasthenia burkei

Burke's goldfields (E)

Lilium pardalinum ssp. *pitkinense*

Pitkin Marsh lily (E)

Limnanthes vinculans

Sebastopol meadowfoam (E)

Navarretia leucocephala ssp. *plieantha*

many-flowered navarretia (E)

Plagiobothrys strictus

Calistoga allocarya (popcorn-flower) (E)

Poa napensis

Napa bluegrass (E)

Sidalcea oregana ssp. *valida*

Kenwood Marsh checkermallow (=checkerbloom) (E)

Proposed Species

Amphibians

Rana aurora draytonii

Critical habitat, California red-legged frog (PX)

Quads Containing Listed, Proposed or Candidate Species:

KENWOOD (501A)

SANTA ROSA (501B)

COTATI (501C)

GLEN ELLEN (501D)

SEBASTOPOL (502A)

TWO ROCK (502D)

MARK WEST SPRINGS (517C)

CALISTOGA (517D)

HEALDSBURG (518D)

County Lists

No county species lists requested.

Key:

- (E) *Endangered* - Listed as being in danger of extinction.
- (T) *Threatened* - Listed as likely to become endangered within the foreseeable future.
- (P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.
- (NMFS) Species under the Jurisdiction of the National Oceanic & Atmospheric Administration Fisheries Service. Consult with them directly about these species.
- Critical Habitat* - Area essential to the conservation of a species.
- (PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.
- (C) *Candidate* - Candidate to become a proposed species.
- (V) Vacated by a court order. Not currently in effect. Being reviewed by the Service.
- (X) *Critical Habitat* designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, **or may be affected by** projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regardless of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the area covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the surrounding quads through the California Native Plant Society's online Inventory of Rare and Endangered Plants.

Surveying

Some of the species on your list may not be affected by your project. A trained biologist and/or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list. See our Protocol and Recovery Permits pages.

For plant surveys, we recommend using the Guidelines for Conducting and Reporting Botanical Inventories. The results of your surveys should be published in any environmental documents prepared for your project.

Your Responsibilities Under the Endangered Species Act

All animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm,

pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR §17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service. During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.
- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project.

Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compensates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our Map Room page.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Species of Concern

The Sacramento Fish & Wildlife Office no longer maintains a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts.
[More info](#)

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6580.

Updates

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be August 17, 2009.

Natural Diversity Database
 Selected Elements by Scientific Name - Portrait
 Terrazzo Fountaingrove

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1 <i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	PMLIL021R1			G5T2	S2.2	1B.2
2 <i>Alopecurus aequalis</i> var. <i>sonomensis</i> Sonoma alopecurus	PMPQA07012	Endangered		G5T1Q	S1.1	1B.1
3 <i>Amorpha californica</i> var. <i>napensis</i> Napa false indigo	PDFAB08012			G4T2	S2.2	1B.2
4 <i>Anomobryum julaceum</i> slender silver moss	NBMUS80010			G4G5	S1.3	2.2
5 <i>Arctostaphylos canescens</i> ssp. <i>sonomensis</i> Sonoma canescent manzanita	PDERI04066			G3G4T2	S2.1	1B.2
6 <i>Arctostaphylos densiflora</i> Vine Hill manzanita	PDERI040C0		Endangered	G1	S1.1	1B.1
7 <i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i> Rincon Ridge manzanita	PDERI041G4			G3T1	S1.1	1B.1
8 <i>Astragalus claranus</i> Clara Hunt's milk-vetch	PDFAB0F240	Endangered	Threatened	G1	S1.1	1B.1
9 <i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i> big-scale balsamroot	PDAST11061			G3G4T2	S2.2	1B.2
10 <i>Blennosperma bakeri</i> Sonoma sunshine	PDAST1A010	Endangered	Endangered	G1	S1.2	1B.1
11 <i>Brodiaea californica</i> var. <i>leptandra</i> narrow-anthered California brodiaea	PMLIL0C022			G4?T2T3	S2S3.2	1B.2
12 <i>Calamagrostis crassiglumis</i> Thurber's reed grass	PMPOA17070			G3Q	S1.2	2.1
13 <i>Calystegia collina</i> ssp. <i>oxyphylla</i> Mt. Saint Helena morning-glory	PDCON04032			G4T3	S3.2	4.2
14 <i>Campanula californica</i> swamp harebell	PDCAM02060			G3	S3.2	1B.2
15 <i>Carex albida</i> Sonoma white sedge	PMCYP030D0	Endangered	Endangered	G1	S1.1	1B.1
16 <i>Castilleja uliginosa</i> Pitkin Marsh Indian paintbrush	PDSCR0D380		Endangered	GXQ	SX	1A
17 <i>Ceanothus confusus</i> Rincon Ridge ceanothus	PDRHA04220			G2	S2.2	1B.1
18 <i>Ceanothus divergens</i> Calistoga ceanothus	PDRHA04240			G2	S2.2	1B.2
19 <i>Ceanothus foliosus</i> var. <i>vineatus</i> Vine Hill ceanothus	PDRHA040D6			G3T1	S1?	1B.1
20 <i>Ceanothus purpureus</i> holly-leaved ceanothus	PDRHA04160			G2	S2.2	1B.2
21 <i>Ceanothus sonomensis</i> Sonoma ceanothus	PDRHA04420			G2	S2.2	1B.2
22 <i>Centromadia parryi</i> ssp. <i>parryi</i> pappose tarplant	PDAST4R0P2			G4T2	S2.2	1B.2
23 <i>Chorizanthe valida</i> Sonoma spineflower	PDPGN040V0	Endangered	Endangered	G1	S1.1	1B.1

Selected Elements by Scientific Name - Portrait
Terrazzo Fountaingrove

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
24 <i>Clarkia imbricata</i> Vine Hill clarkia	PDONA050K0	Endangered	Endangered	G1	S1.1	1B.1
25 <i>Coastal and Valley Freshwater Marsh</i>	CTT52410CA			G3	S2.1	
26 <i>Delphinium luteum</i> golden larkspur	PDRAN0B0Z0	Endangered	Rare	G1	S1.1	1B.1
27 <i>Downingia pusilla</i> dwarf downingia	PDCAM060C0			G3	S3.1	2.2
28 <i>Eryngium constancei</i> Loch Lomond button-celery	PDAP10Z0W0	Endangered	Endangered	G1	S1.1	1B.1
29 <i>Fritillaria liliacea</i> fragrant fritillary	PMLIL0V0C0			G2	S2.2	1B.2
30 <i>Gilia capitata ssp. tomentosa</i> woolly-headed gilia	PDPLM040B9			G5T1	S1.1	1B.1
31 <i>Hemizonia congesta ssp. congesta</i> seaside tarplant	PDAST4R065			G5T2T3	S2S3	1B.2
32 <i>Horkelia tenuiloba</i> thin-lobed horkelia	PDROS0W0E0			G2	S2.2	1B.2
33 <i>Lasthenia burkei</i> Burke's goldfields	PDAST5L010	Endangered	Endangered	G1	S1.1	1B.1
34 <i>Lasthenia californica ssp. bakeri</i> Baker's goldfields	PDAST5L0C4			G3TH	SH	1B.2
35 <i>Layia septentrionalis</i> Colusa layia	PDAST5N0F0			G2	S2.2	1B.2
36 <i>Legenere limosa</i> legenere	PDCAM0C010			G2	S2.2	1B.1
37 <i>Leptosiphon jepsonii</i> Jepson's leptosiphon	PDPLM09140			G2	S2.2	1B.2
38 <i>Lilium pardallnum ssp. pitkinense</i> Pitkin Marsh lily	PMLIL1A0H3	Endangered	Endangered	G5T1	S1.1	1B.1
39 <i>Limnanthes vincularis</i> Sebastopol meadowfoam	PDLIM02090	Endangered	Endangered	G2	S2.1	1B.1
40 <i>Lupinus sericatus</i> Cobb Mountain lupine	PDFAB2B3J0			G2	S2.2	1B.2
41 <i>Microseris paludosa</i> marsh microseris	PDAST6E0D0			G2	S2.2	1B.2
42 <i>Monardella villosa ssp. globosa</i> robust monardella	PDLAM180P7			G5T2	S2.2	1B.2
43 <i>Navarretia leucocephala ssp. bakeri</i> Baker's navarretia	PDPLM0C0E1			G4T2	S2.1	1B.1
44 <i>Navarretia leucocephala ssp. pliantha</i> many-flowered navarretia	PDPLM0C0E5	Endangered	Endangered	G4T1	S1.2	1B.2
45 <i>Northern Hardpan Vernal Pool</i>	CTT44110CA			G3	S3.1	
46 <i>Northern Vernal Pool</i>	CTT44100CA			G2	S2.1	
47 <i>Penstemon newberryi var. sonomensis</i> Sonoma beardtongue	PDSCR1L483			G4T1	S1.3	1B.3

Selected Elements by Scientific Name - Portrait
Terrazzo Fountaingrove

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
48 <i>Plagiobothrys strictus</i> Calistoga popcorn-flower	PDBOR0V120	Endangered	Threatened	G1	S1.1	1B.1
49 <i>Pleuropogon hooverianus</i> North Coast semaphore grass	PMPOA4Y070		Threatened	G1	S1.1	1B.1
50 <i>Poa napensis</i> Napa blue grass	PMPOA4Z1R0	Endangered	Endangered	G1	S1.1	1B.1
51 <i>Potentilla hickmanii</i> Hickman's cinquefoil	PDROS1B0U0	Endangered	Endangered	G1	S1.1	1B.1
52 <i>Rhynchospora alba</i> white beaked-rush	PMCYP0N010			G5	S3.2	2.2
53 <i>Rhynchospora californica</i> California beaked-rush	PMCYP0N060			G1	S1.1	1B.1
54 <i>Rhynchospora capitellata</i> brownish beaked-rush	PMCYP0N080			G5	S2S3	2.2
55 <i>Rhynchospora globularis</i> var. <i>globularis</i> round-headed beaked-rush	PMCYP0N0W1			G5T5?	S1	2.1
56 <i>Sidalcea hickmanii</i> ssp. <i>viridis</i> Marin checkerbloom	PDMAL110A4			G3T2	S2.2?	1B.3
57 <i>Sidalcea oregana</i> ssp. <i>valida</i> Kenwood Marsh checkerbloom	PDMAL110K5	Endangered	Endangered	G5T1	S1.1	1B.1
58 <i>Trifolium amoenum</i> two-fork clover	PDFAB40040	Endangered		G1	S1.1	1B.1
59 <i>Trifolium depauperatum</i> var. <i>hydrophilum</i> saline clover	PDFAB400R5			G5T2?	S2.2?	1B.2
60 <i>Valley Needlegrass Grassland</i>	CTT42110CA			G1	S3.1	
61 <i>Viburnum ellipticum</i> oval-leaved viburnum	PDCPR07080			G5	S2.3	2.3

Arctostaphylos stanfordiana ssp. decumbens

Rincon Ridge manzanita

Element Code: PDERI041G4

Status _____ NDDDB Element Ranks _____ Other Lists _____
 Federal: None Global: G3T1 CNPS List: 1B.1
 State: None State: S1.1

Habitat Associations _____
 General: CHAPARRAL.
 Micro: HIGHLY RESTRICTED ENDEMIC TO RED RHYOLITES IN SONOMA COUNTY. 75-310M.

Occurrence No. 5 Map Index: 08276 EO Index: 12692 Dates Last Seen _____
 Occ Rank: None Element: 1984-01-10
 Origin: Natural/Native occurrence Site: 1987-XX-XX
 Presence: Possibly Extirpated
 Trend: Unknown Record Last Updated: 1999-10-05

Quad Summary: Santa Rosa (3812246/501B)
 County Summary: Sonoma

Lat/Long: 38.49042° / -122.70555° Township: 08N
 UTM: Zone-10 N4260271 E525678 Range: 08W
 Mapping Precision: SPECIFIC Section: 35 Qtr: SE
 Symbol Type: POLYGON Meridian: M
 Area: 3.9 acres Elevation: 800 ft

Location: FOUNTAINGROVE RANCH DEVELOPMENT, BETWEEN FOUNTAINGROVE PARKWAY AND PARKER HILL ROAD, SANTA ROSA.

Location Detail: SINGLE COLONY MAPPED WITHIN THE SE 1/4 SE 1/4 SECTION 35.

Ecological: BASALT-DERIVED GUENOC GRAVELLY SILT LOAM. COASTAL PRAIRIE/GRASSLAND WITH ELYMUS, BROMUS HORDEACEOUS, ZYGADENUS, ET AL. INTERMIXED WITH QUERCUS AGRIFOLIA, BACCHARIS, ADENOSTOMA FASCICULATUM, ARCTOSTAPHYLOS MANZANITA, AND CEANOTHUS FOLIOSUS.

Threat: DEVELOPMENT MAY HAVE EXTIRPATED THIS POPULATION.

General: 1 PLANT OBSERVED IN 1980 AND 6 IN 1984. GROWING WITH THE RARE CEANOTHUS CONFUSUS.

Owner/Manager: PVT

Sources

IRV87F0001 IRVIN, J. FIELD SURVEY FORM FOR ARCTOSTAPHYLOS STANFORDIANA SSP. DECUMBENS. 1987-XX-XX.
 PAT84F0002 PATTERSON, C. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS. 1984-XX-XX.
 STE84F0008 STEIN, B. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS. 1984-01-10.

Ceanothus confusus

Rincon Ridge ceanothus

Element Code: PDRHA04220

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G2	CNPS List: 1B.1
State: None	State: S2.2	

Habitat Associations**General:** CLOSED-CONE CONIFEROUS FOREST, CHAPARRAL, CISMONTANE WOODLAND.**Micro:** KNOWN FROM VOLCANIC OR SERPENTINE SOILS, DRY SHRUBBY SLOPES. 75-1065M.

Occurrence No. 1	Map Index: 08275	EO Index: 13817	Dates Last Seen
Occ Rank: Poor			Element: 1989-05-22
Origin: Natural/Native occurrence			Site: 1989-05-22
Presence: Presumed Extant			
Trend: Unknown			

Record Last Updated: 2000-01-06

Quad Summary: Santa Rosa (3812246/501B)
County Summary: Sonoma

Lat/Long: 38.48852° / -122.69261°	Township: 07N
UTM: Zone-10 N4260064 E526807	Range: 08W
Mapping Precision: SPECIFIC	Section: 01 Qtr: SE
Symbol Type: POLYGON	Meridian: M
Area: 191.2 acres	Elevation: 800 ft

Location: RINCON RIDGE, BETWEEN PARKER HILL ROAD AND BUSH CREEK ROAD (FOUNTAINGROVE PARKWAY), SANTA ROSA.**Location Detail:** MAPPED WITHIN THE SE 1/4 SE 1/4 SEC 35, S 1/2 SEC 36, NW 1/4 SEC 1, AND E 1/2 SEC 1. COMPLEX POLYGONS; NEED GRAPHICS TO APPRECIATE.**Ecological:** OPEN GRASSLAND WITH OCCASIONAL CHAPARRAL ON SW-FACING SLOPE. ASSOCIATED WITH SOME PSEUDOTSUGA MENZIESII, LIVE OAK, ARCTOSTAPHYLOS STANFORDIANA VAR REPENS. SOIL IS BASALT DERIVED GUENOC GRAVELLY SILT/LOAM.**Threat:** ENTIRE AREA PROPOSED FOR HOUSING DEVELOPMENT.**General:** 100+ PLANTS IN NW PORTION OF SITE IN 1984. 1500 PLANTS OVER THE REST OF SITE IN 1987. POSSIBLY EXTIRPATED BY DEVELOPMENT IN 1987. INCLUDES FORMER OCCURRENCE #5.**Owner/Manager:** PVT**Sources**

ANONDM0015	ANONYMOUS. MAP (2 POPULATIONS OF CECO). XXXX-XX-XX.
BAK39S0004	BAKER, M. BAKER #9244 UC. 1939-03-20.
CLA33S0002	CLAUSEN, J. CLAUSEN #735 CAS. 1933-03-26.
EVE65S0001	EVERETT, P. EVERETT #24570 RSA. 1965-11-21.
HOW37S0008	HOWELL, J.T. HOWELL #12897 CAS #246073 (CITED IN HOW39A0001, VANNDAA0001). 1937-04-11.
HOW37S0009	HOWELL, J.T. HOWELL #13080 CAS #246074 (CITED IN HOW39A0001). 1937-07-04.
HOW39A0001	HOWELL, J.T. STUDIES IN CEANOTHUS-I, IN LEAFLETS OF WESTERN BOTANY 2(9):160. 1939-02-XX.
HOWNDS0012	HOWELL, J. HOWELL #10946 HERBARIUM UNKNOWN (CITED IN HOW39A0001). XXXX-XX-XX.
IRV87F0002	IRVIN, J. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS, FROM PHONE CONVERSATION WITH ROXANNE BITTMAN. 1987-XX-XX.
LOV79U0002	LOVELL, B. CNPS RARE PLANT STATUS REPORT. 1979-XX-XX.
MCC89M0005	MCCARTEN, N. MAP FOR CEANOTHUS CONFUSUS ON RINCON RIDGE. 1989-05-22.
MCMNDS0002	MCMINN, H. MCMINN #5322 HERBARIUM UNKNOWN (CITED IN VANNDAA0001). XXXX-XX-XX.
PAT84F0002	PATTERSON, C. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS. 1984-XX-XX.
PAT89F0041	PATTERSON, C. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS. 1989-05-XX.

Ceanothus confusus

Rincon Ridge ceanothus

Element Code: PDRHA04220

_____ Status _____	_____ NDDB Element Ranks _____	_____ Other Lists _____
Federal: None	Global: G2	CNPS List: 1B.1
State: None	State: S2.2	

_____ Habitat Associations _____

General: CLOSED-CONE CONIFEROUS FOREST, CHAPARRAL, CISMONTANE WOODLAND.

Micro: KNOWN FROM VOLCANIC OR SERPENTINE SOILS, DRY SHRUBBY SLOPES. 75-1065M.

_____ Sources _____

RAI82S0003	RAICHE & ZADNIK. RAICHE, R. AND K. ZADNIK #20251 JEPS. 1982-03-27.
STE80F0004	STEIN, B. FIELD SURVEY FORM FOR ARCTOSTAPHYLOS STANFORDIANA VAR. REPENS. 1980-XX-XX.
STE84F0008	STEIN, B. FIELD SURVEY FORM FOR CEANOTHUS CONFUSUS. 1984-01-10.
THO65S0002	THORNE, R. THORNE #34348 RSA. 1965-04-20.
VANND0001	VAN RENSSSELEAR & MCMINN. "CEANOTHUS" IN ??? XXXX-XX-XX.

ATTACHMENT 2:

LIST OF SPECIES FOR MAY, 2009 SURVEY

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

SCIENTIFIC NAME	COMMON NAME
<i>Achillea millefolium</i>	yarrow
<i>Aesculus californica</i>	California buckeye
<i>Aira caryophyllaea</i> *	silver European hairgrass
<i>Adiantum jordanii</i>	California maiden-hair
<i>Agoseris grandiflora</i>	grand mountain dandelion
<i>Anagallis arvensis</i> *	scarlet pimpernel
<i>Arbutus menziesii</i>	Pacific madrone
<i>Arctostaphylos stanfordiana</i>	Stanford manzanita
<i>Avena fatua</i> *	wild oat
<i>Baccharis pilularis</i>	coyote brush
<i>Brachypodium distachyon</i> *	false brome
<i>Brassica nigra</i> *	black mustard
<i>Briza maxima</i> *	quaking grass
<i>Briza minor</i> *	little quaking grass
<i>Brodiaea elegans</i>	harvest brodiaea
<i>Bromus carinatus</i>	California brome
<i>Bromus diandrus</i> *	ripgut grass
<i>Bromus hordeaceus</i> *	soft chess
<i>Calochortus luteus</i>	gold nuggets
<i>Carduus pycnocephalus</i> *	Italian thistle
<i>Centaurea solstitialis</i> *	yellow star-thistle
<i>Centaureum muehlenbergii</i>	canchalagua
<i>Chlorogalum pomeridianum</i> var. <i>pomeridianum</i>	soap plant

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

SCIENTIFIC NAME	COMMON NAME
<i>Cirsium vulgare</i> *	bull thistle
<i>Coleonema pulchellum</i> **	breath of heaven
<i>Convolvulus arvensis</i> *	bindweed
<i>Conyza canadensis</i>	horseweed
<i>Cynoglossum grande</i>	western houndstongue
<i>Cynosurus echinatus</i> *	hedgehog dogstail
<i>Cytisus scoparius</i> *	Scotch broom
<i>Dactylis glomerata</i> *	orchard grass
<i>Daucus pusillus</i>	wild carrot
<i>Delphinium nudicaule</i>	red larkspur
<i>Dichelostemma congestum</i>	ookow
<i>Elymus glaucus</i>	blue wildrye
<i>Eremocarpus setigerus</i> *	dove weed
<i>Eriogonum fasciculatum</i> ***	California buckwheat
<i>Eriophyllum lanatum</i> var. <i>arachnoideum</i>	woolly sunflower
<i>Erodium botrys</i> *	filaree
<i>Erodium cicutarium</i> *	red-stemmed filaree
<i>Eschscholzia californica</i>	California poppy
<i>Festuca californica</i>	California fescue
<i>Filago gallica</i>	narrowleaf cottonrose
<i>Foeniculum vulgare</i> *	fennel
<i>Fragaria vesca</i>	wood strawberry
<i>Galium aparine</i>	goose grass

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

SCIENTIFIC NAME	COMMON NAME
<i>Galium californicum</i>	California bedstraw
<i>Genista monspessulana</i> *	french broom
<i>Geranium molle</i> *	dove's foot geranium
<i>Gnaphalium purpureum</i>	purple everlasting
<i>Grevillea noellii</i> **	Noell's grevillea
<i>Heteromeles arbutifolia</i>	toyon
<i>Hirschfeldia incana</i> *	summer mustard
<i>Holcus lanatus</i> *	common velvet grass
<i>Hypericum x. moserianum</i> **	gold flower
<i>Lactuca saligna</i> *	willow lettuce
<i>Lactuca serriola</i> *	prickly lettuce
<i>Lathyrus vestitus</i>	Pacific pea
<i>Leontodon taraxacoides</i> *	hawkbit
<i>Linanthus bicolor</i>	true baby stars
<i>Lolium multiflorum</i> *	Italian ryegrass
<i>Lomatium californicum</i>	California lomatium
<i>Lonicera hispidula</i> var. <i>vacillans</i>	honeysuckle
<i>Lotus humistratus</i>	shortpod lotus
<i>Lotus micranthus</i>	miniature lotus
<i>Lotus scoparius</i>	California broom
<i>Lupinus bicolor</i>	miniature lupine
<i>Lupinus nanus</i>	sky lupine
<i>Luzula comosa</i>	wood rush

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

SCIENTIFIC NAME	COMMON NAME
<i>Madia gracilis</i>	slender tarweed
<i>Marah oreganus</i>	coast man-root
<i>Melica imperfecta</i>	small-flowered melic
<i>Melica torreyana</i>	Torrey's melic
<i>Micropus californicus</i>	slender cottonweed
<i>Mimulus aurantiacus</i>	sticky monkeyflower
<i>Nassella pulchra</i>	purple needlegrass
<i>Olea europaea*</i>	olive
<i>Pellaea andromedifolia</i>	coffee fern
<i>Pentagramma triangularis</i>	gold-back fern
<i>Phleum pratense*</i>	cultivated timothy
<i>Phoradendron villosum</i>	oak mistletoe
<i>Picris echioides*</i>	bristly ox-tongue
<i>Plantago lanceolata*</i>	English plantain
<i>Poa secunda</i>	pine bluegrass
<i>Polygala californica</i>	milkwort
<i>Polypodium californicum</i>	California polypody
<i>Pseudotsuga menziesii</i>	Douglas-fir
<i>Quercus agrifolia</i>	coast live oak
<i>Quercus douglasii</i>	blue oak
<i>Quercus garryana</i>	Oregon oak
<i>Quercus kelloggii</i>	California black oak
<i>Ranunculus californicus</i>	common buttercup

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

SCIENTIFIC NAME	COMMON NAME
<i>Raphanus sativus</i> *	wild radish
<i>Rhamnus californica</i> **	California coffeeberry
<i>Rosmarinus officinalis prostratus</i> *	trailing rosemary
<i>Rubus discolor</i> *	Himalayan blackberry
<i>Rumex acetosella</i> *	sheep sorrel
<i>Rumex pulcher</i> *	fiddle dock
<i>Sanicula bipinnatifida</i>	purple sanicle
<i>Sanicula crassicaulis</i>	gamble weed
<i>Sanicula laciniata</i>	coast sanicle
<i>Sidalcea diploscypha</i>	fringed checkerbloom
<i>Silybum marianum</i> *	milk thistle
<i>Sisyrinchium bellum</i>	blue-eyed-grass
<i>Solidago californica</i>	California goldenrod
<i>Stachys ajugoides</i>	hedge nettle
<i>Symphoricarpos albus</i> var. <i>laevigatus</i>	snowberry
<i>Taeniatherum caput-medusae</i> *	medusahead
<i>Toxicodendron diversilobum</i>	Western poison oak
<i>Trifolium dubium</i> *	little hop clover
<i>Trifolium hirtum</i> *	rose clover
<i>Umbellularia californica</i>	pepperwood
<i>Vicia americana</i> var. <i>americana</i>	American vetch
<i>Vicia benghalensis</i> *	purple vetch
<i>Vulpia bromoides</i> *	foxtail fescue

Terrazzo at Fountaingrove
Special Status Plant Survey
Species List: May 2009

[illegible]

ATTACHMENT 3:

CNPS RARE PLANT RANKING SYSTEM

The CNPS Ranking System

CNPS Lists

CNPS has created five "lists" in an effort to categorize degrees of concern. Please see the Online Inventory for information about the number of plant taxa in each category and for more information about the species tracked as rare by CNPS. The CNPS lists are described as follows:

List 1A: Plants Presumed Extinct in California

The plants of List 1A (less than 30 taxa) are presumed extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

Plants are placed on List 1A in an effort to highlight their plight and encourage field work to relocate extant populations. Since the publication of the fifth edition (1994), eight plants thought to be extinct in California have been rediscovered. These are Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), diamond-petaled California poppy (*Eschscholzia rhombipetala*), Mojave tarplant (*Hemizonia mohavensis*), water howellia (*Howellia aquatilis*), Howell's montia (*Montia howellii*), northern adder's-tongue (*Ophioglossum pusillum*), and Shasta orthocarpus (*Orthocarpus pachystachyus*). The successful rediscovery of several List 1A plants is encouraging and CNPS hopes that it will motivate professional and amateur botanists alike to search for and rediscover more List 1A species.

All of the plants constituting List 1A meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and

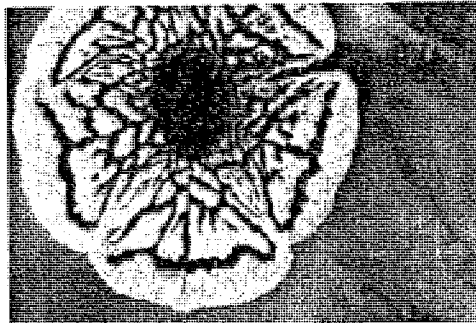


Astragalus pycnostachyus var. *lanosissimus*
(Rediscovered in 1997- now on List 1B.1), photo
by Nick Jensen 2006



are eligible for state listing. Should these taxa be rediscovered, it is mandatory that they be fully considered during preparation of environmental documents relating to the California Environmental Quality Act (CEQA).

List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere

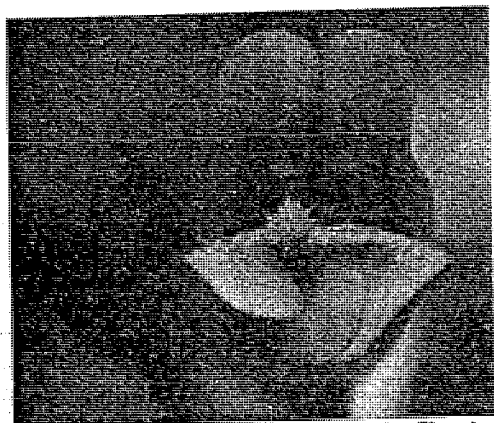


Mimulus pictus (List 1B.2), photo by Lara Hartley 2006

The plants of List 1B are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century. List 1B plants constitute the majority of the plants in CNPS' Inventory with more than 1,000 plants assigned to this category of rarity.

All of the plants constituting List 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

List 2: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere



Penstemon janishiae (List 2.2), photo by Cheryl Beyer

Except for being common beyond the boundaries of California, the plants of List 2 would have appeared on List 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the Endangered Species Act. Until 1979, a similar policy was followed in California. However, after the passage of the Native Plant Protection Act, plants were considered for protection without regard to their distribution outside the state.

With List 2, we recognize the importance of protecting the geographic range of widespread species. In this way we protect the diversity of our own state's flora and help

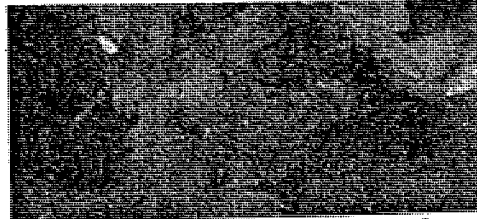
maintain evolutionary process and genetic diversity within species. All of the plants constituting List 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

List 3: Plants About Which We Need More Information - A Review List

The plants that comprise List 3 are united by one common theme - we lack the necessary information to assign them to one of the other lists or to reject them. Nearly all of the



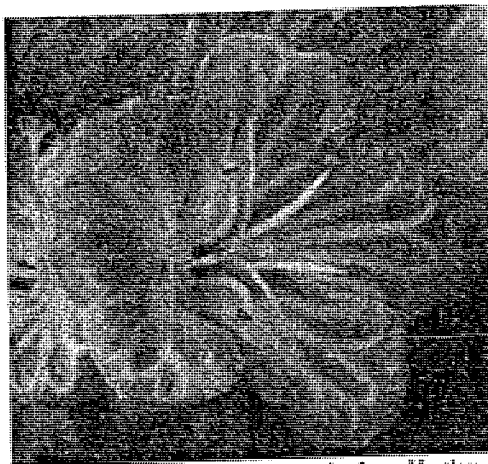
For each List 3 plant we have provided the known information and then indicated in the "Notes" section of the Inventory record where assistance is needed. Data regarding distribution, endangerment, ecology, and taxonomic validity will be gratefully received by e-mailing the Rare Plant Botanist at njensen@cnps.org or (916) 324-3816.



Salvia dorrii var. *incana* (list 3), photo by Steve Matson 2006

Some of the plants constituting List 3 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. We strongly recommend that List 3 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

List 4: Plants of Limited Distribution - A Watch List



Phacelia exilis (List 4.3), photo by Lara Hartley 2005

The plants in this category are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears relatively low at this time. While we cannot call these plants "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Should the degree of endangerment or rarity of a List 4 plant change, we will transfer it to a more appropriate list.

Very few of the plants constituting List 4 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of

Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and we strongly recommend that List 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA. This may be particularly appropriate for the type locality of a List 4 plant, for populations at the periphery of a species' range or in areas where the taxon is especially uncommon or has sustained heavy losses, or for populations exhibiting unusual morphology or occurring on unusual substrates.

Threat Ranks

The CNPS Threat Rank is an extension added onto the CNPS List and designates the level of endangerment by a 1 to 3 ranking, with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all List 1B's, List 2's and the majority of List 3's and List 4's. List 4's may contain a Threat Rank of 0.2 or 0.3; however an instance in which a Threat Rank of 0.1 is assigned to a List 4 plant has not yet been encountered. List 4 plants generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions still exist to make the plant a species of

concern and hence be placed on a CNPS List. In addition, all List 1A (presumed extinct in California), and some List 3 (need more information) and List 4 (limited distribution) plants, which lack threat information, do not have a Threat Rank extension.

Threat Ranks

- 0.1-Seriously threatened in California (high degree/immediacy of threat)
- 0.2-Fairly threatened in California (moderate degree/immediacy of threat)
- 0.3-Not very threatened in California (low degree/immediacy of threats or no current threats known)

Where did the RED Code go?

Dedicated to the Preservation of California Native Flora

California Native Plant Society 2707 K Street, Suite 1 • Sacramento, CA 95816-5113

(916) 447-2677 • fax (916) 447-2727 • cnps@cnps.org

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FIGURE 1:

PRELIMINARY VALLEY NEEDLEGRASS GRASSLAND AREAS

Wiemeyer Ecological Sciences
4527 Montgomery Drive, Suite J
Santa Rosa, CA 95409
(707) 573-1770

May 24, 2016

Kristin Kiefer
Planning Coordinator
Hugh Futrell Corporation
200 Fourth Street, Suite 240
Santa Rosa, CA 95401

**SUBJECT: COMPLIANCE REVIEW OF BIOLOGICAL RESOURCES FOR THE
TERRAZZO AT FOUNTAINGROVE PROJECT IN SANTA ROSA, CA**

Dear Ms. Kiefer,

Wiemeyer Ecological Sciences (WES) is pleased to present this letter which details a compliance review of the Special-Status Species Survey and Database Search, Terrazzo at Fountaingrove, Santa Rosa, Sonoma County, California dated June 4, 2009 by Denise Kelly, Environmental Horticulture (Environmental Horticulture, 2009). Additional documents reviewed to prepare this letter include: 1) Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program- Standard Measures and Project-Specific Mitigation Measures from Terrazzo at Fountaingrove Initial Study/Mitigated Negative Declaration draft document, dated May 2016; 2) Terrazzo at Fountaingrove Residential Masterplan dated January 27, 2015 prepared by Jon Worden, Quadriga and Carlile Macy.

WES performed a special-status plant and animal search through the California Natural Diversity Database (CNDDDB) and the California Native Plant Society (CNPS) to compile and update special-status species list for the project site. The Santa Rosa quadrangle map and surrounding 8 quadrangle maps were used to compile a comprehensive list. The two lists are included as Attachment A. The plant inventory list in the Special-Status Species Survey and Database Search, Terrazzo at Fountaingrove, Santa Rosa, Sonoma County, California was reviewed to determine if any plant species observed at the site have been recently added or status changed to the special-status plant species database from CNDDDB or CNPS.

WES also evaluated the special-status animal species listed in the CNDDDB query to determine if any special-status animal species that were not previously identified as having potential to utilize habitats at the site should prompt additional review and assessment. The Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program was evaluated to determine if the biological mitigation measures are still adequate and appropriate to avoid significant impacts to special-status animal species that have the potential to utilize habitats at the site.

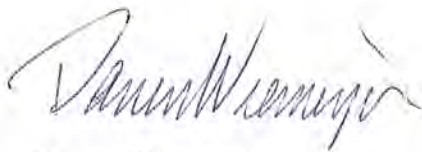
WES has determined that there are no new listings of special-status plant species of the plant species that have been identified at the site. Therefore, no additional mitigation measures are needed to avoid significant impacts to special-status plant species.

WES has determined that there are no new listings of special-status animal species that could utilize habitats at the project site. Townsend's big eared bat (*Corynorhinus townsendii*) has been listed as a Candidate Threatened species under the California Endangered Species Act. Although unlikely, this species could potentially roost in trees at the project site. The mitigation measures included in the Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program are adequate to protect nesting birds and roosting bats, including Townsend's big eared bat, in the event they occur at the project site. Implementation of these identified mitigation measures would be adequate to avoid significant impacts to special-status animal species.

In conclusion, the Special-Status Species Survey and Database Search, Terrazzo at Fountaingrove, Santa Rosa, Sonoma County, California dated June 4, 2009 by Denise Kelly, Environmental Horticulture (Environmental Horticulture, 2009) is a valid assessment for the project site and implementation of the Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program is adequate to protect nesting birds and roosting bats in the event they occur at the project site.

If you have any questions regarding this letter, please feel free to call or email me.

Sincerely,



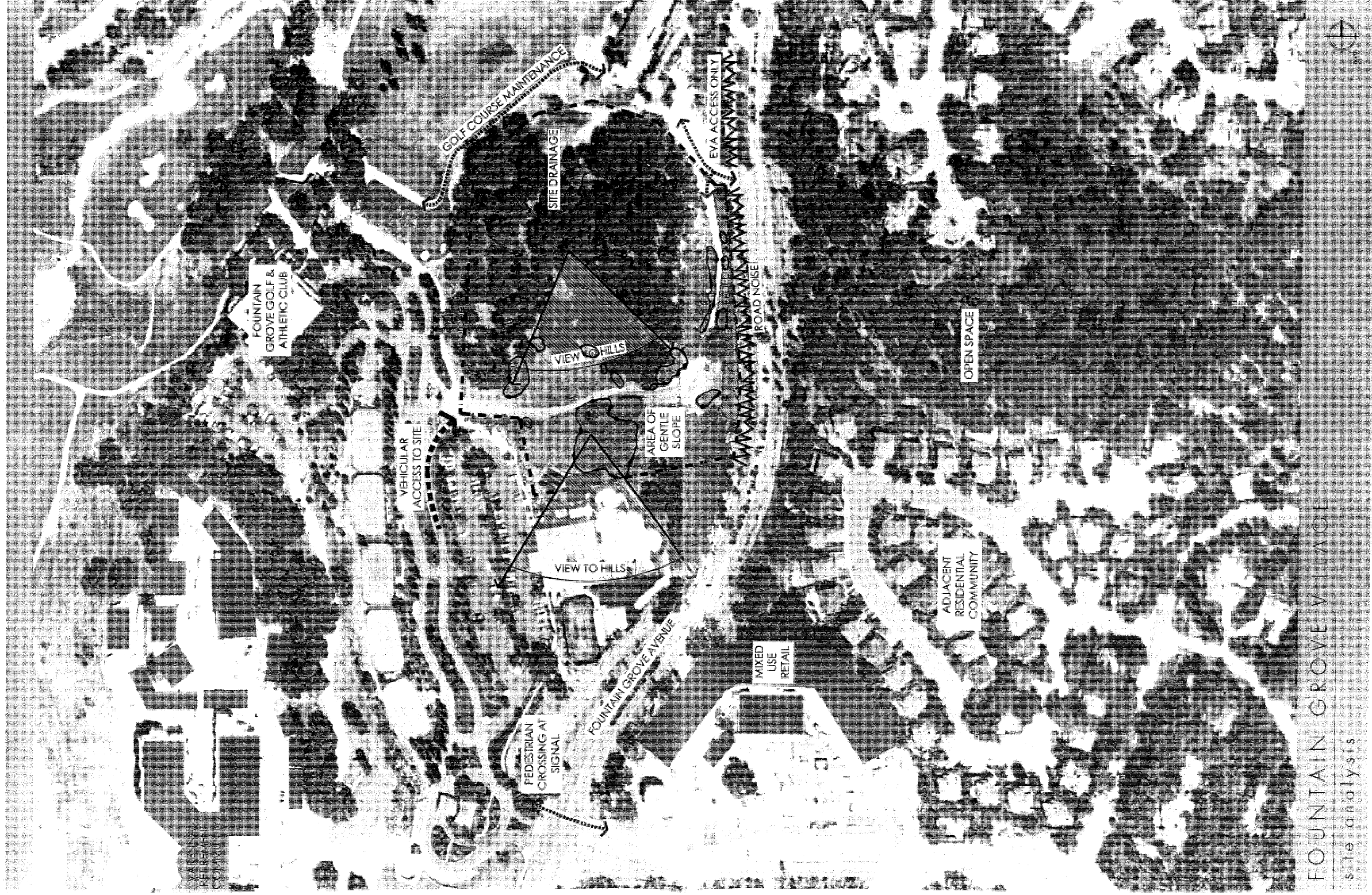
Darren Wiemeyer
Wiemeyer Ecological Sciences
darren@wiemeyerecologicalsciences.com

Attachments:

CNDDDB Special-Status Species List (May 2015)
CNPS Special-Status Plant Species List (May 2015)

References:

Environmental Horticulture, 2009. Special-Status Species Survey and Database Search, Terrazzo at Fountaingrove, Santa Rosa, Sonoma County, California dated June 4, 2009 by Denise Kelly, Environmental Horticulture



Scale: Approx. 1" = 160'
Approx. .507 acre Valley needlegrass grassland

January 22, 2015

Mr. Hugh Futrell
Hugh Futrell Corporation
499 Humboldt Street
Santa Rosa, CA 95404-4214

Re: Updated Tree Inventory, Terrazzo at Fountaingrove, 1521 Fountaingrove Parkway, Santa Rosa, CA

Tree Species

All of the trees in the inventory are native, naturally occurring specimens. Species include: Douglas-fir (*Pseudotsuga menziesii*), coast live oak (*Quercus agrifolia*), Oregon white oak (*Quercus garryana*), California black oak (*Quercus kelloggii*), and bay laurel (*Umbellularia californica*). Most of the trees on the site are coast live oak and bay laurel, typical for this area.

Inventory and Removals

Attached please find the *Tree Inventory* for the above noted project. A total of 339 trees were re-evaluated in November, 2014, with 98 trees to be removed per development impacts. Five more trees on the site would be removed due to high risk of failure. Thirty of the 98-tree removal figure are bays and the balance are mostly oaks. Fifty of the removals are City of Santa Rosa heritage-sized trees. This is a revised project from a 2009 design that received a mitigated negative declaration during a previous review. This new design significantly reduces the number of trees to be removed: from 187 trees to 98 trees.

Condition

Since the 2009 inventory, and as would be expected, many of the trees have increased slightly in size, especially the smaller, younger trees. Due to drought conditions for the past several years, size has not increased as much as in normal rainfall years, but health of the trees overall was fair to good. Trees that were in poor condition in the first inventory were among the failures or dead trees; some trees recommended for removal have significant decay and are already failing. Fire scars are still visible on some of the older specimens. Many of the bays are crown sprouts from a previous fire, and these sprouts or stems are poorly attached to the remaining crown.

Replacement Trees

Trees removed for development will be replaced in accordance with the City ordinance. The total cumulative diameter removal in inches is 1752. $1752"/6" = 292$, multiplied by 2 = 584 total replacement trees. The breakdown is as follows: bay laurel (30 removed trees, 421 inches), coast live oak (37 trees, 826 inches), Oregon white oak (16 trees, 342 inches), California black oak (6 trees, 141 inches), Douglas-fir (3 trees, 16 inches), and toyon (1 tree, 6 inches).

Bay laurel are *not* recommended as replacement trees, as they are prime movers of sudden oak death disease, *Phytophthora ramorum*.

Qualifying Information

This information is a basic inventory of the site trees, no in-depth evaluation has occurred. Street trees along Fountaingrove Parkway and ornamental landscape trees adjacent to the Fountaingrove Athletic Club were not included, nor were trees outside of the proposed development. The assessment included trunk diameter measured at 4.5 feet above grade [diameter at breast height (dbh)], estimated height and canopy spread, and an external visual assessment of health and structural condition. This reconnaissance-level report does not include drilling, probing, excavation or sampling, and does not guarantee against failures or deficiencies in their condition.

Please feel free to contact me if you have any questions regarding this information.

Respectfully yours,

Denise Kelly
American Society of Consulting Arborists, Registered Consulting Arborist #477
International Society of Arboriculture, Certified Arborist WE #1469-A

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2501	<i>Quercus agrifolia</i>	coast live oak	30"	45x35	good/good	yes	yes	hollows & sloughing bark	road	TM
2502	<i>Umbellularia californica</i>	bay laurel	8"c	30x20	good/good	no	yes	leaning NE	road	TM
2503	<i>Quercus agrifolia</i>	coast live oak	18"c	22x20	poor/poor	yes	yes	poison oak is suppressing	road	TM
2504	<i>Umbellularia californica</i>	bay laurel	25"c	20x25	good/ fair	yes*	no	basal stem sprouts; hollow in center	Lot 7	TM
2505	<i>Umbellularia californica</i>	bay laurel	12"c	25x20	fair/ good	no	yes	basal stem sprouts	Lot 7	TM
2506	<i>Umbellularia californica</i>	bay laurel	11"c	25x20	fair/ poor	no	yes	basal stem sprouts	Lot 7	TM
2507	<i>Umbellularia californica</i>	bay laurel	10"c	20x15	poor/ poor	no	yes	basal stem sprouts	Lot 7	TM
2508	<i>Umbellularia californica</i>	bay laurel	15"	20x15	fair/ good	no	yes	basal stem sprouts	Lot 7	TM
2509	<i>Quercus agrifolia</i>	coast live oak	9"c	20x12	poor/ good	no	no	small branch dieback	Lot 7	TM
2510	<i>Umbellularia californica</i>	bay laurel	4"	20x10	fair/ good	no	yes	young tree	Lot 7	TM
2511	<i>Umbellularia californica</i>	bay laurel	13"c	25x15	good/good	no	yes	basal stem sprouts	Lot 7	TM
2512	<i>Umbellularia californica</i>	bay laurel	6"	25x15	good/good	no	no	young tree	Lot 7	TM
2513	<i>Umbellularia californica</i>	bay laurel	6"	25x15	good/good	no	no	young tree	Lot 7	TM
2514	<i>Umbellularia californica</i>	bay laurel	10"c	20x15	good/ fair	no	no	stem sprouts; poor attachments, co-dominant trunks	Lot 7	TM
2515	<i>Umbellularia californica</i>	bay laurel	12"c	20x12	poor/ good	no	no	basal stem sprouts	Lot 2	TM
2516	<i>Umbellularia californica</i>	bay laurel	12"c	20x15	fair/ fair	no	no	basal stem sprouts	Lot 7	OSM
2517	<i>Umbellularia californica</i>	bay laurel	9"c	20x15	Failed	no	yes+	hollow trunk base with water	road	TM
2518	<i>Quercus agrifolia</i>	coast live oak	18"c	30x30	v gd/ fair	yes	no	basal stem sprouts; included bark	Lot 7	OSM
2519	<i>Quercus kelloggii</i>	CA black oak	10"	30x20	poor/ good	no	no	small branch dieback	Lot 2	TM
2520	<i>Quercus kelloggii</i>	CA black oak	37"c	30x60	Failed	n/a	no	co-dom. 2'; borers, frass	Lot 2	TM
2521	<i>Umbellularia californica</i>	bay laurel	5"	20x15	good/good	no	no	young tree	Lot 1	OSM
2522	<i>Umbellularia californica</i>	bay laurel	5"	10x12	fair/ poor	no	no	stem sprouts: suppressed by poison oak, honeysuckle	Lot 7	OSM
2523	<i>Umbellularia californica</i>	bay laurel	10"c	20x20	good/ fair	no	yes	hollow N side with water & mosquitoes	road	TM
2524	<i>Umbellularia californica</i>	bay laurel	12"c	30x20	good/good	no	yes	poison oak; young sapling	road	TM
2525	<i>Umbellularia californica</i>	bay laurel	35"c	30x20	good/good	yes*	no	burled base; stem sprouts	Lot 7	OSM
2526	<i>Umbellularia californica</i>	bay laurel	26"c	20x15	good/good	yes*	no	stem sprouts; suppressed by poison oak; hollow	Lot 7	OSM
2527	<i>Umbellularia californica</i>	bay laurel	7"	20x15	good/good	no	no	straight young tree	Lot 7	OSM
2528	<i>Umbellularia californica</i>	bay laurel	12"c	20x15	fair/ fair	no	no	suppressed in shade	Lot 7	OSM
2529	<i>Umbellularia californica</i>	bay laurel	12"c	20x15	poor/ fair	no	yes	basal stem sprouts	Lot 7	TM
2530	<i>Quercus agrifolia</i>	coast live oak	11"	30x20	fair/ fair	no	no	suppressed by o/h canopies; small branch dieback	Lot 7	TM
2531	<i>Umbellularia californica</i>	bay laurel	9"c	20x15	poor/ poor	no	no	old stem sprouts, some dead	Lot 7	TM
2532	<i>Umbellularia californica</i>	bay laurel	20"c	25x20	fair/ fair	no	yes	stem sprouts from old trunk base; leaf spot	Lot 7	TM
2533	<i>Quercus agrifolia</i>	coast live oak	17"	20x20	poor/ poor	no	yes	thin canopy; included bark @ trunk base; canker S base	Lot 7	TM
2534	<i>Umbellularia californica</i>	bay laurel	26"c	30x20	good/ poor	yes*	no	stem sprouts from old trunk base; poor attachment	Lot 7	TM
2535	<i>Umbellularia californica</i>	bay laurel	13"c	25x15	good/good	no	no	growing around rocks	Lot 7	TM
2536	<i>Quercus agrifolia</i>	coast live oak	11"	35x15	fair/ poor	no	no	co-dominant stems @ 5' w/ incl bark; foliage in top only	Lot 7	TM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2537	<i>Quercus agrifolia</i>	coast live oak	8"	25x15	good/ fair	no	no	co-dominant trunks @ 3', reduce one	Lot 6	TM
2538	<i>Umbellularia californica</i>	bay laurel	64" c	25x40	fair/ poor	yes*	no	multi sprout from old base; hollow w/ mosquitoes	Lot 6	TM
2539	<i>Quercus agrifolia</i>	coast live oak	13" c	18x15	poor/ poor	no	yes	canopy leaning E; sloughing bark, canker, basal stem	Lot 6	TM
2540	<i>Quercus agrifolia</i>	coast live oak	14" c	18x15	poor/ v poor	no	yes	sloughing bark & canker; basal stems	Lot 6	TM
2541	<i>Umbellularia californica</i>	bay laurel	12" c	18x20	fair/ poor	no	no	cankers; basal stem sprouts	Lot 6	OSM
2542	<i>Umbellularia californica</i>	bay laurel	25" c	25x20	fair/ poor	yes*	no	cankers; basal stem sprouts	Lot 6	OSM
2543	<i>Umbellularia californica</i>	bay laurel	8"	20x10	fair/ fair	no	no	co-dominant @ 3'; sm br dieback; canker S	Lot 5	TM
2545	<i>Umbellularia californica</i>	bay laurel	13" c	20x15	poor/ poor	no	yes	tripod base; cankers, decay; sm branch dieback	Lot 6	TM
2546	<i>Umbellularia californica</i>	bay laurel	5"	20x15	good/ poor	no	no	basal sprouts fr old burned trunk; poor attachment	Lot 7	OSM
2547	<i>Umbellularia californica</i>	bay laurel	18" c	25x20	fair/ poor	no	no	basal stem sprouts	Lot 6	OSM
2548	<i>Umbellularia californica</i>	bay laurel	27" c	20x15	fair/ poor	yes*	no	basal stem sprouts	Lot 6	OSM
2549	<i>Umbellularia californica</i>	bay laurel	32" c	20x15	fair/ poor	yes*	no	basal stem sprouts	Lot 6	OSM
2550	<i>Quercus agrifolia</i>	coast live oak	12" c	18x10	poor/ poor	no	no	canopy leaning NE; cankers & sloughing bark	Lot 5	OSM
2551	<i>Umbellularia californica</i>	bay laurel	47" c	20x25	fair/ poor	yes*	no	basal stem sprouts	Lot 5	OSM
2552	<i>Umbellularia californica</i>	bay laurel	30" c	25x22	fair/ poor	yes*	no	basal stem sprouts; in rocks; sm br dieback	Lot 5	OSM
2553	<i>Umbellularia californica</i>	bay laurel	25" c	30x20	good/good	yes*	no	basal stem sprouts	Lot 5	TM
2554	<i>Umbellularia californica</i>	bay laurel	7"	20x12	Failed	no	no	diseased & mostly dead	Lot 5	TM
2555	<i>Umbellularia californica</i>	bay laurel	6"	18x10	good/good	no	no	canopy to NE	Lot 6	OSM
2556	<i>Quercus garryana</i>	OR white oak	10"	25x22	good/ fair	no	no	Co-dominant @ 4", no included bark	Lot 6	OSM
2557	<i>Umbellularia californica</i>	bay laurel	17" c	25x15	good/ fair	no	no	basal stem sprouts	Lot 6	OSM
2558	<i>Umbellularia californica</i>	bay laurel	11" c	25x15	good/ fair	no	no	basal stem sprouts	Lot 6	OSM
2559	<i>Quercus agrifolia</i>	coast live oak	19" c	25x15	fair/ poor	yes	no	3-multi fr base; co-dom @ 2', incl bark; sm br dieback	Lot 6	OSM
2560	<i>Quercus agrifolia</i>	coast live oak	13" c	20x20	fair/ fair	no	no	co-dominant @ 4' & included bark; sm br dieback	Lot 6	OSM
2561	<i>Quercus agrifolia</i>	coast live oak	14" c	22x15	fair/ v poor	no	no	hollow center, 2 separate trunks; poor attach.	Lot 6	OSM
2562	<i>Umbellularia californica</i>	bay laurel	9"	20x6	Failed	no	no	extensive decay in base	Lot 6	OSM
2563	<i>Umbellularia californica</i>	bay laurel	18" c	25x15	fair/ poor	no	no	old number 2910 location	Lot 5	OSM
2603	<i>Quercus agrifolia</i>	coast live oak	28" c	20x18	fair/fair	yes	no	minor branch dieback	Lot 3	OSM
2604	<i>Umbellularia californica</i>	bay laurel	8"	30x15	good/good	no	no	in rocks; location near 2686	Lot 2	OSM
2605	<i>Umbellularia californica</i>	bay laurel	22" c	25x25	poor/ fair	no	no	basal stem sprouts	Lot 3	OSM
2606	<i>Umbellularia californica</i>	bay laurel	18" c	22x15	ex/fair	no	no	basal stem sprouts	Lot 2	OSM
2607	<i>Quercus agrifolia</i>	coast live oak	14"	20x15	poor/ v poor	no	no	basal stem sprouts	Lot 5	OSM
2609	<i>Quercus garryana</i>	OR white oak	11"	20x18	fair/fair	no	no	sm br dieback' edge of red rock & pipe	Lot 7	OSM
2611	<i>Umbellularia californica</i>	bay laurel	15" c	25x20	fair/v poor	no	no	remove due to poor structure	Lot 3	OSM
2612	<i>Quercus agrifolia</i>	coast live oak	12"	25x22	good/fair	no	no	partially broken from failed adjacent tree	Lot 3	OSM
2613	<i>Umbellularia californica</i>	bay laurel	11" c	22x15	good/fair	no	no	poison oak vining up trunk	Lot 3	OSM
2614	<i>Umbellularia californica</i>	bay laurel	10"	20x12	fair/v poor	no	no	v poor structure	Lot 3	OSM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2615	<i>Umbellularia californica</i>	bay laurel	24" c	25x15	good/fair	yes*	no	basal stem sprouts	Lot 3	OSM
2616	<i>Quercus agrifolia</i>	coast live oak	15"	25x20	fair/fair	no	no	remove if rocks are removed, v. steep	Lot 3	OSM
2617	<i>Quercus agrifolia</i>	coast live oak	19" c	25x20	gd/ v. poor	yes	no	leans downhill, move path	Lot 3	OSM
2618	<i>Umbellularia californica</i>	bay laurel	28" c	35x20	gd/poor	yes	no	hanging onto a steep slope	Lot 3	OSM
2619	<i>Quercus agrifolia</i>	coast live oak	13" c	20x18	fair/poor	no	no	poison oak vining up trunk	Lot 3	OSM
2620	<i>Quercus agrifolia</i>	coast live oak	8"	20x30	good/good	no	no	prune to reduce vigor on one stem	Lot 3	OSM
2621	<i>Umbellularia californica</i>	bay laurel	4"	22x12	exc/exc	no	no	in rocks	Lot 2	TM
2622	<i>Umbellularia californica</i>	bay laurel	35" c	30x20	poor/ good	yes*	no	long-term structural stability poor	Lot 3	TM
2624	<i>Quercus agrifolia</i>	coast live oak	8" c	20x10	good/fair	no	no	leaning E	Lot 2	OSM
2625	<i>Umbellularia californica</i>	bay laurel	10" c	20x12	good/good	no	no	small branch dieback	Lot 2	OSM
2626	<i>Umbellularia californica</i>	bay laurel	14" c	25x15	failed	no	no	failed	Lot 2	OSM
2627	<i>Umbellularia californica</i>	bay laurel	30" c	25x15	fair/fair	yes*	no	multi from base	Lot 2	OSM
2629	<i>Umbellularia californica</i>	bay laurel	15" c	25x15	fair/fair	no	yes	suppressed	Lot 1	OSM
2630	<i>Quercus kelloggii</i>	CA black oak	9"	25x15	fair/fair	no	no	high canopy; small branch dieback	Lot 2	OSM
2631	<i>Quercus garryana</i>	OR white oak	7"	27x10	pr, v. poor	no	no	hollows S & W; twisted @ base	Lot 1	OSM
2632	<i>Quercus agrifolia</i>	coast live oak	6"	18x12	poor/ poor	no	no	canker on SE base	Lot 1	OSM
2633	<i>Umbellularia californica</i>	bay laurel	15" c	30x25	fair/poor	no	no	small branch dieback	Lot 4	OSM
2634	<i>Umbellularia californica</i>	bay laurel	11" c	22x20	fair/fair	no	no	multi from base	Lot 4	OSM
2635	<i>Umbellularia californica</i>	bay laurel	13"	25x20	fair/ gd	no	no	small branch dieback	Lot 4	TM
2636	<i>Umbellularia californica</i>	bay laurel	24" c	30x20	fair/poor	yes*	no	hollows @ abse	Lot 5	TM
2637	<i>Umbellularia californica</i>	bay laurel	6" c	25x10	poor/poor	no	no	young tree	Lot 5	TM
2638	<i>Quercus agrifolia</i>	coast live oak	17"	30x30	fair/poor	no	no	canopy to E, heavy end weight	Lot 5	TM
2639	<i>Umbellularia californica</i>	bay laurel	12" c	25x12	fair/poor	no	no	entwined with big oak	Lot 5	TM
2640	<i>Quercus agrifolia</i>	coast live oak	15" c	25x20	fair/poor	no	no	double from base	Lot 5	OSM
2641	<i>Quercus agrifolia</i>	coast live oak	9"	18x15	pr, v. poor	no	no	J' shaped; hollow base on W	Lot 5	OSM
2642	<i>Quercus agrifolia</i>	coast live oak	36"	20x25	Failed	yes+	yes+	breaking apart	Lot 5	TM
2643	<i>Umbellularia californica</i>	bay laurel	13" c	20x15	gd/poor	no	yes	in rocks	Lot 5	TM
2644	<i>Quercus agrifolia</i>	coast live oak	6"	20x15	poor/fair	no	no	suppressed, thin canopy	Lot 5	TM
2645	<i>Quercus agrifolia</i>	coast live oak	20"	40x40	gd/poor	yes	no	hollows all sides, heavy br E @ 15'	Lot 5	TM
2646	<i>Quercus garryana</i>	OR white oak	12"	45x20	poor/poor	no	yes	small branch dieback	Lot 5	TM
2647	<i>Quercus agrifolia</i>	coast live oak	19"	45x40	fair/fair	yes	yes	small branch dieback	Lot 5	TM
2648	<i>Umbellularia californica</i>	bay laurel	33" c	50x40	good/fair	yes*	yes	decay beneath br's to E	Lot 5	TM
2649	<i>Umbellularia californica</i>	bay laurel	14"	40x25	gd/v. poor	no	no	fire hollow N side up trunk	Lot 5	TM
2650	<i>Umbellularia californica</i>	bay laurel	27" c	50x30	good/good	yes*	no	in rocks	Lot 5	OSM
2651	<i>Umbellularia californica</i>	bay laurel	4"	15x10	v. pr/ v. pr	no	yes	v thin canopy, decay @ base N side	Lot 5	TM
2652	<i>Quercus agrifolia</i>	coast live oak	24" c	25x25	poor/fair	yes	yes	decay under E limb	Lot 5	TM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2653	<i>Quercus agrifolia</i>	coast live oak	26" c	30x25	poor/poor	yes*	yes	poor attachment; basal sprout fr old base	Lot 6	TM
2654	<i>Umbellularia californica</i>	bay laurel	14" c	25x15	fair/poor	no	yes	decay on N side, frass	Lot 6	TM
2655	<i>Quercus agrifolia</i>	coast live oak	7"	25x15	poor/fair	no	yes	suppressed	Lot 6	TM
2656	<i>Umbellularia californica</i>	bay laurel	18" c	30x25	gd/poor	no	yes	decay on W trunk; 'Y' @ 4'	Lot 6	TM
2657	<i>Pseudotsuga menziesii</i>	Douglas-fir	6"	30x12	good/ v. gd	no	yes	straight young tree	Lot 6	TM
2658	<i>Umbellularia californica</i>	bay laurel	18" c	25x15	fair/v poor	no	yes	dieback; decay @ base of trunk	Lot 6	TM
2659	<i>Umbellularia californica</i>	bay laurel	20" c	30x20	gd/poor	no	yes	basal sprouts from old trunk	road	TM
2660	<i>Umbellularia californica</i>	bay laurel	10" c	30x10	fair/v poor	no	yes	basal sprouts from old trunk	road	TM
2661	<i>Umbellularia californica</i>	bay laurel	11" c	25x15	fair/fair	no	yes	basal stem sprouts	Lot 7	TM
2662	<i>Umbellularia californica</i>	bay laurel	8" c	25x15	fair/fair	no	yes	basal stem sprouts	Lot 7	TM
2663	<i>Umbellularia californica</i>	bay laurel	44" c	25x20	fair/poor	yes*	yes	basal sprouts from old trunk	Lot 3	TM
2664	<i>Quercus agrifolia</i>	coast live oak	10"	15x10	v. pr/ v.pr	no	yes	twisted trunk; decay @ base	Lot 3	TM
2666	<i>Quercus agrifolia</i>	coast live oak	8"	25x15	gd/v.poor	no	no	decay @ base	Lot 4	TM
2667	<i>Quercus agrifolia</i>	coast live oak	5"	15x10	fair/poor	no	no	horizontal br's to S 4" over grade; suppressed	Lot 4	TM
2668	<i>Umbellularia californica</i>	bay laurel	14"	35x30	gd/poor	no	no	decay & hollows S side	Lot 3	OSM
2669	<i>Quercus agrifolia</i>	coast live oak	7"	20x12	gd/poor	no	yes	decay @ base E side	Lot 3	TM
2670	<i>Quercus agrifolia</i>	coast live oak	21" c	25x25	fair/poor	yes	no	fire scarring under limbs	Lot 3	TM
2671	<i>Umbellularia californica</i>	bay laurel	73" c	35x25	good/fair	yes*	no	basal sprouts from old trunk	Lot 3	TM
2672	<i>Umbellularia californica</i>	bay laurel	6"	20x10	good/good	no	yes	poison oak vining up trunk	Lot 3	TM
2673	<i>Umbellularia californica</i>	bay laurel	15" c	30x12	good/fair	no	yes	3-multi from base	Lot 3	TM
2674	<i>Umbellularia californica</i>	bay laurel	4"	20x6	poor/poor	no	no	low light: suppressed	Lot 3	TM
2675	<i>Umbellularia californica</i>	bay laurel	20" c	20x15	poor/poor	no	no	basal sprouts from old trunk	Lot 3	TM
2676	<i>Quercus agrifolia</i>	coast live oak	16"	30x15	fair/fair	no	no	canopy to S	Lot 3	TM
2677	<i>Quercus agrifolia</i>	coast live oak	20"	25x35	good/fair	yes	no	large limbs S & decay	Lot 3	TM
2678	<i>Umbellularia californica</i>	bay laurel	9" c	20x10	fair/ gd	no	no	small branch dieback	Lot 3	TM
2679	<i>Quercus agrifolia</i>	coast live oak	14" c	20x25	poor/fair	no	no	small branch dieback	Lot 3	OSM
2680	<i>Umbellularia californica</i>	bay laurel	11" c	25x12	fair/fair	no	no	small branch dieback	Lot 3	TM
2681	<i>Umbellularia californica</i>	bay laurel	11" c	20x15	poor/fair	no	yes	small branch dieback	Lot 3	TM
2682	<i>Umbellularia californica</i>	bay laurel	6"	20x10	fair/fair	no	yes	small branch dieback; growing out of rocks	Lot 3	TM
2683	<i>Umbellularia californica</i>	bay laurel	20" c	20x15	poor/poor	no	yes	small branch dieback; growing out of rocks	Lot 3	TM
2684	<i>Umbellularia californica</i>	bay laurel	36" c	25x15	fair/fair	yes*	no	fire scarring	Lot 3	TM
2685	<i>Umbellularia californica</i>	bay laurel	41" c	25x30	fair/fair	yes*	no	in rocks	Lot 2	TM
2686	<i>Umbellularia californica</i>	bay laurel	44" c	25x30	good/fair	yes*	no	basal sprouts from old trunk	Lot 2	TM
2688	<i>Pseudotsuga menziesii</i>	Douglas-fir	6"	20x18	good/ v. gd	no	yes	new tree	Lot 2	TM
2689	<i>Quercus agrifolia</i>	coast live oak	9" c	20x19	v. pr/ v.pr	no	yes	Remove due to poor structure	Lot 2	TM
2690	<i>Umbellularia californica</i>	bay laurel	19"	40x25	gd/poor	no	no	fire scar & decay S side	Lot 2	TM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2691	<i>Heteromeles arbutifolia</i>	toyon	6"	15x15	good/good	no	yes	somewhat suppressed	road	TM
2692	<i>Quercus garryana</i>	OR white oak	7"	15x10	Failed	no	yes	poor specimen	road	TM
2693	<i>Pseudotsuga menziesii</i>	Douglas-fir	4"	15x12	Failed	no	yes	straight tree	road	TM
2694	<i>Pseudotsuga menziesii</i>	Douglas-fir	4"	15x12	v gd/ v gd	no	no	straight young tree	Lot 7	OSM
2697	<i>Quercus garryana</i>	OR white oak	18"	28x25	fair/fair	yes	no	foliage in top only; leaning sl S; sm br dieback	Lot 3	OSM
2698	<i>Quercus agrifolia</i>	coast live oak	8"	10x5	good/fair	no	no	young new tree	Lot 7	OSM
2699	<i>Quercus garryana</i>	OR white oak	10"	25x10	gd/good	no	no	suppressed	Lot 3	OSM
2720	<i>Quercus agrifolia</i>	coast live oak	8"	15x10	gd/good	no	no	young new tree	Lot 7	OSM
2721	<i>Quercus agrifolia</i>	coast live oak	6"	12x6	gd/good	no	no	young new tree	Lot 2	OSM
2725	<i>Quercus agrifolia</i>	coast live oak	39" c	25x45	gd/poor	yes	no	prev failures N&W; horiz 8' above grade; dbl trk	Lot 16	OSM
2734	<i>Quercus agrifolia</i>	coast live oak	15"	35x22	good/good	no	no	fire checkered bark; sm br dieback	Lot 19	OSM
2735	<i>Umbellularia californica</i>	bay laurel	19"	27x22	good/poor	no	no	double @ 3'	Lot 18	OSM
2738	<i>Quercus agrifolia</i>	coast live oak	18"	35x30	good/fair	yes	no	co-dom. @15'; fire damage @ base	Lot 18	OSM
2739	<i>Quercus agrifolia</i>	coast live oak	16"	25x25	fair/poor	no	no	growth to W; suppressd; trk upr then horizontal	Lot 17	OSM
2740	<i>Quercus agrifolia</i>	coast live oak	74"	25x50	good/poor	yes	no	fire scars on all major limbs; buried N side	Lot 16	TM
2741	<i>Quercus agrifolia</i>	coast live oak	24" c	25x45	poor/poor	yes	yes	dbl trk @ 3'; fire scars, failures	Lot 17	TM
2742	<i>Quercus agrifolia</i>	coast live oak	30" c	25x15	poor/good	yes	yes	V' @ 4'; prev failure on ground	Lot 17	TM
2743	<i>Quercus agrifolia</i>	coast live oak	15"	30x25	fair/v poor	no	no	Y' @20'; leans S, poor attach; fire dam.	Lot 18	OSM
2744	<i>Quercus agrifolia</i>	coast live oak	35" c	25x50	fair/v poor	yes	no	hollows; incl bark, prev failures	Lot 18	OSM
2745	<i>Quercus agrifolia</i>	coast live oak	13"	20x20	fair/poor	no	no	dieback; fire scars; leans S	Lot 19	OSM
2746	<i>Quercus agrifolia</i>	coast live oak	29" c	30x25	poor/fair	yes	no	fire dam; 3 trunks @ 3'; thin canopy; dieback	Lot 19	OSM
2747	<i>Quercus agrifolia</i>	coast live oak				N/A	no	failed	Lot 19	OSM
2748	<i>Umbellularia californica</i>	bay laurel	9"	25x20	good/good	no	no	lower br dieback	Lot 19	TM
2749	<i>Quercus agrifolia</i>	coast live oak	45"	35x50	fair/fair	yes	no	4-multi @ 4'; incl bark; sinescent	Lot 19	TM
2750	<i>Quercus agrifolia</i>	coast live oak	20" c	30x25	poor/poor	yes	no	decay & failure @ base; canopy up @ 20'	Lot 18	TM
2751	<i>Quercus garryana</i>	OR white oak	31"	35x45	good/fair	yes	yes	previous failures; 3 trunks @ 5'	Lot 18	TM
2763	<i>Quercus garryana</i>	OR white oak	26"	40x50	good/poor	yes	no	woodpecker holes & granary; decay in limbs	Lot 8	TM
2765	<i>Quercus agrifolia</i>	coast live oak	34" c	30x22	good/poor	yes	yes	fire scarring on underside limbs; failures	Lot 8	TM
2767	<i>Quercus agrifolia</i>	coast live oak	18"	32x25	good/poor	yes	no	decay, hollows, fire damage; horiz brs, bird holes	Lot 8	TM
2768	<i>Quercus agrifolia</i>	coast live oak	23"	35x30	fair/fair	yes	no	horizontal on SE side; acorn granary	Lot 8	TM
2769	<i>Quercus agrifolia</i>	coast live oak	86" c	25x35	good/fair	yes	yes	multi fr base; low br's; 8-10 over grade	Lot 8	TM
2770	<i>Umbellularia californica</i>	bay laurel	39" c	40x25	fair/poor	yes*	no	3-multi fr base; fire scar & hollow NE side	Lot 8	TM
2771	<i>Quercus agrifolia</i>	coast live oak	32" c	30x30	fair/good	yes	no	sm branch dieback; lichen	Lot 8	TM
2772	<i>Quercus agrifolia</i>	coast live oak	34" c	22x50	good/fair	yes	no	cracks & hollows near base	Lot 3	OSM
2773	<i>Quercus agrifolia</i>	coast live oak	28" c	40x20	fair/fair	yes	no	fire scars; v horizontal growth	Lot 9	TM
2774	<i>Quercus agrifolia</i>	coast live oak	34" c	30x50	good/fair	yes	no	dbl trunk @ 2'; hvy horiz br to SE; sm br dieback	Lot 4	OSM

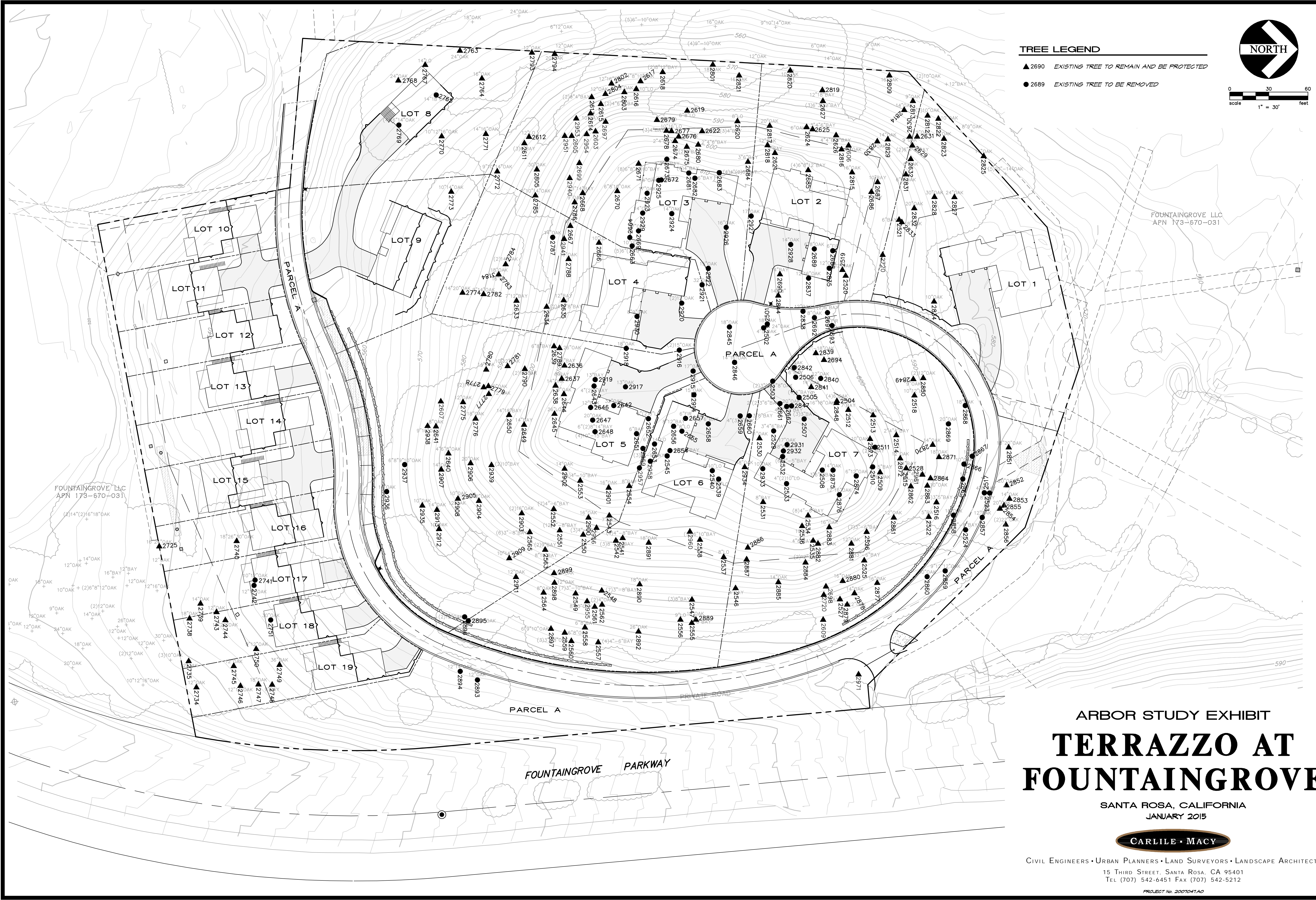
Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2775	<i>Quercus agrifolia</i>	coast live oak	13"	30x25	good/fair	no	no	fire scarring & checkering; sm br dieback	Lot 4	OSM
2776	<i>Quercus agrifolia</i>	coast live oak	22"	40x30	good/fair	yes	no	decay @ base, cracks & hollows	Lot 4	OSM
2777	<i>Quercus agrifolia</i>	coast live oak	13"	20x30	fair/poor	no	no	fire scar N side; 'Y' @ 6'; with other trees	Lot 5	OSM
2778	<i>Quercus agrifolia</i>	coast live oak	27" c	20x40	good/fair	yes	no	'Y' @ 3'; fire damage; suppressed by 2777	Lot 5	OSM
2779	<i>Umbellularia californica</i>	bay laurel	14"	30x20	v gd/v gd	no	no	okay	Lot 5	OSM
2780	<i>Quercus agrifolia</i>	coast live oak	15"	30x20	good/poor	no	no	horizontal but stable?	Lot 5	OSM
2781	<i>Quercus agrifolia</i>	coast live oak	23"	30x25	failed 1-15	yes	no	cracks N side; sm br dieback, on rock pile	Lot 5	OSM
2782	<i>Quercus agrifolia</i>	coast live oak	24" c	20x20	fair/v poor	yes	no	dbl trnk @ 1'; fire dam. & decay; suppressed	Lot 4	OSM
2783	<i>Quercus agrifolia</i>	coast live oak	20"	30x30	good/poor	yes	no	hollow @ 4' N side, fire dam; 'Y' @ 6'	Lot 4	OSM
2784	<i>Quercus agrifolia</i>	coast live oak	39" c	35x35	fair/fair	yes	no	2 trunks @ 2', poor attach.; fire damage NE	Lot 4	OSM
2785	<i>Quercus agrifolia</i>	coast live oak	33" c	25x30	good/good	yes	no	canopy is EW; decay under brs	Lot 3	OSM
2786	<i>Quercus garryana</i>	OR white oak	10"	25x25	fair/fair	no	no	leaning E; decay @ base W side	Lot 3	OSM
2787	<i>Quercus agrifolia</i>	coast live oak	15"	20x20	fair/poor	no	no	fire damage, checkered bark	Lot 4	OSM
2788	<i>Quercus garryana</i>	OR white oak	18"	30x30	good/fair	no	no	sm br dieback; fire scar & callus NW side	Lot 4	TM
2789	<i>Quercus garryana</i>	OR white oak	27"	50x55	poor/good	yes	no	in poison oak	Lot 5	TM
2790	<i>Quercus agrifolia</i>	coast live oak	27" c	30x30	fair/fair	yes	no	canopy mostly to E	Lot 5	OSM
2793	<i>Quercus agrifolia</i>	coast live oak	15"	35x35	fair/fair	no	no	trk splits to 3 limbs @ 4'; S limb may fail	Lot 8	TM
2794	<i>Quercus agrifolia</i>	coast live oak	10"	40x35	fair/good	yes	no	small branch dieback, cracks in trunk	Lot 3	OSM
2801	<i>Quercus kelloggii</i>	CA black oak	22"	30x30	good/fair	yes	no	no grading, canopy to E	Lot 3	OSM
2802	<i>Quercus kelloggii</i>	CA black oak	30"	40x40	fair/poor	yes	no	included bark 1 to 3'; leaning downhill; move pat	Lot 3	OSM
2803	<i>Quercus agrifolia</i>	coast live oak	18"	25x25	good/good	yes	no	good struc.	Lot 3	OSM
2804	<i>Quercus agrifolia</i>	coast live oak	18"	25x20	fair/good	yes	no	small branch dieback	Lot 3	OSM
2805	<i>Quercus garryana</i>	OR white oak	19"	25x30	good/ poor	yes	no	lrge crck & scar N side, monitor	Lot 3	OSM
2809	<i>Quercus garryana</i>	OR white oak	19"	30x40	vgd/ fair	yes	no	'Y' @ 6', wi incl bark; low brs	Lot 2	OSM
2812	<i>Quercus kelloggii</i>	CA black oak	24" c	25x25	fair/poor	yes	no	double trunks @ 1' & 8'	Lot 1	OSM
2813	<i>Quercus garryana</i>	OR white oak	12"	30x15	poor/fair	no	no	small branch dieback	Lot 2	OSM
2814	<i>Quercus garryana</i>	OR white oak	16"	25x22	fair/fair	no	no	W side hollow base wi water; canopy S	Lot 2	OSM
2815	<i>Quercus agrifolia</i>	coast live oak	16"	25x25	fair/poor	no	no	green tape; old 1019	Lot 2	TM
2816	<i>Quercus agrifolia</i>	coast live oak	15" c	25x22	fair/good	no	no	small branch dieback	Lot 2	TM
2817	<i>Quercus garryana</i>	OR white oak	22"	25x22	gd/good	yes	no	canopy to S & W, no grading	Lot 2	OSM
2818	<i>Quercus agrifolia</i>	coast live oak	14"	30x20	fair/poor	no	no	hollow in center & N side	Lot 2	TM
2819	<i>Umbellularia californica</i>	bay laurel	32" c	30x25	good/poor	yes*	no	fire scar at base	Lot 2	OSM
2820	<i>Quercus kelloggii</i>	CA black oak	14"	20x30	gd/good	no	no	near property line; leans toward golf area	Lot 2	OSM
2821	<i>Quercus kelloggii</i>	CA black oak	22"	30x20	fair/fair	no	no	hollow, twisted trunk wi v little attach to ground	Lot 3	OSM
2822	<i>Quercus kelloggii</i>	CA black oak	13"	30x20	fair/fair	no	no	sm br dieback	Lot 1	OSM
2823	<i>Quercus agrifolia</i>	coast live oak	9" c	18x18	fair/fair	no	no	small branch dieback	Lot 1	OSM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2825	<i>Quercus kelloggii</i>	CA black oak	15"	35x30	fair/good	no	no	small branch dieback	Lot 1	OSM
2827	<i>Quercus garryana</i>	OR white oak	25"	30x25	fair/ fair	yes	no	will require ext protec, no grading	Lot 1	OSM
2828	<i>Quercus agrifolia</i>	coast live oak	29"	25x50	fair/poor	yes	no	Y' & incl bark @ 5', decay, hollow,, NW limb	Lot 1	OSM
2829	<i>Quercus agrifolia</i>	coast live oak	15"	20x18	fair/fair	no	no	old # 1035; rock wall to south	Lot 1	OSM
2830	<i>Quercus agrifolia</i>	coast live oak	11"	20x12	good/ fair	no	no	huge anchoring rock 4' north	Lot 1	OSM
2831	<i>Quercus agrifolia</i>	coast live oak	16"	20x20	fair/fair	no	no	okay	Lot 1	OSM
2832	<i>Quercus agrifolia</i>	coast live oak	21"	25x20	fair/fair	yes	no	next to debris piles	Lot 1	OSM
2833	<i>Quercus kelloggii</i>	CA black oak	19"	n/a	n/a	yes	no	no many on this site	Lot 1	OSM
2834	<i>Quercus agrifolia</i>	coast live oak	19"c	18x18	good/good	yes	no	in wood pile	Lot 1	TM
2835	<i>Quercus kelloggii</i>	CA black oak	16"	35x35	fair/good	no	yes	small branch dieback	Lot 2	TM
2837	<i>Quercus agrifolia</i>	coast live oak	24"c	25x30	poor/poor	yes	yes	2 trunks from ground; sm br dieback	Lot 2	TM
2838	<i>Quercus garryana</i>	OR white oak	12"	30x20	fair/fair	no	yes	Y' at 7'	road	TM
2839	<i>Quercus agrifolia</i>	coast live oak	62"c	40x40	fair/fair	yes	no	sinescent; fails N & S; bird holes	Lot 7	OSM
2840	<i>Quercus garryana</i>	OR white oak	12"	30x10	poor/ v pr	no	yes+	S fail up trunk.; remove w/ public access	Lot 7	OSM
2841	<i>Quercus agrifolia</i>	coast live oak	15"	45x10	poor/poor	no	no	thin canopy; pocked bark w/ decay?	Lot 7	TM
2842	<i>Quercus garryana</i>	OR white oak	19"	40x25	fair/poor	yes	yes	hollow & scar E; high canopy; sm br dieback	Lot 7	TM
2844	<i>Quercus garryana</i>	OR white oak	36"c	35x40	good/poor	yes	no	hollow E base; dbl trnk @ 2', co-dominant	Lot 2	TM
2845	<i>Quercus agrifolia</i>	coast live oak	19"	50x40	fair/poor	yes	yes	3-'Y' @ 18', fail on N side	road	TM
2846	<i>Quercus agrifolia</i>	coast live oak	30"c	50x30	fair/poor	yes	yes	numerous fails; hollow & decay W	road	TM
2847	<i>Quercus garryana</i>	OR white oak	18"	45x30	fair/fair	yes	yes	high thin canopy; W fail @ 20'; Y @ 12'	Lot 7	TM
2848	<i>Quercus garryana</i>	OR white oak	36"	60x50	good/ fair	yes	yes	fire scar E; split trk @ 4', incl bark	Lot 7	TM
2849	<i>Quercus agrifolia</i>	coast live oak	10"	20x25	poor/poor	no	no	leaning E, 1-sided canopy; suppressed	Lot 7	OSM
2850	<i>Quercus agrifolia</i>	coast live oak	24"	30x45	good/ fair	yes	no	co-dominant x 3 @ 4'; sm branch dieback	Lot 7	OSM
2851	<i>Quercus kelloggii</i>	CA black oak	33"	40x50	fair/poor	yes	no	sinescent; incl bark fr base to 6' W side	Parcel A	OSM
2852	<i>Quercus agrifolia</i>	coast live oak	20"	35x25	vpoor/vpoor	yes	no	N & W fails; suspect decay, Hypoxylon, hollow sound	Parcel A	OSM
2853	<i>Quercus kelloggii</i>	CA black oak	12"	25x25	poor/poor	no	no	canopy to S; 2852 falling on it; sm br dieback	Parcel A	OSM
2854	<i>Quercus kelloggii</i>	CA black oak	24"	40x25	Failed	yes	no	bark @ 5'; leaning E w/ oth hvy brs; thin can.; s	Parcel A	OSM
2855	<i>Quercus agrifolia</i>	coast live oak	6"	10x6	fair/ v pr	no	no	broken, failed top	Parcel A	OSM
2856	<i>Quercus agrifolia</i>	coast live oak	34"c	25x30	Failed	yes	no	inescent; previous failures, debris encroachment	Parcel A	OSM
2857	<i>Quercus agrifolia</i>	coast live oak	12"	10x10	v pr/ v poor	no	yes	top dead & missing; fails N & E	road	TM
2858	<i>Quercus garryana</i>	OR white oak	21"	35x35	fair/fair	yes	yes	Y @ 12'; sm br dieback; hollow & callus E; thin can.	road	TM
2859	<i>Quercus garryana</i>	OR white oak	35"c	40x40	poor/poor	yes	yes	horiz limb to S, debris will kill tree, poison oak	road	TM
2860	<i>Quercus garryana</i>	OR white oak	32" c	40x40	poor/fair	yes	yes	debris will kill tree' old 896; hol. S side; sm br die	road	TM
2861	<i>Quercus agrifolia</i>	coast live oak	13"	30x30	good/ fair	no	no	anopy heavy SE; co-dom @ 6'; heavy horiz limb	Lot 7	OSM
2862	<i>Quercus kelloggii</i>	CA black oak	13"	25x20	poor/poor	no	no	hollows & decay @ base; E fail; thin high canopy	Lot 7	OSM
2863	<i>Quercus garryana</i>	OR white oak	13"	30x25	good/ fair	no	no	small branch dieback	Lot 7	OSM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2864	<i>Quercus garryana</i>	OR white oak	8"	20x30	good/ poor	no	no	canopy to S for 20'	Lot 7	OSM
2865	<i>Quercus garryana</i>	OR white oak	11"	28x15	poor/fair	no	yes	high, thin scraggly canopy	near road	TM
2866	<i>Quercus agrifolia</i>	coast live oak	10"	20x5	Failed	no	yes	decay & bird holes S	near road	TM
2867	<i>Quercus garryana</i>	OR white oak	17"	40x25	fair/ v pr	no	yes	high thin can., E fail, scar & h/w; decay & callus	near road	TM
2868	<i>Quercus kelloggii</i>	CA black oak	26"	40x60	good/ fair	yes	yes	co-dominant trunks @ 6', near piled wood	near road	TM
2869	<i>Quercus garryana</i>	OR white oak	21"	35x35	fair/ v pr	yes	yes+	prev fails, decay E side; remove if public access	Lot 7	OSM
2870	<i>Quercus kelloggii</i>	CA black oak	18"	35x45	fair/fair	yes	no	leaning 20 degrees S	Lot 7	OSM
2871	<i>Quercus agrifolia</i>	coast live oak	18"	25x35	poor/poor	yes	no	hollows N & S; high canopy	Lot 7	OSM
2872	<i>Quercus kelloggii</i>	CA black oak	15"	25x25	v pr/ poor	no	no	1-sided canopy; leaning W	Lot 7	TM
2873	<i>Quercus agrifolia</i>	coast live oak	14"	35x30	fair/poor	no	no	split trk fr 4-12'; Y' @ 4'	Lot 7	TM
2874	<i>Quercus agrifolia</i>	coast live oak	22" c	25x25	fair/poor	yes	yes	Y' @ 3', co-dom with incl bark	Lot 7	TM
2875	<i>Quercus agrifolia</i>	coast live oak	16"	35x25	fair/fair	no	yes	prev fail @ base & 6'; co-dom @ 9'	Lot 7	TM
2876	<i>Quercus agrifolia</i>	coast live oak	30"	35x45	good/ poor	yes	yes	sm br dieback	Lot 7	TM
2877	<i>Quercus garryana</i>	OR white oak	16"	35x25	good/good	no	no	green tape; poison oak; debris in front	Lot 7	OSM
2878	<i>Quercus garryana</i>	OR white oak	15"	30x25	fair/good	no	no	Y' @ 8'; small hollow w/ callus S side	Lot 7	OSM
2879	<i>Quercus garryana</i>	OR white oak	13"	30x20	fair/good	no	no	sm br dieback; debris piled 5' away, poison oak	Lot 7	OSM
2880	<i>Quercus kelloggii</i>	CA black oak	16"	28x25	good/poor	no	no	co-dom @ 9' + incl bark; likely decay; bottles @ base	Lot 7	OSM
2881	<i>Quercus agrifolia</i>	coast live oak	12"	25x20	fair/fair	no	no	previous fails S & E; small branch dieback	outside	TM
2882	<i>Quercus agrifolia</i>	coast live oak	15"	25x20	good/ fair	no	no	co-dom & incl bark @ 10'; canopy to N	outside	TM
2883	<i>Quercus agrifolia</i>	coast live oak	23" c	30x30	fair/poor	yes	no	co-dom & incl bark @ 2'; fire scar W; in rocks	Lot 7	TM
2884	<i>Quercus agrifolia</i>	coast live oak	18"	25x25	good/ v poor	yes	no	fails to NE & SE; sloughing bark;	Lot 7	OSM
2885	<i>Quercus garryana</i>	OR white oak	16"	35x30	good/good	no	no	canopy to S; sm br dieback; tag is E	Lot 7	OSM
2886	<i>Quercus agrifolia</i>	coast live oak	25" c	25x25	poor/ v pr	yes	no	decay, borers, fails all sides	Lot 7	TM
2887	<i>Quercus agrifolia</i>	coast live oak	26" c	35x30	fair/ v pr	yes	yes	sloughing bark, Hypoxylon; fails N & E	Lot 7	TM
2889	<i>Quercus agrifolia</i>	coast live oak	16"	28x20	poor/ v pr	no	no	canopy to S & W; prev fails, hollows, cracks	Lot 6	OSM
2890	<i>Quercus douglasii</i>	blue oak	15"	30x20	poor/fair	yes	no	old 909; fire scar W side	Lot 6	OSM
2891	<i>Quercus garryana</i>	OR white oak	18"	30x25	good/good	yes	no	nice tree	Lot 6	OSM
2892	<i>Quercus douglasii</i>	blue oak	27"	35x40	v pr/good	yes	no	fire hollow SW; sm br dieback; sparse growth	Lot 6	OSM
2893	<i>Quercus agrifolia</i>	coast live oak	14"	30x45	good/good	no	yes	Y' @ 6'; fire checkering	road	TM
2894	<i>Quercus agrifolia</i>	coast live oak	32" c	22x40	good/ poor	yes	yes	poor attachment @ base; poten. decay in limbs	road	TM
2895	<i>Quercus agrifolia</i>	coast live oak	26" c	25x40	good/fair	yes	yes	Y' @ 4'; sm br dieback; horiz @ 7'	near road	TM
2896	<i>Quercus agrifolia</i>	coast live oak	26" c	20x30	good/ poor	yes	yes	leans S & E; suppressed by 2895	near road	TM
2897	<i>Quercus agrifolia</i>	coast live oak	26" c	25x30	good/ poor	yes	no	leans SE; cracks small br dieback	Lot 6	OSM
2898	<i>Quercus agrifolia</i>	coast live oak	14"	28x28	fair/fair	no	no	previous fails; leaning E	Lot 6	OSM
2899	<i>Quercus garryana</i>	OR white oak	14"	32x40"	fair/fair	no	no	prev 10" fail E @ 4'; thin canopy; sm br dieback	Lot 6	OSM
2900	<i>Quercus agrifolia</i>	coast live oak	17"	30x22	fair/poor	no	no	15-degree W trunk lean	Lot 5	OSM

Tree #	Botanical Name	Common Name	Trunk Diameter 4.5' above grade	Height x Spread	Health/ Structure	Santa Rosa Heritage Status	Remove	Comments	Location	Map Series
2901	<i>Quercus agrifolia</i>	coast live oak	15"	20x30	poor/ v pr	no	no	horizontal to E 3' above grade	Lot 5	TM
2902	<i>Quercus agrifolia</i>	coast live oak	17"	30x25	good/ fair	no	no	E fail @ 4'; callused	Lot 5	TM
2903	<i>Quercus garryana</i>	OR white oak	33"c	30x40	fair/ v poor	yes	no	S: huge fire scar from grade, good callusing	Lot 5	OSM
2904	<i>Quercus agrifolia</i>	coast live oak	24"c	20x25	fair/poor	yes	no	horiz canopy E w heavy end weight; sm br dieback	Lot 5	OSM
2905	<i>Quercus agrifolia</i>	coast live oak	12"	22x25	fair/poor	no	no	falls on N & S; canopy leaning E 20 degrees	Lot 5	OSM
2906	<i>Quercus agrifolia</i>	coast live oak	24"	30x55	good/ fair	yes	no	Y' @ 5'; heavy br end weight	Lot 5	OSM
2907	<i>Quercus agrifolia</i>	coast live oak	18"	30x25	good/ fair	yes	no	incl bark @ 5'; 3 trunks @ 5'	Lot 5	OSM
2908	<i>Quercus agrifolia</i>				Failed		no	4" sprout from base	Lot 5	OSM
2909	<i>Quercus agrifolia</i>	coast live oak	30"c	25x40	v gd/ fair	yes	no	co-dom @ 4'; horizontal branching fr there	Lot 5	OSM
2911	<i>Quercus garryana</i>	OR white oak	17"	25x35	fair/poor	yes	no	trunk leans E 30 degrees; fire scar S	Lot 5	OSM
2912	<i>Quercus agrifolia</i>	coast live oak	12"	22x20	fair/poor	no	no	poor attachment at base, 1/2 gone; sm br die.	Lot 5	OSM
2913	<i>Quercus agrifolia</i>	coast live oak	15"	20x18	good/fair	no	no	sm br dieback; fire checkering; leans E	Lot 5	OSM
2914	<i>Quercus agrifolia</i>	coast live oak	20"	45x30	fair/poor	yes	yes	Y' @ 20'; thin canopy	Lot 6	TM
2915	<i>Quercus garryana</i>	OR white oak	19"	45x25	poor/poor	yes	yes	thin canopy, decay @ base W side	Lot 5	TM
2916	<i>Quercus agrifolia</i>	coast live oak	39"c	45x45	good/ poor	yes	yes	4 prev large fails	Lot 5	TM
2917	<i>Quercus agrifolia</i>	coast live oak	18"	35x30	good/ fair	yes	yes	Y' @ 15'; E Brk sloughing & fire scar; sm br dieback	Lot 5	TM
2918	<i>Quercus garryana</i>	OR white oak	19"	40x35	good/good	yes	no	sm br dieback	Lot 5	TM
2919	<i>Umbellularia californica</i>	bay laurel	15"	22x18	good/good	no	yes	minor leaf spot	Lot 5	TM
2920	<i>Quercus garryana</i>	OR white oak	31"	45x60	good/poor	yes	yes	decay @ base; co-dom @ 2'	Lot 4	TM
2921	<i>Quercus kelloggii</i>	CA black oak	28"	45x50	good/good	yes	yes	callused hollows; co-dom. @ 6'	Lot 4	TM
2922	<i>Quercus kelloggii</i>	CA black oak	19"	35x35	fair/ v pr	yes	yes	huge hollow base N, leaning S	Lot 3	TM
2923	<i>Quercus agrifolia</i>	coast live oak	21"	45x30	poor/fair	yes	yes	fail @ 7' S; chewed lvs	Lot 3	TM
2924	<i>Quercus garryana</i>	OR white oak	22"	45x40	fair/good	yes	yes	Y' @ 6'; small br dieback	Lot 3	TM
2925	<i>Quercus agrifolia</i>	coast live oak	24"	45x30	fair/good	yes	yes	Y' @ 20'; foliage in top 15'	Lot 3	TM
2926	<i>Quercus agrifolia</i>	coast live oak	22"	40x40	fair/fair	yes	yes	prev fail @ N base; bird holes	Lot 3	TM
2927	<i>Quercus kelloggii</i>	CA black oak	27"	45x60	fair/poor	yes	yes	leaning N 35 degrees; sloughing underside br's	Lot 2	TM
2928	<i>Quercus agrifolia</i>	coast live oak	19"	35x45	good/good	yes	yes	straight trunk, small br dieback	Lot 2	TM
2929	<i>Quercus agrifolia</i>	coast live oak	24"	40x45	good/ fair	yes	yes	decay & hollow base W; canopy to E	Lot 3	TM
2930	<i>Quercus kelloggii</i>	CA black oak	25"c	40x50	good/fair	yes	yes	falls, decay @ base E	Lot 4	TM
2931	<i>Quercus agrifolia</i>	coast live oak	21"	35x35	fair/poor	yes	yes	previous br fails E & N	Lot 7	TM
2932	<i>Quercus agrifolia</i>	coast live oak	21"	45x40	poor/ v pr	yes	yes	conk on S; v th canopy; prev fails S & N @ base	Lot 7	TM
2933	<i>Quercus agrifolia</i>	coast live oak	14"	40x30	poor/poor	no	yes	co-dom @ 7'; hollows @ SE base; leaning SE	Lot 7	TM
2934	<i>Quercus agrifolia</i>	coast live oak	28"	50x50	fair/ v pr	yes	no	numerous prev fails; co-dom @ 6'; conks E side	Lot 6	TM
2935	<i>Quercus agrifolia</i>	coast live oak	11"	20x15	good/ fair	no	no	Y' @ 6'	Lot 5	OSM
2936	<i>Quercus agrifolia</i>	coast live oak	10"	22x30	good/good	no	yes	3-multi @ 6'; fire scarring @ base	near road	TM
2937	<i>Quercus agrifolia</i>	coast live oak	38"c	22x35	v poor/fair	yes+	yes+	decay on 3 trunks; breaking apart; N conks	Lot 5	OSM

January 15, 2015
Prepared by D. Kelly



TREE LEGEND

▲ 2690 EXISTING TREE TO REMAIN AND BE PROTECTED

● 2689 EXISTING TREE TO BE REMOVED

NORTH

0 30 60
scale 1" = 30' feet

ARBOR STUDY EXHIBIT

TERRAZZO AT FOUNTAINGROVE

SANTA ROSA, CALIFORNIA
JANUARY 2015

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 200704140

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