

RESOLUTION NO. 11780

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE TERRAZZO AT FOUNTAINGROVE TENTATIVE MAP LOCATED AT
1601 FOUNTAINGROVE PARKWAY, APN 173-670-024, FILE NUMBER MJP15-002

WHEREAS, an application has been submitted by Fountaingrove Terrazzo General Partnership, requesting approval of a tentative map of the Terrazzo at Fountaingrove Subdivision, located at 1601 Fountaingrove Parkway, (Assessor's Parcel Number 173-670-024), dated received June 27, 2016, and on file in the Planning & Economic Development Department (Project); and

WHEREAS, the Planning Commission has heard and considered the application, the staff reports, oral and written, the testimony, written comments, and other materials presented; and

WHEREAS, the Planning Commission has considered the approved and adopted Initial Study/Mitigated Negative Declaration for the Project, dated June 27, 2016; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission does hereby determine that the Project, consisting of a subdivision of twenty lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated June 27, 2016, attached hereto and incorporated herein as Exhibit B, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission, pursuant to City Code section 17-32, finds and determines that the proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities, can be identified as a necessary and integral part of a construction project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Terrazzo at Fountaingrove Tentative Map, stamped received June 27, 2016, and on file in the Planning & Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee (DAC) Report dated August 11, 2016, attached hereto and incorporated herein as Exhibit A.
2. Compliance with all mitigation measures identified in the Terrazzo at Fountaingrove Initial Study/Mitigated Negative Declaration, dated June 27, 2016, and incorporated into the Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program dated June 27, 2016, attached hereto and incorporated here as Exhibit B.
3. Approval of a Conditional Use Permit setting development standards, a Hillside Development Permit for construction on slopes greater than 10%, and a Zoning Variance for reduced front and side yard setbacks for the Project shall be required prior to issuance of any building or grading permits.
4. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;

- C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
- 5. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Planning & Economic Development Department prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
 - 6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
 - 7. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
 - 8. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
 - 9. The developer shall pay park fees in effect at the time the building permit is issued.
 - 10. The developer shall provide three (3) on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing one or more affordable units on site, pay applicable fees at the time of building permit issuance.
 - 11. In accordance with the City of Santa Rosa Tree Ordinance, tree restitution for the removal of 98 trees, with a cumulative diameter measurement of 1,752 inches, shall be provided through the on-site replacement of 2 trees per 6-inches of diameter removed, a payment of \$100 to the City's Tree Mitigation Fund in lieu of each required replacement tree, or any combination thereof.
 - 12. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September, 2016, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSENT: (2) Commissioners Crocker, Dippel

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

Exhibit A: DAC Report, dated August 11, 2016

Exhibit B: Mitigation Monitoring and Reporting Program, dated June 27, 2016

DEVELOPMENT ADVISORY COMMITTEE REPORT

Terrazzo at Fountaingrove
1601 Fountaingrove Parkway
MJP15-002

August 11, 2016

Summary

The project proposes to construct 19 single-family residential lots totaling 6.24 acres, create one common parcel and private roadway (Parcel A, 1.27 acres in size), and two separate common open space easement management areas totaling 3.32 acres over portions of the residential lots. Development is proposed on 6.24 acres of the 7.5 acre site. The entitlement requests include a Tentative Map approval to subdivide a 7.5 Acre parcel into 19 residential parcels and one common parcel, a Conditional Use Permit, a Hillside Development Permit, and a Zoning Variance, to accommodate construction of 19 single-family detached and attached residential units and associated improvements.

Staff finds that the proposal meets all development standards of the Fountaingrove Ranch Planned Development (Resort/Golf Course) zoning district, the Parks and Recreation with Resort land use designation, and the required findings necessary to support the requested entitlements and actions.

LOCATION: 1601 Fountaingrove Parkway

APN: 173-670-024

GENERAL PLAN LAND USE: Parks and Recreation/Resort

ZONE CLASSIFICATION: Fountaingrove Ranch Planned Development District
(PD 72-001)

APPLICANT: Fountaingrove Terrazzo General Partnership

ADDRESS: 200 Fourth Street, Suite 240

OWNER: Fountaingrove Terrazzo General Partnership

FILE NUMBER: MJP15-002

PROJECT PLANNER: Patrick Streeter 

PROJECT ENGINEER: Larry Lackie 

Project Description

The Project site is located in the City of Santa Rosa and is bounded on the east side by Fountaingrove Parkway, approximately one quarter mile north of its intersection with Stagecoach Road in northwest Santa Rosa. The Fountaingrove Golf and Athletic Club borders the site to the north, south and west. The project site is undeveloped. Topography is generally sloped. Vegetation consists primarily of a coast live oak woodland community

which intergrades with natural grasses on the east facing slope. The site is surrounded by the FGAC, with the exception of multi-family Residential to the east of Fountaingrove Parkway.

The project proposes to construct 19 single family lots totaling 6.24 acres, create 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. Development is proposed on 6.24 acres of the 7.5 acre site. The entitlement requests include a Tentative Parcel Map approval to subdivide a 7.5 Acre parcel into 19 single family residential parcels and one common lot parcel, a Conditional Use Permit, a Hillside Development Permit, and a Zoning Variance to accommodate construction of 19 single family detached and attached residential units and associated improvements.

The proposed development includes 19 single-family lots, plus one common lot parcel and private roadway for a total of 20 lots. Associated infrastructure, access road improvements, and landscaping are also included in the project. The proposed Terrazzo at Fountaingrove project development is consistent with the intended use for the site in accordance with the City of Santa Rosa General Plan and Zoning Ordinance (PD72-001).

Conditions of Approval

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines.
- III. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the Tentative Map plans dated June 2016, stamped received June 27, 2016, and Master Plan dated June 26th, 2016, stamped received June 30, 2016:

Planning Conditions

1. The applicant has requested the following Growth Management Allotments:

RESERVE "A"					
RESERVE "B"		19			
	2016	2017	2018	2019	2020

2. Implement Bay Area Air Quality Management District construction management standards during all on-site construction activities.

3. Prior to issuance of any building or grading permit of any type, obtain all wetlands clearances, approvals, and/or permits.
4. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that prior to the start of any construction this approval or permit may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies.
5. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
6. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
7. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.
8. 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 PM2.5) 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.
9. The project will be conditioned to comply with the tree protection and mitigation measures specified in Chapter 17 of the City Code.
 10. Per the requirements of the Santa Rosa Tree ordinance, the total trunk diameter of trees to be removed is divided by 6 and multiplied by 2 to determine the total number of trees required as mitigation. The appropriate number of fifteen-gallon replacement trees, or suitable equivalent per the ordinance, are therefore required to be planted as mitigation. A fee of \$100 per replacement tree may be paid in-lieu of planting trees if the developer is unable to accommodate the full mitigation onsite.
 11. The project shall comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All applicable fees, including but not limited to: Parks, Capital Facilities, Housing Allocation, Schools and Utility Connection/Demand must be paid prior to issuance of a building permit.
 12. 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 project developer shall consult and obtain approval for buffers areas from the California Department of Fish and Game prior to commencement of tree removal. The results of the raptor survey, and copies of CDFG approvals if required, shall be provided to Community Development prior to the issuance of grading permits for the project.
 13. 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.

14. 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 – Community 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. At minimum, 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.
15. 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.
16. 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.
17. 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."
18. 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 is trained to recognize potential resources.
19. 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.
20. The appropriate tribe shall make recommendations as to appropriate treatment of such resources and the applicant, tribe and City may meet to discuss further mitigation if necessary.

21. Construction hours limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 pm on Saturdays, with no construction on holidays.
22. 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.
23. 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.
24. Any new development shall obtain all applicable approvals and/or permits.
25. All mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the project, as approved by Planning Commission shall be implemented.
26. Comply with the Santa Rosa Climate Action Plan, as outlined in the Initial Study/Mitigated Negative Declaration for the project.

Engineering

Parcel and Easement Dedication

27. A 15 foot wide public water easement shall be dedicated to the City of Santa Rosa over the offsite Fountaingrove Country Club driveway for the water main extension to the project site and the loop connection over the Golf Course Maintenance yard driveway to Fountaingrove Parkway. All document numbers are to be shown on the Subdivision Improvement Plans.
28. A minimum 15 foot wide Public Sewer Easement shall be dedicated to the City of Santa Rosa offsite over Fountaingrove LLC, for the extension and connection to the existing public sewer main, City File No.1983-0046. Document Number is to be shown on the Subdivision Improvement Plans.
29. An offsite 20 foot wide Public Emergency Vehicle Access Easement is to be granted to the City by the Fountaingrove Country Club from the end of the common driveway over the Club Maintenance yard to Fountaingrove Parkway. The easement is to be recorded prior to signature of the subdivision improvement plans. All document numbers are to be shown on the Subdivision Improvement Plans.
30. An offsite sidewalk access easement is to be granted to "Terrazzo at Fountaingrove" from the project boundary connecting to the existing walkway at the Athletic Club and over the existing pathway and sidewalk to Fountaingrove Parkway. The easement is to be recorded prior to signature of the subdivision improvement plans and document number shown on the Subdivision Improvement Plans.
31. The final map shall show Public Water and Emergency Vehicle Access Easements over Parcel A, a private road and a Public Sewer Easement over Parcel "A" adjacent to Lots 1 through 6 and northerly over Lot 1 to the Project Boundary.

32. This subdivision consists of 19 single family dwellings and 1 common parcel. The formation of a Homeowner's Association responsible for ownership and maintenance of the common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Public Works Engineering Development Services Department for review.
33. The Open Space Easement Management areas and all SUSMP BMP LID and appurtenant improvements contained on the Lots and in Parcel "A" shall be contained in Private Easements in favor of the Home Owners Association.

Grading

34. Grading design shall be as recommended by the Soils Report by PJC & Associates dated April 10, 2009 amended October 30, 2014, and May 16, 2016.
35. No sliver fills are allowed all fills are to be buttressed and keyed into undisturbed native material with subdrains outletting to daylight with discharges collected in a private drainage system designed to prevent concentrated flows crossing property line.
36. All subdrain locations for slope buttress keyways are to be surveyed and mapped on the As-Built Subdivision Improvement Grading Plans. Subdrains shall be constructed with rodding inlets connected at end of pipe through 45 degree long radius bends.
37. Intercepting cutoff swales shall be constructed at top of retaining walls and constructed slopes and shall be directed to field inlets outletting to paved areas through curb drains or onto erosion resistant areas and away from slopes.
38. Utility trenches with slopes greater than 10% shall be constructed with trench dams per the recommendations of the City materials Lab and as approved by the City Engineer.
39. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the Public Right-of-Way or for any work on utilities located within public easements.
40. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
41. Subdivision improvement plans to be reviewed and approved by the City Engineer will be required for the private roadway, storm drains, sewer and water main extensions, and all common improvements including but not limited to grading, retaining walls, and SUSMP LID BMP structures.

42. Retaining walls necessary to support side yard walkways, garage pad, and are part of the individual structural foundations shall be constructed under the residential Building Permits issued for the lots.
43. Hillside grading and slope construction for development of individual Lot pads shall be done in concert with the subdivision development.
44. Retaining walls as shown on the Approved Development Plan for individual lot development that cross property lines are to be constructed under the subdivision grading plans. Walls should be on the uphill property with access maintenance easement on the downhill property in favor of the uphill property. Minor modifications to proposed wall locations, and heights may be approved by the City Engineer.
45. Retaining walls for construction of the Private Street and common to site development grading of the Upper and Lower Village properties are to be a considered a common improvement, are to be contained within an Access and Maintenance Easement in Favor of the Home Owners Association and included with the subdivision improvement plans with design and structural calculations submitted to Engineering Development Services for review.
46. The proposed dry stacked rock retaining walls are to be considered to be under surcharged load condition and are to be structural designed per the recommendations of the Soils Geotechnical Engineer.
47. All retaining walls are to have cut off swales constructed to intercept drainage flows and direct the to field inlets that discharge to the street or the storm drain system. The retaining walls will be included in the grading permit issued for the subdivision.
48. Grading and retaining wall construction within the drip lines of trees to be saved are to be done under the supervision of an Arborist retained by the Developer for the duration of the project.
49. Any drainage swales constructed are to be graded to drain to field inlets connected to the private drainage system. Lot drainage is allowed to sheet flow over undisturbed vegetated slopes. No concentrated or erosive causing flows are allowed to cross property lines.
50. No drainage flows are allowed to flow over the top of curb, all flows are to be collected behind the curb in a rock lined swale directed to a field inlet outletting to the street through curb outfall or connected to the private storm drain system through a drainage structure.

Traffic

51. Existing traffic sensor camera for the exit driveway at the intersection of Fountaingrove Parkway and Stagecoach Road, City File No. 2005-0137, is to be adjusted as necessary.
52. The offsite exit lane of the resort driveway onto Fountaingrove Parkway at Stagecoach Road is to be striped and marked with pavement arrows and signage to provide; a combined through/left turn lane, and designated right turn lane. The lanes shall be marked with a double yellow for a distance 50 feet from the crosswalk.

53. The sidewalk crossing Parcel "A" shall be cross hatched or designated by decorative asphalt pavement with advance warning signage installed at both approaches to crossing location.

Private Street/Driveway Improvements

54. Use of a Priority 2 Permeable Pavement LID design detail will require use of paving stones placed on tiered sand layers over structural soil and be used in parking areas only and not to be used in Fire Lanes. Any use of Permeable pavement adjacent to retaining walls is to be approved by the Project Geotechnical Engineer. Foundations for retaining walls shall extend below the required volume capture depth as recommended by the Geotechnical Engineer to maintain structural integrity of wall in saturated conditions.
55. Access to the site will be over the existing common vehicle access to Fountaingrove Parkway. A Maintenance and Access agreement between the Fountaingrove Golf Course and this project "Terrazzo at Fountaingrove" will be required and is to be recorded concurrently with the recording of the Final Map and included in the project's Conditions, Covenants, and Restrictions.
56. No street lights are required for the private street. Any area lighting for sidewalks shall be low profile.
57. The common driveway, Parcel "A", shall be 24 feet wide, built to City minor street structural standards, sloped to drain to a concrete curb and gutter on one side from the concrete walk border on the upslope side of the road. The concrete walk border shall be at grade, 4 foot wide, pedestrian access designated by accent concrete paving with a maximum 2% cross fall, and meeting minor street structural design standards. The common drive shall be built as an extension of the existing private driveway through the Fountaingrove Golf and Country Club and the new pavement, curb and gutter are to conform to the existing improvements.
58. The proposed parking bay shall transition through 20 foot radius reverse curves. The parking bay pavement shall be sloped to drain from the cut face to a valley gutter adjacent to the travelway. The valley gutter flow line shall be align with the curb and gutter both approaching and leaving the parallel parking bay location and designed to release the low flows into the porous pavement LID detail maintaining the 10 year flows in the gutter.
59. The common driveway over Parcel "A" is to be an Emergency Vehicle Access and is to be signed beyond the parking bays as "EMERGENCY VEHICLE ACCESS, FIRE LANE, NO PARKING, CF503.4 CVC22500.1" The EVA is to include an offsite access easement over the Fountaingrove LLC maintenance driveway to Fountaingrove Parkway. A perimeter fence is to be constructed to separate the existing maintenance road on Common Parcel "A" from the golf course maintenance facility with a private vehicle access gate to maintain access to the existing maintenance road and Golf Course Maintenance Facility separate from a Fire Department activated EVA gate.
60. Fire Access EVA connection to Fountaingrove Parkway from Parcel "A" over the offsite maintenance access road is to be through a motorized Opticom gate in the

common fence line between the Terrazzo at Fountaingrove and Fountaingrove LLC property line perimeter fence. Vehicle gate shall be equipped with strobe-actuated electric operator on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gate shall fail to an unlocked condition in the event of power outage. Gate design, controller and strobe actuated equipment are to be submitted to the Fire Department with the first plan check submitted for review and approval of Subdivision Improvement Plans. Subdivision Improvement plans will not be approved until the gate system has been approved by the Fire Department and noted on the Improvement Plans. Use of the Fire Access EVA gate by non-emergency vehicles for access to the Golf Course Maintenance Facility is not allowed. Signage shall be attached to the gate structure prohibiting parking in front of the closed gate stating as follows "EMERGENCY VEHICLE ACCESS, FIRE LANE, NOPARKING, CF503.4 CVC22500.1"

61. Parcel "A" is to end in a cul-de-sac at the upper village location. The cul-de-sac is to have a 36 foot asphalt paved radius with a 4 foot accent ADA compliant textured concrete structural paving section as a continuation of the pedestrian walkway along the roadway and provide a full 40 foot structural turning radius. The driveway connections shall remain clear of the cul-de-sac pavement and pedestrian walkway.
62. The individual driveway connections to parcel "A" are to be through at grade approaches maintaining a clear unobstructed 4 foot walkway.

Storm Drainage

63. All drainage from Parcel A, private roadway, and necessary for grading improvements are to be collected by a private storm drain system extended from the Fountaingrove LLC storm drain system and be contained in private drainage easements when crossing offsite property.
64. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
 - a. The individual homeowners fronting or owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
 - b. A Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's

Office and the Department of Community Development for review.

- c. A special tax district for public BMP facilities.
- d. An alternate means acceptable to the City of Santa Rosa.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

- 65. Lot to Lot front yard drainage system shall be provided to collect runoff from driveways and walks directing it to private drainage systems in Parcel A or rear yard common drainage system and drainage structures contained in private drainage easements in favor of the upstream property owners or Home Owners Association. No blind connections to mains are permitted.
- 66. All storm water systems both public and private shall be designed to City of Santa Rosa standards and meet Sonoma County Water Agency, SCWA, criteria.
- 67. Private storm drain system crossing property lines of lots 10 thru 19 shall be a common improvement contained within a 10 foot Private Storm drain maintenance and access easement in favor of the Home Owners Association.
- 68. The rain garden crossing property lines of Lots 14 and 15 shall be a common improvement within a maintenance and access easement in favor of the Home Owners Association. The easement shall encompass all improvements and appurtenances necessary for the continued operation and maintenance of the rain garden.

Sewer and Water

- 69. Water and sewer mains, laterals, and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Standard Plans and Specifications, Design Standards and shall be constructed to the satisfaction of the City Engineer.
- 70. A public sewer main shall be extended to and constructed in Parcel "A" for Lots 1 through 7, upper village, from the existing public main offsite on Fountaingrove LLC, City File No.1983-0046. All changes in grade and alignment are to be done at manhole locations.
- 71. The existing sewer constructed from the public main in Fountaingrove Parkway to the project site is privately owned and maintained. The City does not guarantee adequate capacity and flow capability exists on private main laterals. The existing private sanitary sewer main lateral should be videoed from the project site to the public main and manholes inspected prior to submittal of improvement plans. The maintenance of the private sewer common to the project site and the Fountaingrove LLC property should be included in a mutual maintenance and access agreement between the Terrazzo Project and Fountaingrove LLC to be recorded concurrently with the recording of the Final Map.

72. Provide separate irrigation and domestic meters per Section X of the Water System Design Standards. Individual meters are to be provided for each building cluster for leak detection purposes.
73. The existing public water main in the Fountaingrove Golf Course is to be extended through the site and connect to the existing public main extended from Fountaingrove Parkway at the golf course maintenance facility. The Public Water Easement shall contain all public; valves, hydrants, meters, and appurtenances to the public water main. A blow off is required at the end of the public main and located behind the curb line in the upper village. The public water main extension shall be 12 inch diameter from the existing main through the site to the Cul De Sac, and 8 inch offsite to the connection with the existing public main from Fountaingrove Parkway.
74. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
75. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. Double check backflow device per City Standard 875 are to be provided for Domestic meters and reduced pressure backflow device per City Standard 876 will be required on Irrigation service connections to the public system. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans to determine adequate sizing.
76. Where bio swales or rain gardens are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.
77. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).
78. Applicants shall provide Fire flow calculations indicating compliance with CFC Appendix III-A. This project is in a Wildland Urban Interface Area, adjusted fire flow available shall provide 1500 gpm.
79. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul de sacs, a fire flow test will be completed at the hydrant on each separate cul de sac or dead end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.
80. Fire hydrants shall be provided along Fire Department access roadways and are to be public where connected to the public main. Fire Hydrant spacing for residential areas located within the Wildland Urban Interface Area in accordance with Fire Department requirements to coincide with fire tactics and equipment, and identified

via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857.

Recreation and Parks Conditions

81. The homeowners association shall maintain trees, shrubs, and soil of "Open Space Parcel A" adjacent to Fountaingrove Parkway in a non-dangerous condition that the trees, shrubs, soil, and other landscaping will not interfere with the public convenience of safety in the use of the street sidewalk.
82. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

Fire Department Conditions

83. Per current City Standards, fire hydrants shall be spaced at a maximum of 300 ft on center in Wildland-Urban Interface Fire Areas (such as this).
84. Preferred hydrant locations: (1) between driveways at Lots 3 & 4. (2) New hydrant - immediately north of driveway at Lot 1. (3) As shown opposite Lot 17. (4) Immediately south of shared driveway to Lots 8 & 9.
85. Per current Fire Department Standards, gates limiting vehicle access to more than 5 homes shall be electrically operated with "Knox" key override.
86. Primary emergency access to this site will be via the existing Fountaingrove Country Club maintenance access off Fountaingrove Parkway. Due to the extreme grades, narrow width, and length of shared road, Fire Department requires a strobe actuator ("Opticom") on the gate limiting vehicle access at this driveway.
87. Per CA Fire Code, all first floor exterior walls shall be within 150 ft hose-pull distance of fire apparatus access. Per current Fire Department Standards, "ladder pads" are required on the ground outside all emergency egress windows at bedrooms.
88. Conjoined units, steep slopes, and retaining walls makes it impossible to pull a fire hose to rear of units in an effective time frame. Ladder pads will be difficult to install, maintain, or access on this steep site. Instead, Fire Department requires that the automatic fire sprinkler systems in these residences be designed for four-head activation (typical 13D system is designed for two-head activation) and extended to protect attics and any covered patios, porches, or balconies. The enhanced design will increase time available for residents to evacuate via interior stairs and for firefighters to position themselves for fire attack from the rear of the units if necessary.
89. Per current Fire Department Standards, a Site Map with photocell controlled illumination is required at the entrance to multi-building sites with a single shared access.
90. Required Site Map shall be provided at both the public site entry and at the emergency site access (described in Item 2 above).

91. A Phase 1 Environmental Site Assessment shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
92. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
93. 4" single-family residential premise identification shall be provided.
94. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
95. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
96. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
97. A Vegetation Management Plan shall be submitted to the Fire Department for review and approval concurrent with Building Permit application.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under discussion. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of the report.

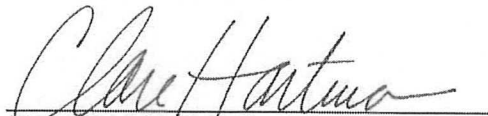
Recommendation

☒ Approval with conditions as set forth in this report.

☐ Continuance

☐ Denial – Major Reasons:

☐ Final action referred to the Planning Commission



CLARE HARTMAN
DEPUTY DIRECTOR - PLANNING
PLANNING AND ECONOMIC DEVELOPMENT

Exhibit B

TERRAZZO AT FOUNTAINGROVE MITIGATION MONITORING AND REPORTING PROGRAM

Standard Measures and Project-Specific Mitigation Measures from Terrazzo at Fountaingrove
Initial Study/Mitigated Negative Declaration, dated June 27th, 2016

Monitoring Responsibility:

Compliance with all mitigation measures to be monitored by Planning and Economic Development staff. Where additional departments or staff are involved this is noted below.

AESTHETICS

Standard Measures:

1. 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.

Implementation Procedure:

Require as condition of approval.

Monitoring/Reporting Action & Schedule:

Prior to issuance of building permit, Planning and Economic Development to verify that lighting plan matches approved design plans.

AIR QUALITY

MITIGATION MEASURES:

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 PM2.5) 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.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit, Planning and Economic Development to verify that notes are on the plans. During construction, Building and/or Public Works inspectors inspect the site for compliance with required construction control measures.

Additional Monitoring Responsibility:

Planning and Economic Development

BIOLOGICAL

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

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit verify that tree protection zones and notes are included in the plans.

Additional Monitoring Responsibility:

Planning and Economic Development – Engineering Development Services Division

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 project developer shall consult and obtain approval for buffers areas from the California Department of Fish and Game prior to commencement of tree removal. The results of the raptor survey, and copies of CDFG approvals if required, shall be provided to Community 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.
- 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 – Community 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. At minimum, 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.

Implementation Procedure:

Require as conditions of approval.

Monitoring/Reporting Action & Schedule:

Prior to Planning and Economic Development sign-off on issuance of building or grading permits, staff to review required reports and ensure that recommendations are addressed in the project construction plans and to confirm that biologist is on-site, if required.

CULTURAL

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."

Implementation Procedure:

Require as conditions of approval.

Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit, Planning and Economic Development to verify that notes are on the plans.

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 is 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.

Implementation Procedure:

Require as condition of approval.

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify measures are part of the construction notes or document prior to final sign off on grading or building permit.

GEOTECHNICAL

Mitigation Measures:

The applicant shall adhere to all recommendations listed in the Preliminary Geotechnical Investigation for the project, as listed in Appendix G, and with subsequent recommendations from additional design-level studies that shall be completed as part of the Building Permit process.

Implementation Procedure:

Require as condition of approval.

Monitoring/Reporting Action & Schedule:

Building to verify project is on compliance with Geotechnical recommendations.

Additional Monitoring Responsibility:

Planning and Economic Development to review report and ensure compliance with Geotechnical Requirements.

HAZARDS

Mitigation Measure:

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

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify Plan has been submitted.

Additional Monitoring Responsibility:

Fire Department

NOISE

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

Implementation Procedure:

Required as condition of approval (DAC Report).

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify construction hours included on all construction and grading plans.

Mitigation Measures:

1. 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.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify sign has been installed prior to final sign-off on grading or building permit.

2. 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.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify compliance with this condition prior to final sign-off on final map.

Additional Monitoring Responsibility:

Planning and Economic Development and City Attorney's Office