PD DISTRICT NO. 72-001L

Location: Fir Ridge

Project Name: Phase II Fir Ridge / Phase I Southridge

Policy Statement Dated: FG Ranch as Amended per ordinance 36916 Attached TO 72-001 None

Conditional Use Permit Dated: 1-24-85 Attached None

Development Plan Dated: N/A Attached None

General Notes:

Refer to Final Map for specific setbacks; setbacks referenced in CUP are minimums; NOTE HEIGHT RESTRICTIONS ON THE FOLLOWING LOTS

SOUTHRIDGE: LOTS 1, 7, 8, and 9 are limited to 20' height

Fir Ridge: LOTS 1, 2, 3, and 48 are limited to 20' height.

FEB 7 1985

RESOLUTION NO. 5994

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A USE PERMIT FOR SINGLE-FAMILY RESIDENTIAL USE OF THE FIR RIDGE SUBDIVISION LOCATED IN THE NORTHEAST SECTOR OF THE FOUNTAINGROVE PLANNED COMMUNITY DISTRICT - FILE NUMBER 84-0009

WHEREAS, the Planning Commission of the City of Santa Rosa has considered a use permit application for the single-family residential use of the site known as the Fir Ridge Subdivision, located in the Fountaingrove Ranch Planned Community District; and

WHEREAS, the Planning Commission has read, reviewed and considered the approved and adopted Negative Declaration for the project and determines that this use permit will not have a significant effect on the environment; and

WHEREAS, The Planning Commission finds that the granting of this use permit, as conditioned, meets the requirements of the Santa Rosa Zoning Ordinance and the provisions of the Fountaingrove Development Plan and Policy Statment; and

WHEREAS, the Planning Commission finds that the proposed use permit is consistent with the General Plan, in that it would provide for low density, single-family residential uses in an area designated on the Land Use Graphic of the General Plan for low density, single-family land uses.

NOW, THEREFORE, BE IT RESOLVED that a use permit for low density, single-family residential use of the Fir Ridge site is approved subject to the following conditions:

I. LAND USE

A. Uses allowed and special requirements; all uses not otherwise prohibited by law are allowed provided that any such use or uses are listed in the Fountaingrove Ranch Policy Statement or reflected on the Fountaingrove Ranch Development Plan.

B. Maximum building height; the height limit of buildings and structures shall be 35 feet, except for parcels number: 1, 2, 3, 50, 51, 57, 58, and 59, which shall be further restricted to a maximum height of 20 feet.

C. Maximum lot coverage by structures; 50 percent.

D. Yard setback requirements for main buildings and accessory buildings:

1. Front yard; 15 feet for main buildings; detached accessory buildings and second dwelling units shall be located not less than 10 feet in the rear of the main building, provided further, that for garages and carports opening onto a front street, the minimum distance between the opening of such garage or carport and the front lot line or backside of sidewalk or backside of curb which ever is more restrictive shall be not less than 20 feet.

2. Side yard; The side yard on each lot shall be not less than;

   a. 5 feet for all lots on slopes less than 5%.

   b. 10 feet for all lots on slopes over 5% and less than 10%.

   c. 15 feet for all lots on slopes over 10%.

3. Rear yard; same as side yard requirements.

II. OFF-STREET PARKING REQUIREMENTS

Two covered parking spaces per lot, except that one additional covered or uncovered parking space shall be provided for any second dwelling unit. Second dwelling units shall be governed by the Second Dwelling Unit Ordinance.

III. SITE DESIGN REQUIREMENTS FOR LOTS

A. Fencing for all rear yards adjacent to Fountaingrove Parkway shall be designed as an architectural element, constructed by the subdivider and included on the project improvement plans.

B. No trees shall be removed for house construction unless approved by permit as authorized by the Department of Community Development.

C. Lot grading for house construction shall be limited to garage pads, driveways and under structure areas.

D. House construction shall be designed to fit each site and shall preserve natural contours and significant vegetation to the extent possible.

E. Decks extending from residences sited on sloping terrain shall be provided in lieu of large leveled lawn areas and surface patios to preserve the natural features of the site.

F. Houses shall be designed to reduce apparent bulk and mass by avoiding structures designed to stand high on piers and beams.

IV. PROPERTY OWNERS ASSOCIATION REQUIREMENTS

A. Property owners association shall be formed which among other responsibilities, shall maintain the common open areas in such a manner as to preserve the visual continuity of major open space areas in a natural state, even though such open space areas may transcend individual project boundaries.

B. Provisions to be included as project guidelines in the Fountaingrove Ranch Master Association shall include:
restrictions shall include:

1. Provisions for fencing where applicable.

2. Provisions for solar energy.

3. Provisions for rear yard lot landscaping requirements for lots 75, 76, 77, 78, 79 and 80 to protect plants in the conservation easement from shading.

4. Provisions for fire management, weed abatement, and maintenance of vegetation in all common open areas.

5. Provisions for tree removal permits.

6. Provisions for lot grading.

7. Provisions for height limits, site design and house design pursuant to the Fountaingrove Ranch Final EIR.

8. Provisions for management and maintenance of common areas, including street island areas and common areas containing rare and endangered plant colonies.

9. Provisions for design review for all houses which are in concert with the Fountaingrove Ranch EIR which shall be conducted by the Fountaingrove Ranch Master Association.

C. Draft of the Fountaingrove Ranch Master Association Conditions Covenants and Restrictions shall be submitted to and shall be subject to the approval of The Department of Community Development prior to recordation of the final map.

V. OPEN SPACE MANAGEMENT REQUIREMENTS

A. Requirements: The approximately 4.5 acre conservation easement area, as depicted on the Fir Ridge Tentative Map shall be offered for dedication to the California Native Plant Society with the underlining title remaining in the Fountaingrove Ranch Master Association. In the event the easement dedication offer is not accepted by the California Native Plant Society, the easement area in question will be maintained by the Fountaingrove Ranch Master Association, in accordance with the recommendations of the Western Ecological Services Company titled "Survey of Ceanothus confusus".

B. The Fountaingrove Ranch Master Association shall be responsible for the development of a maintenance program for the conservation easement area unless the California Native Plant Society or another qualified group acceptable to the Department of Community Development agrees to maintain the easement area.

C. The subdivider shall be responsible for installing a low, wood, corral type fence or an approved type of open wire fence to be on the boundaries of the conservation easement, adjacent to residential lots and streets.

D. The subdivider shall be responsible for providing check swales and other erosion control improvements upslope from the conservation easement area to control potential erosion.

E. A propagation program shall be the responsibility of the Fir Ridge Subdivider to establish new plants within the conservation easement from cuttings taken from a portion of the plants that may be lost from lots 86 thru 89. Prior to transplanting the conservation easement area, the resulting progeny shall first be subject to laboratory scrutiny to determine the presence of the absence of genetic variability. The Fir Ridge subdivider may contract with a qualified group or agent as deemed acceptable by the Department of Community Development to impliment this program.

F. The vehicular and equestrian use of the easement area shall be prohibited and as such shall be so stipulated included in the Fountaingrove Ranch Conditions, Covenants and Restrictions.

G. All conservation easement boundaries and rare plant colonies shall be temporarily fenced subject to the approval of the Building Division of Department of Community Development prior to any grading or any other construction or stockpiling in order to eliminate the possibility of accidential loss of rare plants or rare plant habitat within the conservation easement. No construction equipment or supplies shall be stored at anytime within the conservation easement.

H. A propogation and transplanting program should be undertaken by the subdivider and should include the following:

1. During the plant dormant period, plant cuttings from the Rincon Ceanothus will be collected from those plants that would be lost from the development.

2. Transplanting to pots using local soil from the site during winter months and storage in a greenhouse situation will occur and will be the responsibility of subdivider, prior to recording the Fir Ridge final map.

3. Transplanting to suitable sites within the conservation easement and within close proximity to existing Ceanothos plants, perferrably prior to recording of the final map.

I. The Fountaingrove Ranch Master Association or a qualified group such as The California Native Plant Society, will be responsible for the management of the conservation easement which shall include:

1. Annual hand clearing of tree and brush encroachment as needed.

J. Site construction or subdivision improvements shall be limited to weekdays between the hours of 8:00 a.m. to 5:00 p.m. All motorized construction equipment shall be properly mufflered.

K. All topsoil should be stock-piled for later redistribution during grading activities.

VI. OTHER DEVELOPMENT REQUIREMENTS

A. Adequate landscaping for screening of rear yard areas shall be provided by the subdivider for all lots adjacent to the Fountaingrove Parkway shall be provided by the subdivider.

B. Screening landscaping as provided by the subdivider shall be native and compatible with the site.

C. Existing ground cover shall be left in its natural condition as much as possible, particularly on steeper slopes and ravines.

Trees and other vegetation to be retained shall be protected from construction damage by fencing, trunk wrapping or restriction of heavy equipment operations from tree drip line areas. Measures for vegetation protection shall be executed by project general contractors(s).

D. Should any archaeological resources be uncovered during any site grading activity, all work within 30-yards of the discovery shall be halted, the City shall be immediately notified, and a qualified archaeologist approved by the City, called to investigate the find. No further grading within the 30-yard area of the find shall take place until such mitigation measures as may be recommended by the qualified archaeologist are completed by the subdivider or, in the alternative, until such other or alternative measures as may be approved by the Planning Commission have been completed by, or on behalf of, the subdivider.

E. Approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees including, but not limited to, school impact fees adopted by the City Council at the time of Building Permit review and approval.

F. All work shall be done according to approved plans on file at the Department of Community Development and as submitted to the Building and Code Compliance Division for a building permit.

G. Signs shall be durably constructed and continually maintained in accordance with approved plans.

H. All signing shall be as designated on the approved plans and all additional signs shall be approved only upon application to the Department of Community Development and obtaining a building permit.

I. All exterior signs shall receive Design Review approval prior to obtaining a building permit for the installation of those signs.

J. If not implemented or accomplished within one (1) year from the date of approval, this approval shall automatically expire and be invalid.

K. This approval is granted for a period of one year only, but may be renewed at the end of the one year period.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions, and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purpose and intent of such approval. This entitlement to use shall automatically be renewed unless the applicant receives written notification from the Cit of Santa Rosa that this use permit is revoked.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 24th day of January, 1985, by the following vote:

AYES: 6 (JONES, BAMBER, ZENI, LUCAS, OWEN, KATTE)

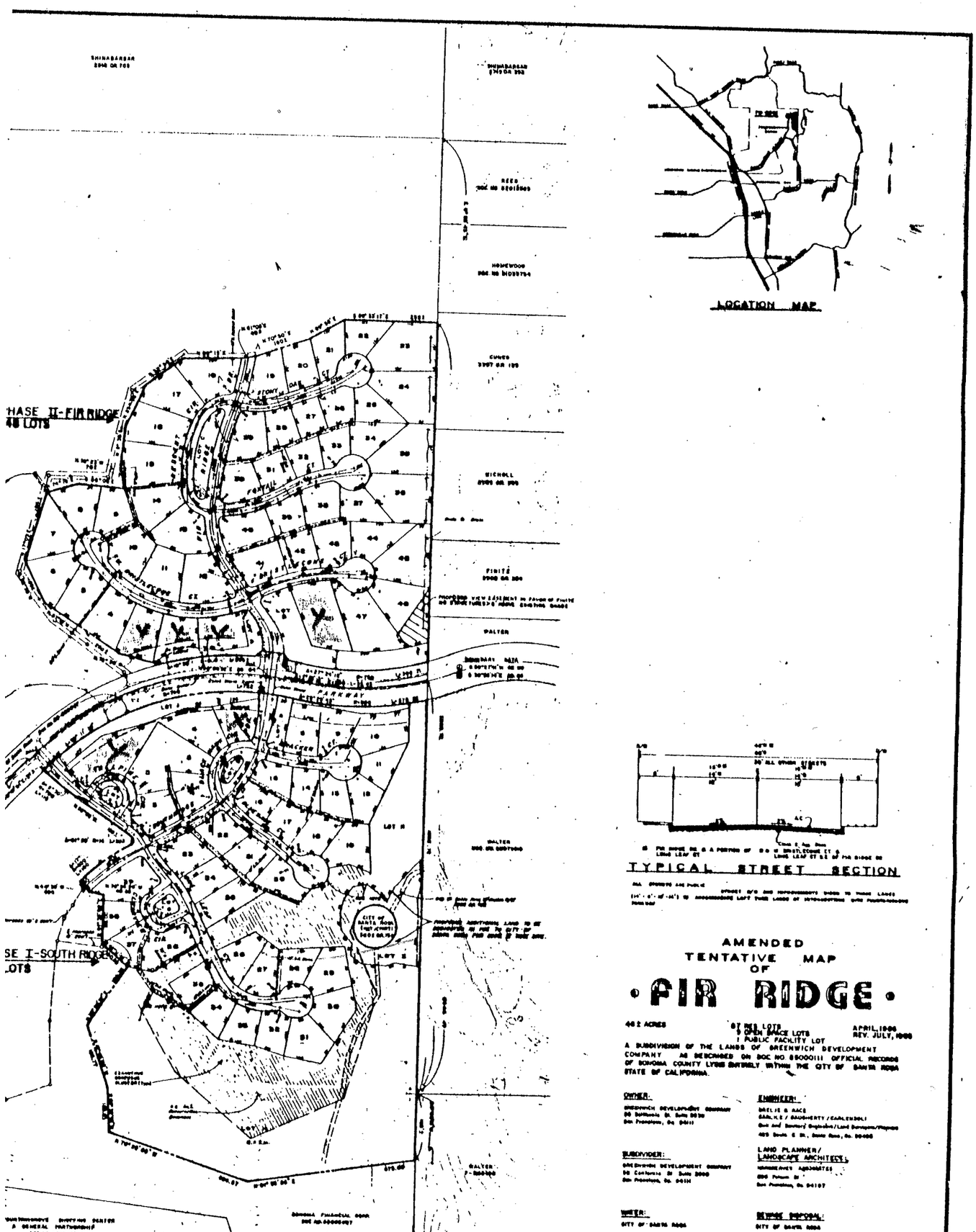
NOES: 0

ABSENT: 0

ABSTAIN: 1 (EVANS)

APPROVED: Robert F. Zeni
CHAIRMAN

ATTEST: Wayne G. Goldberg
SECRETARY


LOCATION MAP
TYPICAL STREET SECTION
AMENDED
TENTATIVE MAP
OF
FIR RIDGE
OWNER:
ENGINEER:
SUBDIVIDER:
LAND PLANNER/
LANDSCAPE ARCHITECT:
WATER:
SEWAGE DISPOSAL:
HASE II-FIR RIDGE
48 LOTS
SE I-SOUTH RIDGE
LOTS

Tent. MAP

FIR RIDGE

Rec. 4 December, 1985 Bk. 378 Pgs. 17 thru 19

40-10

TAX RATE AREA 173-60
4 - 020

AUG 25 1998

1" = 100'

Revised
7-3-98 = 51 RL

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 173 Pg. 60
Sonoma County, Calif.

SOUTHRIDGE

Rec. 22 October, 1985 Bk. 376 Pgs. 38 thru 41

40.09

TAX RATE AREA 4 - 020

173-59

AUG 25 1998

47
48
95

SCALE: 1" = 100'

173/58

173/58

173/63

173/60

173

IT IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

S 19° 43' E 103.77

S 15° 34' 34" W 204.19

N 33° 59' 57" W 50

N 01° 36' 08" E 135.00

pc

SHADED AREA
SOUTHRIDGE CONSERVATION PRESERVE
(4.21 Ac.)
O.R. 88020844

LOT F
COMMON OPEN SPACE

LOT G

LOT D
COMMON OPEN SPACE

LOT E
COMMON OPEN SPACE

LOT B
COMMON OPEN SPACE

LOT A

Ptn. Lot F
COMMON OPEN SPACE
11.18 Ac.

SOUTHRIDGE

CLEAR VIEW CIRCLE

LONG LEAF

TALL PINE CIRCLE

FOUNTAINGROVE

BLACKHAWK CIRCLE

BLACKHAWK DRIVE

SAGE COURT

COURT

PARKWAY

20' max

Revised
7-3-98=47 LF

Assessor's Map
Bk. 173 Pg. 59
Sonoma County, Calif.

— PHOTO —