

COPY

**FOUNTAINGROVE II  
PLANNED COMMUNITY DISTRICT  
POLICY STATEMENT**

**ADOPTED PER ORDINANCE NO. 2905  
August 1991**

**AMENDED PER ORDINANCE NO. 3113  
March 1994**

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## FOUNTAINGROVE II PLANNED COMMUNITY DISTRICT

### POLICY STATEMENT

#### I. INTRODUCTION

In 1972, a development plan was prepared for the then 2,000 + acre "Fountaingrove Ranch" property. Subsequently, 1,450 of the 2,000 acres was placed within the City's "PC" (Planned Community) District. Development of these 1,450 acres to date has included Hewlett-Packard, and a variety of commercial, industrial and residential developments. At the time of original development plan preparation, a total of 2,000 dwelling units was planned and allocated for the 2,000 acres. An amendment to the "PC" District, in 1981, furthered that concept, allocating 1,450 dwelling units to the first 1,450 acres.

Annexation and development of that remaining 550± acres - "Fountaingrove II" - is now being proposed. This Policy Statement, together with the accompanying development plan, constitute the documentation required by Section 20-03.595 of the Santa Rosa Zoning Ordinance for establishment of a "PC" District as Prezoning in conjunction with annexation of "Fountaingrove II". "Fountaingrove II" is located generally north of Chanate Road, west of Brush Creek Road, and east of Parker Hill Road, at the terminus of Fountaingrove Parkway. It is surrounded on those three sides by urban-level residential development; the north edge of the site abuts rural residential and open land development. The surrounding street and development pattern is shown on the development plan.

In conjunction with this "PC" Prezoning, an Environmental Impact Report (EIR) has been required by the City of Santa Rosa; the first phase of that EIR - an Environmental Assessment - has been prepared, and has been utilized in the preparation of this "PC" District.

The purpose of this Policy Statement and the accompanying development plan are to:

- A. Identify basic development objectives.
- B. Establish a basic land use, circulation and development framework.
- C. Establish the underlying development concepts.
- D. Establish a procedural mechanism for the processing of developmental applications, allowing for phasing of improvements.

## II. OBJECTIVES

- A. To retain the basic residential land uses of the surrounding area, in light of current standards, pursuant to the goals and objectives of the Santa Rosa General Plan.
- B. To incorporate the findings and recommendations of the Final EIR into this "PC" District in a manner consistent with City Standards and Policies in effect at the time of project approval.
- C. To retain the general major topographic and major tree mass characteristics of the site, consistent with the proposed urban-level development.
- D. To provide for the potential for a range of single-family housing types.
- E. To accommodate needs for public facilities and infrastructure improvements.

## III. DEVELOPMENT CONCEPT

- A. General - The underlying concept of "Fountaingrove II" calls for urban-level residential development of the site, consistent with its hillside character. Further, it is the purpose and intent that architectural and landscape architectural excellence and creativity be encouraged throughout "Fountaingrove II", and that objectives contained in this Section may be the basis for variations from dimensional and other requirements of Section IV of this Policy Statement.
- B. Development Plan
  - 1. The accompanying development plan is conceptual in nature, intended to illustrate generally buildable and generally open areas within "Fountaingrove II". Major site open space is indicated on the development plan; additional, localized open space areas may also occur within the Single Family Cluster Land Use Area. The development plan is not specific to the extent that it may be exactly scaled, but is to serve as a framework for specific development proposals.
  - 2. Three primary residential land use areas are proposed, and are indicated on the development plan; developmental standards for those areas are specified by Section IV, below.



3. The perimeter of Fountaingrove II is intended to be utilized as open space and/or large-lot custom-designed homes, in order to enhance the transition from surrounding developed and undeveloped areas to Fountaingrove II.

C. Circulation Concepts

1. Street Hierarchy - A street classification system is proposed which relates street width, alignment, landscaping and other elements to street function and topography, as indicated in the roadway diagrams shown on the development plan. The roadway system shown on the Development Plan is intended to establish a general vehicular traffic flow; specific design and alignment is to be determined in conjunction with Tentative Map approval.
2. Roadways are intended to be designed to respond to the hillside character of the site.
3. Fountaingrove Parkway may include provision for bus turn-outs.
4. Parcel access shall be permitted from all streets, except for Fountaingrove Parkway.
5. Pedestrian/Bicycle Circulation
  - a. Pedestrian trails should be provided within the open space areas, as depicted in concept on the development plan, to provide linkages between the residential areas, and the public/private open space facilities.
  - b. Sidewalks should respond to the hillside nature of the site.

D. Landscaping/Open Space Concepts

1. It is the intent that existing trees and ground cover be retained to the extent feasible. Landscaping should be provided to augment natural vegetation as needed in order to enhance and strengthen the visual character of the site.

2. General site landscaping, except in the immediate environs of residences, shall be compatible in form and color with native vegetation. Use of native species in landscaped areas is encouraged in development areas and is required in all major open space areas.
3. A property owners association or other legal entity shall be formed for "Fountaingrove II" which shall be responsible for maintenance of the common open areas in such a manner as to preserve the visual continuity of major open space area(s) even though such open space area(s) may transcend individual project boundaries. In addition, a homeowners association for each residential development may be formed as necessary.

E. Grading Concepts

1. Grading of the site to allow for structures, roadways, and other facilities shall be permitted.
2. Slope rounding and contour grading techniques shall be utilized to the extent feasible.
3. While retention of hillside character is a primary objective of this "PC" District, "re-contouring" of development areas, wherein large quantities of earthwork may be involved in grading, may be permitted, if such re-contouring retains the hillside character, and is consistent with the findings and recommendations of the Final EIR for Annexation NESR 3-87.
4. Following any "re-contouring" approved in conjunction with Tentative Map and Use Permit approval, where the slope of an individual lot is greater than 10%, grading shall be limited to driveways, parking, garage pads, under structures, pools, drainage improvements, and minor conform grading. In the Single Family Cluster Land Use Area where the slope of an individual lot is less than 10% and significant vegetation has been protected, grading to facilitate lot drainage and construction of production housing shall be permitted.
5. Margins of recontoured areas shall be graded to provide a natural appearing transition to surrounding hillsides.

F. Hydrology

1. Setbacks from Paulin Creek, depicted as a Natural Waterway on the City of Santa Rosa Natural Waterways Plan, shall be in accordance with the City of Santa Rosa Creek Setback Ordinance. Setbacks from all other water/drainage courses shall be a minimum of 30 feet from the centerline of the drainage course.
2. Specific methods and procedures for preservation of drainage courses, such as setbacks or scenic easements, as necessary, shall be established in conjunction with Use Permit approval.
3. Waterway modifications, necessitated by site drainage requirements may be approved when undertaken generally in accordance with appropriate landscaping and grading plans which retain the natural character of waterways.

G. Utilities

1. Water - There will be three water pressure zones, utilizing existing reservoir and pump stations, supplemented with new facilities. Water system improvements, including additional water storage tanks, shall be provided in order to satisfy fire flow and domestic needs.
2. Sewer - "Fountaingrove II" is located within the Coffey-Hopper, North, and Westerly North Rincon sewer tributary areas. The majority of the site can be served by gravity sewer, however, sewer lift stations will be required to serve a few small areas.

H. Public Facilities

1. Two public neighborhood park sites, one of approximately 4 acres in size, the other approximately 11 acres in size, as shown on the development plan, shall be offered for dedication to the City of Santa Rosa.



#### IV. ZONING/LAND USE

A. The Zoning District shall be "PC" (Planning Community), which shall allow for residential and related uses, pursuant to this Policy Statement and the accompanying development plan. Unless otherwise provided herein, or on the development plan, all standards and requirements of the Santa Rosa Zoning Ordinance, as of the date of approval of this "PC" District, shall apply.

1. Up to 550 dwelling units -- the remaining allotment from the original 2,000 dwelling units - may be permitted.
2. Notwithstanding (1) above, increases over 550 dwelling units may be considered based on a determination that:
  - a. the increase(s) is consistent with the Objectives and Development Concepts of the Fountaingrove II PC District.
  - b. there is adequate sewer capacity to serve the increase(s).
  - c. such increase(s) would address targeted housing needs.
  - d. such increase(s) would be consistent with Final EIR for Annexation NESR 3-87.

Such increase(s) shall be accommodated only within the Single Family Cluster (SFC) area and shall be processed in accordance with applicable rezoning provisions of the Santa Rosa Zoning Ordinance.

3. Notwithstanding (1) or (2), above, additional dwelling units may be incorporated into "Fountaingrove II" by the addition(s) of contiguous properties and/or via Lot Line Adjustment(s) with adjacent properties. Such additions shall be processed in accordance with applicable rezoning provisions of the Santa Rosa Zoning Ordinance. Development of these additional dwelling units shall be over and above the base 550 dwelling units, and the increase(s) allowed pursuant to (2), above.

B. Permitted Land Uses

1. "Single Family 1" (SF1) Residential Land Use Area.

- a. The intent of this Land Use Area is to allow for custom-designed, single family detached unit types or larger lots, generally consistent with the City of Santa Rosa R-1-15 Zone District, as modified herein.
- b. Uses Permitted by Conditional Use Permit:
  - (1) One-family detached dwellings.
  - (2) Churches, public buildings, public utility structures, home occupations, temporary subdivision sales offices and private recreation facilities, for which a membership charge may be made, but which are not open to the general public.
  - (3) Health care facilities as provided in Chapter 20-03, Article 10 of the City of Santa Rosa Zoning Ordinance.
  - (4) Accessory building and uses.
  - (5) Secondary dwelling units.
- c. Minimum Lot Dimensions/Setbacks:
  - (1) Minimum Lot Area - 15,000 square feet.
  - (2) Minimum Lot Width - 100 feet between the side lot lines, measured at right angles to the lot depth at a point midway between the front and the rear lot lines.
  - (3) Minimum Building Setbacks:
    - (a) Front/Street Side Yard - 30 feet, except that a reduction to no less than 20 feet may be permitted by Staff on a case-by-case basis, based on topographic and existing vegetation constraints demonstrated during site design review.
    - (b) Interior Side Yard - 15 feet.
    - (c) Rear Yard - 20 feet.



- d. Maximum Building Height - 35 feet, with no point on a structure being higher than 35 feet above finished grade at the exterior perimeter of the building immediately beneath that point, chimneys excepted.
  - e. Minimum off-street parking requirements shall be established by Use Permit.
2. "Single Family 2" (SF2) Residential Land Use Area
- a. The intent of this Land Use Area is to allow for custom-designed and/or semi-custom-designed single-family detached unit types, primarily on down-slope lots located on primarily single-loaded, cul-de-sac streets, generally consistent with the City of Santa Rosa R-1-7.5 Zone District, as modified herein.
  - b. Uses Permitted by Conditional Use Permit:
    - (1) All uses permitted by Section IV (B) (1), above.
  - c. Minimum Lot Dimensions/Setbacks:
    - (1) Minimum Lot Area - 8,000 square feet.
    - (2) Minimum Lot Width - 75 feet between the side lot lines, measured at right angles to the lot depth, at a point midway between the front and the rear lot lines.
    - (3) Minimum Building Setbacks:
      - (a) Front/Street Side Yard - 25 feet, except that a reduction to no less than 20 feet may be permitted by Staff on a case-by-case basis, based on topographic and existing vegetation constraints demonstrated during site design review.
      - (b) Interior Side Yard - 10 feet.
      - (c) Rear Yard - 20 feet.

- d. Maximum Building Height - 35 feet, with no point on a structure being higher than 35 feet above finished grade at the exterior perimeter of the building immediately beneath that point, chimneys excepted.

3. "Single Family Cluster" (SFC) Residential Land Use Area

- a. The intent of this Land Use Area is to allow for primarily detached single family dwelling unit types, with a density range of 4-6 dwelling units per acre.
- b. Uses Permitted by Conditional Use Permit:
  - (1) All uses permitted as identified in Section IV (B) (1) above.
  - (2) Single family detached units on smaller lots, generally consistent with the City of Santa Rosa "PRD" Zone District.
  - (3) Single family detached and/or attached dwelling units, including, but not necessarily limited to "zero side yard", "Z-lot", "patio homes", condominiums, planned unit developments, and similar forms of innovative housing types.
- c. Minimum project size shall be 2 acres.
- d. Project density shall be established by Use Permit, pursuant to Section V of this Policy Statement, but shall not exceed 6 units per gross acre.
- e. Minimum lot size, maximum building height, lot coverage, and setbacks shall be established by Use Permit.

4. "Private Recreation Facility" (PRF) Land Use Area

- a. The intent of this Land Use Area is to allow for the development of private recreational facilities for which a membership charge may be made, but which are not open to the general public.

b. Uses Permitted by Conditional Use Permit:

- (1) Private recreational facilities including, but not limited to, indoor and/or outdoor facilities such as swimming pools, courts for tennis, lawn bowling, croquet, basketball, volleyball, putting greens, clubhouse, and/or other recreational uses.
5. Notwithstanding sections 1 through 3, or anything in the Development Plan, in order to achieve consistency with the General Plan, specifically Policy LUR-1e, development within this PC District may include a medium density (8-18 units per acre) housing component or components.
6. A neighborhood retail center.

V. PROCEDURES

A. Timing/Phasing

1. Timing - Development of "Fountaingrove II" may occur over the span of several years. However, if construction within the District has not commenced within five (5) years of the effective date of approval of this District, the City may initiate public hearings to consider rezoning of the property within this District. Construction and/or substantial progress in one phase shall constitute same for the entire "PC" District.
2. Phasing - A number of developmental phases are anticipated. Infrastructure improvements may be installed by development phase, concurrent with the level of housing production. The westerly portion of Fountaingrove II can be developed without extending Fountaingrove Parkway beyond the existing Zone III E Water Tank site, if consistent with the findings and recommendations of the Final EIR for Annexation NESR 3-87. In conjunction with the first phase of development of the westerly portion of Fountaingrove II, a mechanism shall be established which will guarantee the extension of Fountaingrove Parkway, and the installation of utility improvements.



- B. Design Program - Prior to, or in conjunction with, approval of the first Tentative Map for residential development, a "Design Program" shall be submitted to, and approved by, the City of Santa Rosa Planning Commission, pursuant to Use Permit procedures. Said Program shall include:
1. Overall provision for fire management, weed abatement, and maintenance of vegetation in all common open areas, including implementation measures which shall be established in conjunction with individual Tentative Map approvals.
  2. Major landscape/open space elements.
  3. Design guidelines for area-wide design elements, including, but not necessarily limited to:
    - a. Street furniture.
    - b. Street tree plan.
    - c. Trail/pedestrian system improvements.
    - d. Common area landscaping.
- C. Use Permits are required for all development, prior to, or in conjunction with Tentative Map approval(s). Use Permits shall consider the following criteria:
1. Design Program.
  2. Grading design concepts, to be followed within the individual subdivisions and development areas.
  3. Streetscape concept(s).
  4. Off-street parking, particularly in relationship to reduced street widths/on-street parking.
- D. Development Agreements

