



Fountaingrove II East Architectural Review Committee

Fencing Discussion
9 April 2019

Overview

Issue

Guidance

Status

Recommendations

A variety of fencing may soon be constructed along the FountainGrove Parkway

This fencing may be at odds with current FG2E Guidance

If allowed to proceed without oversight, it may become highly variegated and therefore unsightly

Other fencing, previously constructed in the “Open Wire Fence” style was not actually required per guidance

Overall – there may be a need to refresh our understanding of this guidance in order to properly execute as a committee

There are three main “Source Documents” concerning FG2E Fencing Guidance

Fountaingrove II East Declarations of Restrictions, 26 June 1996

Fountaingrove II East Design Guidelines, April 1992

Fountaingrove II East Approvals, June 1999

2.5. Development Requirements

As part of the approval for the Fountaingrove II development of which the Property and the Annexation Property are a part, the real property and the Development is subject to the:

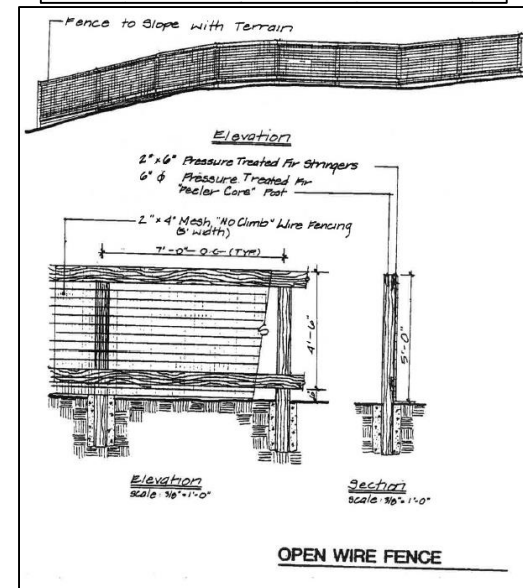
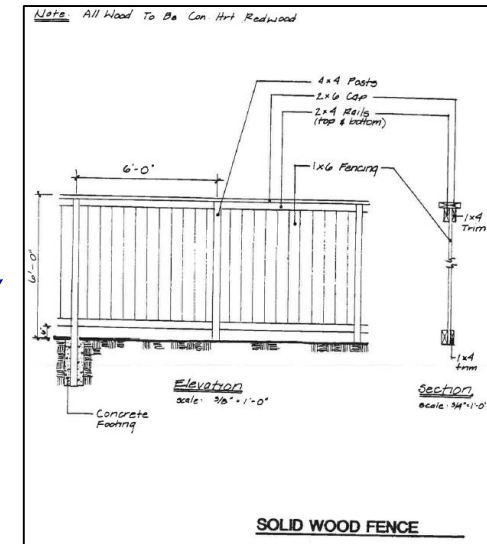
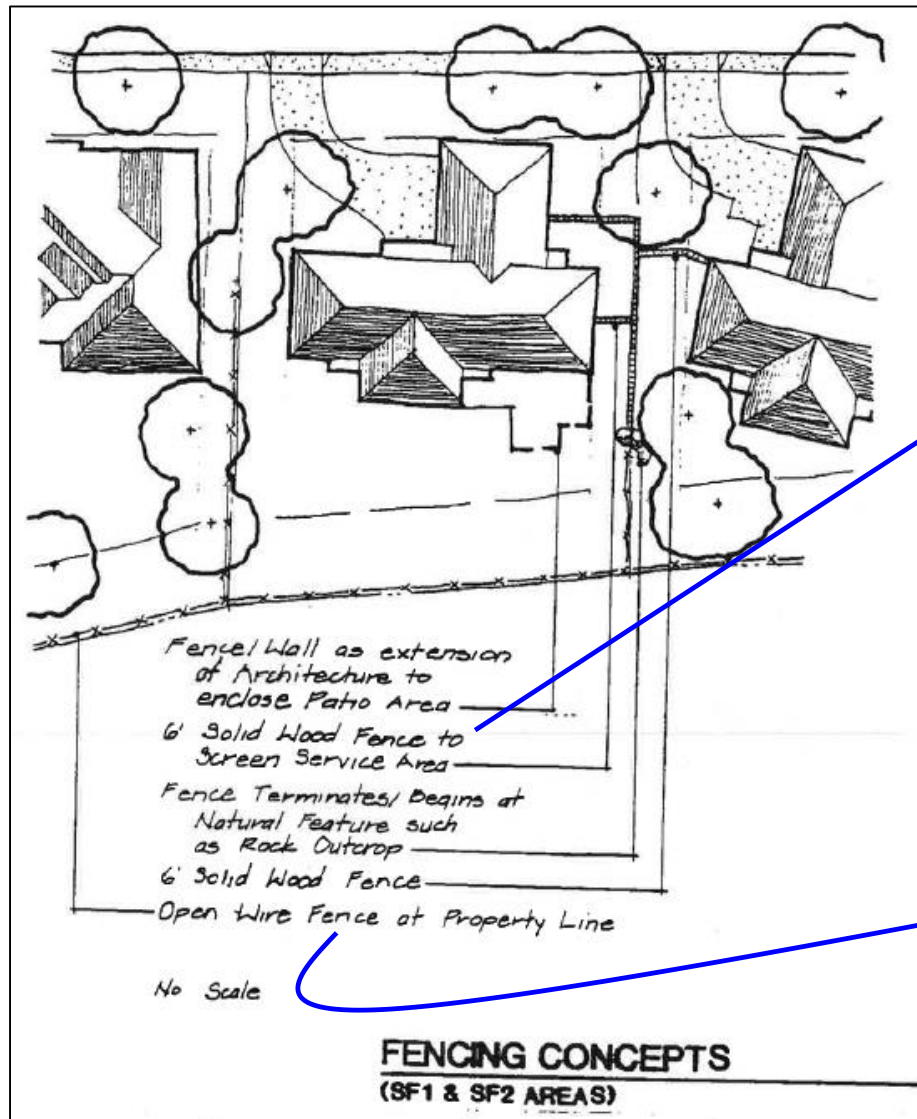
Fountaingrove II Planned Community District Policy Statement adopted by the City of Santa Rosa per ordinance, no. 2905, August 1991 (the "Policy Statement")

The Fountaingrove II Design Program {Design Guidelines and Open Space Management Plan) (the "Design Program" the Use Permit Provisions for Fountaingrove 11 East dated April 17, 1992 (the "Permit Provisions'.

3.5 Restricted Uses, xxiv Building Standards

(h) Fences. All fences visible from adjoining public rights-of-way shall be of wood, brick, stone, stucco or a combination of such materials and shall comply with the Design program described in Section 2.5 and such other guidelines as may be established by the Committee.

Fountaingrove II East Design Guidelines



Fountaingrove II East Approvals Signatures

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOUNTAINGROVE DEVELOPMENT COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY IN SEPTEMBER OF 1998. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: January 25, 2000



BRUCE E. JARVIS
PROFESSIONAL LAND SURVEYOR NO. 8143
SANTA ROSA, CALIFORNIA
LICENSE EXPIRES 6/30/03

CITY ENGINEER'S CERTIFICATE

I, ANTHONY A. CABRERA, CITY ENGINEER IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE TENTATIVE MAP APPROVED MAY 14, 1992 AND ANY APPROVED ALTERATIONS THEREOF. THE APPLICABLE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE STATE SUBDIVISION MAP ACT AND THE APPLICABLE PROVISIONS OF TITLE 19 OF THE SANTA ROSA CITY CODE AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 4/5, 2000



ANTHONY A. CABRERA, P.E. 7332
CITY ENGINEER, CITY OF SANTA ROSA,
STATE OF CALIFORNIA
LICENSE EXPIRES 12/31/01

BY: _____

CITY AUDITOR'S CERTIFICATE

I, RONALD L. BOSWORTH, DIRECTOR OF ADMINISTRATIVE SERVICES IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST SAID TRACT OF LAND THAT ARE UNPAID EXCEPT FOR SPECIAL ASSESSMENTS ESTIMATED TO TOTAL \$ 829,475.79 WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY BUT WHICH ARE NOT YET DUE AND PAYABLE AND CAN OR MAY BE PAID IN FULL.

DATED: May 3, 2000

RONALD L. BOSWORTH
DIRECTOR OF ADMINISTRATIVE SERVICES
CITY OF SANTA ROSA, STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THE COUNCIL OF THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, ON THIS 14 DAY OF April, 2000, BY RESOLUTION REGULARLY PASSED AND ENTERED IN THE MINUTES OF SAID COUNCIL, DID APPROVE THIS MAP AND ACCEPT, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE, HADLEY HILL DRIVE, KENDALL HILL DRIVE, BANBURY COURT, NEWBURY COURT, PUBLIC UTILITY EASEMENTS, STORM DRAIN EASEMENTS, SANITARY SEWER EASEMENTS AND SIDEWALK EASEMENTS, EXCEPT EASEMENTS DESIGNATED AS PRIVATE, HEREON SHOWN, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2000-006, AND THE CITY REJECTS THE OFFER OF THE EMERGENCY OVERLAND FLOW EASEMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF April, 2000.

Audrey Harper Christie
CITY CLERK/CITY OF SANTA ROSA

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE TO PUBLIC USE, HADLEY HILL DRIVE, KENDALL HILL DRIVE, BANBURY COURT, NEWBURY COURT, PUBLIC UTILITY EASEMENTS, STORM DRAIN EASEMENTS, SANITARY SEWER EASEMENTS AND SIDEWALK EASEMENTS, EXCEPT EASEMENTS DESIGNATED AS PRIVATE, AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2000-006

COBBLESTONE HOMES INC.
A CALIFORNIA CORPORATION

BY: Joseph P. Keith
TITLE: President
Joseph P. Keith

NOTARY PUBLIC CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF SONOMA

ON February 29, 2000

PERSONALLY APPEARED

Gail Dye BEFORE ME, Gail Dye
Joseph P. Keith
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) NOTED, EXECUTED THE INSTRUMENTS.

WITNESS MY HAND.

Gail Dye
MY COMMISSION EXPIRES May 15, 2003
Gail Dye - Sonoma County

TRUSTEE'S CERTIFICATE

SONOMA TITLE GUARANTY COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED UNDER DOCUMENT NO. 1999-0083479, OFFICIAL RECORDS OF SONOMA COUNTY, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: Jim Davis
TITLE: President

BY: Sandy Veveras
TITLE: Sandy Veveras, Asst. Secretary

NOTARY PUBLIC CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF SONOMA

ON February 29, 2000

PERSONALLY APPEARED

Jim Davis and Sandy Veveras BEFORE ME, Gail Dye
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) NOTED, EXECUTED THE INSTRUMENTS.

WITNESS MY HAND.

Gail Dye
MY COMMISSION EXPIRES May 15, 2003
Gail Dye - Sonoma County

CERTIFICATE OF DEDICATION

NAME AND ADDRESS OF SUBDIVIDER:

DESCRIPTION OF PROPERTY DEDICATED:

COBBLESTONE HOMES, INC.
A CALIFORNIA CORPORATION
1400 N. DUTTON AVENUE SUITE 1
SANTA ROSA, CA 95401

HADLEY HILL DRIVE
KENDALL HILL DRIVE
BANBURY COURT
NEWBURY COURT

THE CITY OF SANTA ROSA SHALL RECONVEY THE ABOVE DESCRIBED PROPERTY TO THE ABOVE-NAMED SUBDIVIDERS IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE IS \$ 14,500.00. THE LAND IN SAID SUBDIVISION IS ☒ SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

DATED: 04-11, 2000.

Barbara Boyd, Deputy
TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I, CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH, AND APPROVED BY, THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY, SONO(S) UNDER GOVERNMENT CODE SECTIONS 66493(c) AND 66493(c) IN THE SUM OF 14,500.00 AND \$ 0 RESPECTIVELY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 12th DAY OF April, 2000.

Barbara Boyd
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS 14 DAY OF April, 2000, AT 8A M. IN BOOK 607 OF MAPS, AT PAGE 6-10 AT THE REQUEST OF ANTHONY A. CABRERA, CITY ENGINEER, CITY OF SANTA ROSA.

FEES: \$ 16

SIGNED: Bernice Robinson
COUNTY RECORDER

DOCUMENT NO. 2000-35594

BY: Loraine H. Fink

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

NAMES	RECORD DATA	NATURE OF EASEMENT
HORACE BUCKNER, ET AL.	BOOK 95 OF DEEDS, PAGES 48-50, 52 & 54	ROAD RIGHTS OF WAY (CANNOT BE LOCATED)
CITY OF SANTA ROSA	1998-0068847	TEMPORARY SEWER
CITY OF SANTA ROSA	1998-0068848	SEWER
CITY OF SANTA ROSA	1998-0068849	STORM DRAIN
CITY OF SANTA ROSA	1998-0068850	PUBLIC UTILITY AND SIDEWALK
GENEVEVE A. TALBOT	BOOK 486 O.R., PAGE 62	ACCESS (CANNOT BE LOCATED)
JOSEPH METCALF	BOOK 1686 O.R., PAGE 647	GENERAL ROAD & UTILITY

FOUNTAINGROVE II EAST

UNIT No. 11

CITY OF SANTA ROSA, COUNTY OF SONOMA
STATE OF CALIFORNIA

27 LOTS 1 PARCEL 20.94 ACRES
BEING A SUBDIVISION OF A PORTION OF THE LANDS OF COBBLESTONE HOMES, INC., A CALIFORNIA CORPORATION, AS SAID LANDS ARE DESCRIBED BY DEED, RECORDED UNDER DOCUMENT NUMBER 1999-0083479, OFFICIAL RECORDS OF SONOMA COUNTY, AND LYING ENTIRELY WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

PREPARED BY

CARLISLE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401

JUNE 1999

SHEET 1 OF 5 SHEETS

A.P.N. 173-070-003 (PORTION)

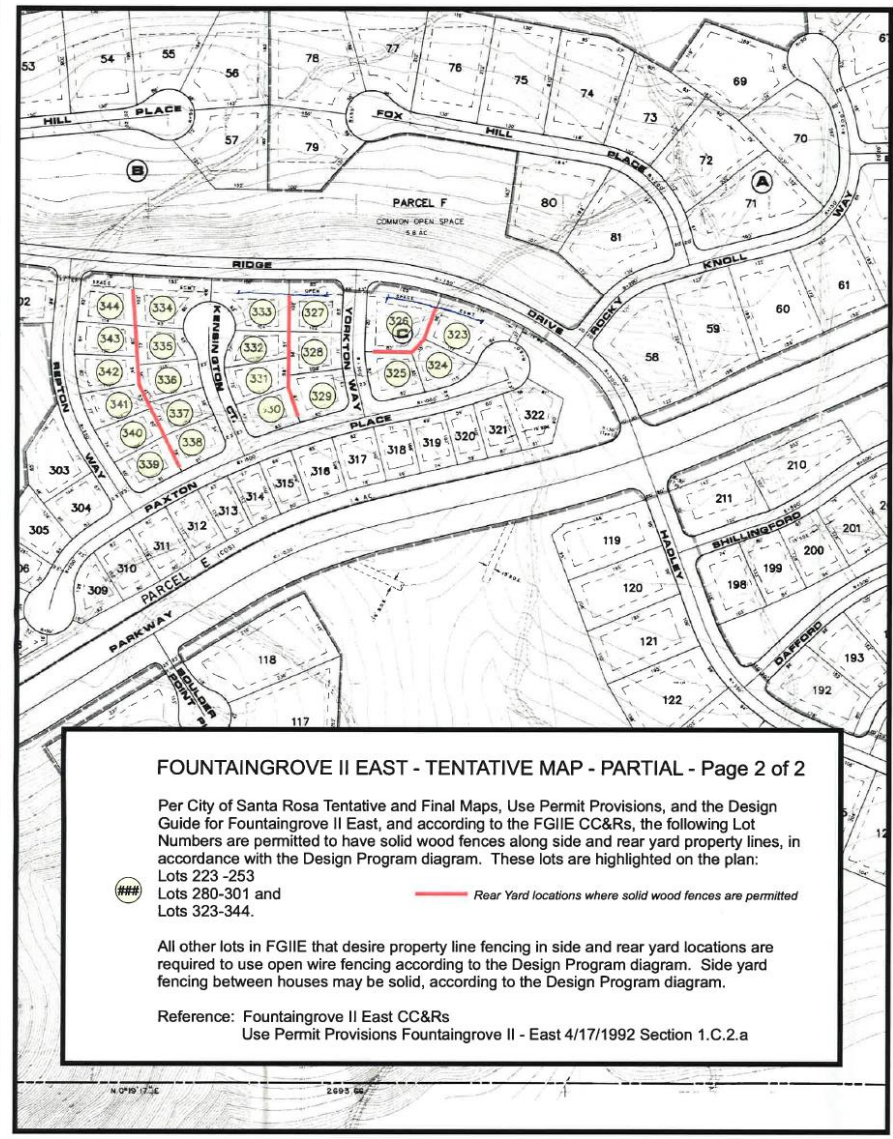
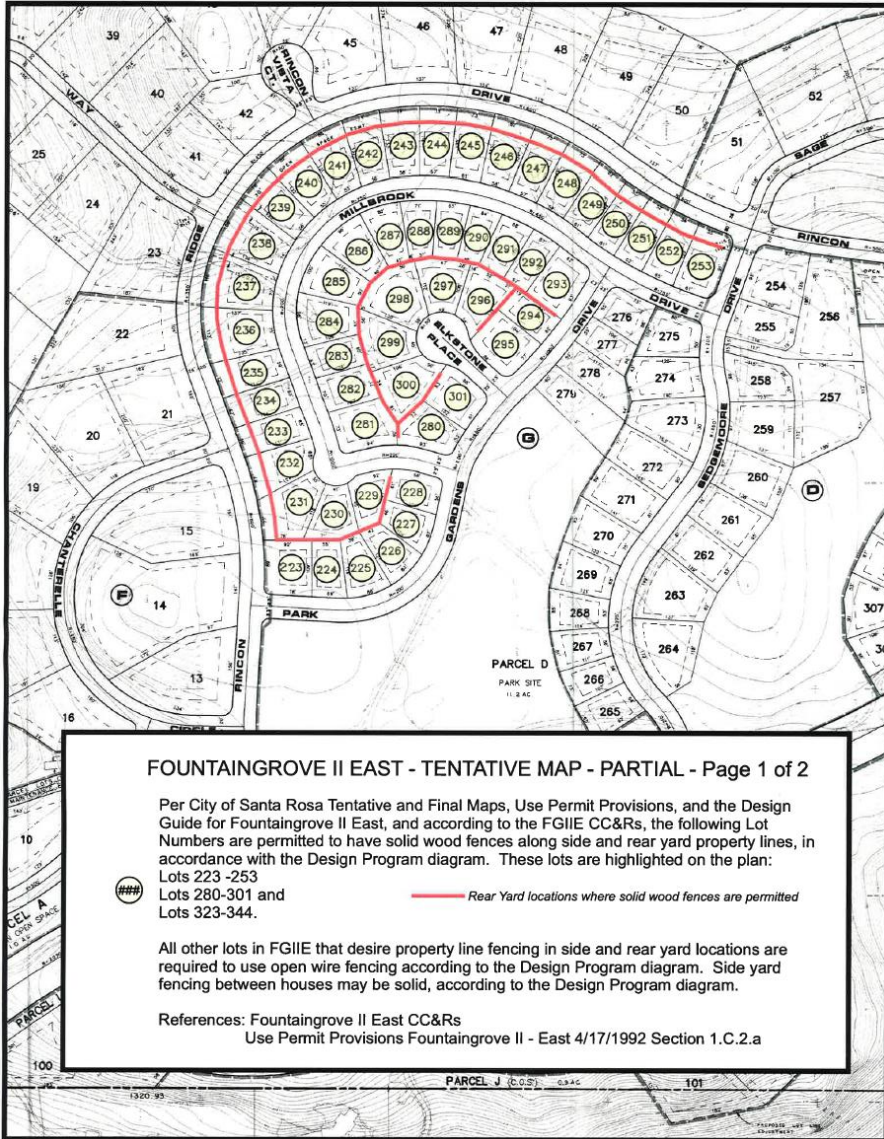
DATE: MAY 11, 2000

JOB NO. 9920-0111

SONOMA TITLE GUARANTY COMPANY

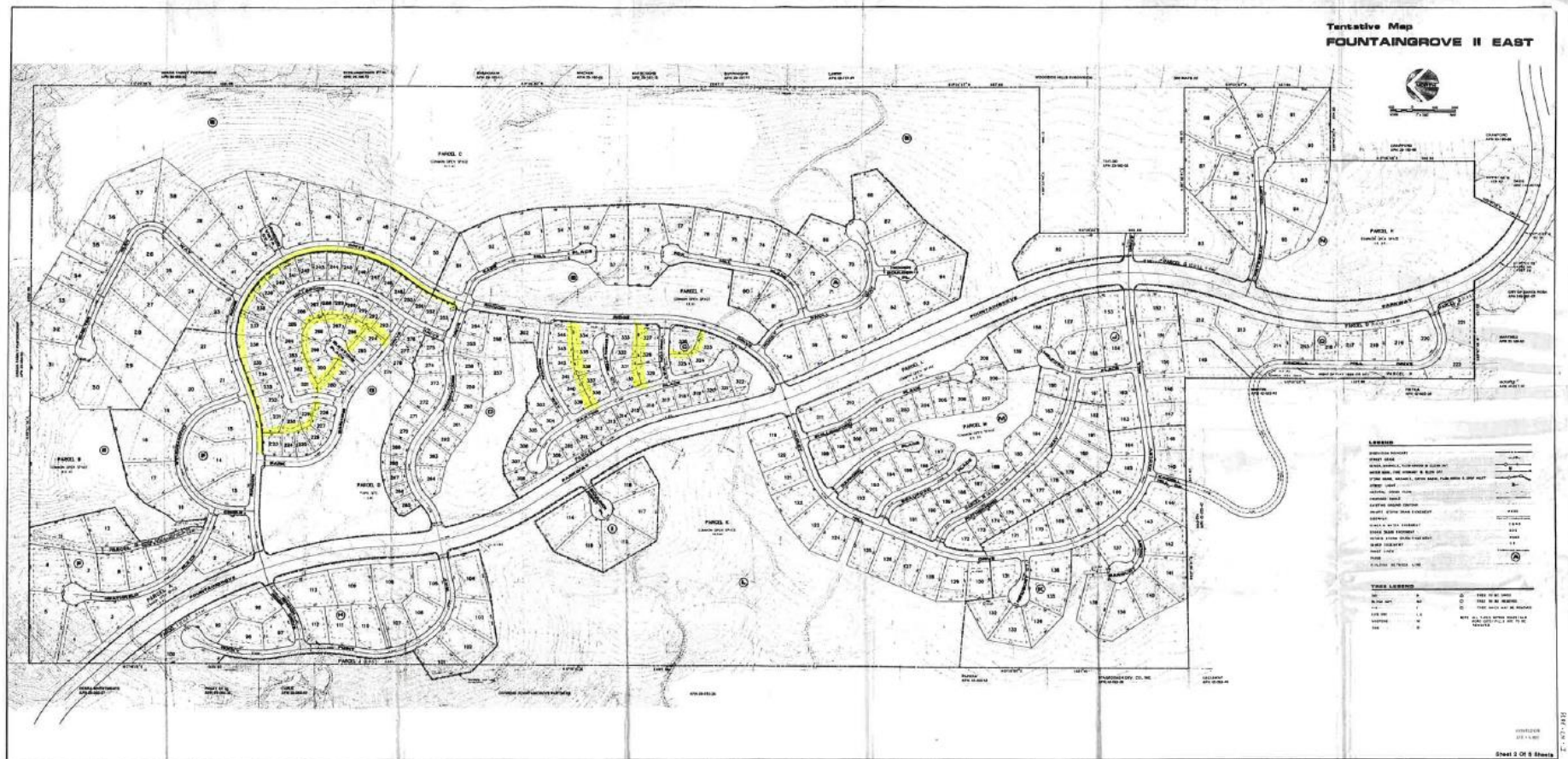
Fountaingrove II East Approvals

Solid Wood Fencing Detail



Fountaingrove II East Approvals

Macro Overview Solid Wood Fencing Overview



All lots within FountainGrove II East must have “Open Wire Fencing” at their property line

Solid wood fencing at the property line is not authorized

Exception: Specific lots within Altaire and Repton neighborhoods

These lots are authorized to have solid wood fencing along their property lines

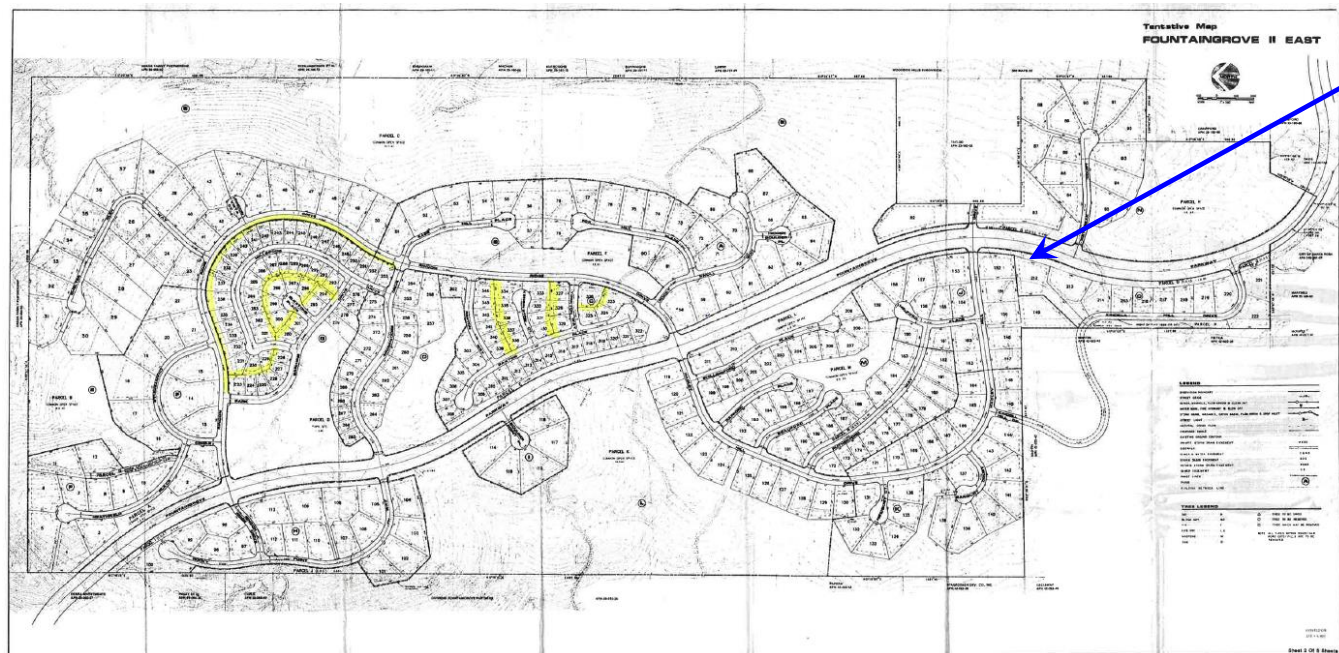


Approximately 1 year ago – we approved Closed Fencing along the west side of Fountaingrove Parkway

This appears to be counter to current published guidance

Pending overarching guidance, we could see a variety of different fencing options along Fountaingrove Parkway

Per guidance – these lots should have “Open Wire Fencing”



Recommendations

Review previously approved fencing

- Determine validity of approval

- Research for remediation if required

Determine and publish standards for those lots and areas requiring “Open Wire” Fencing

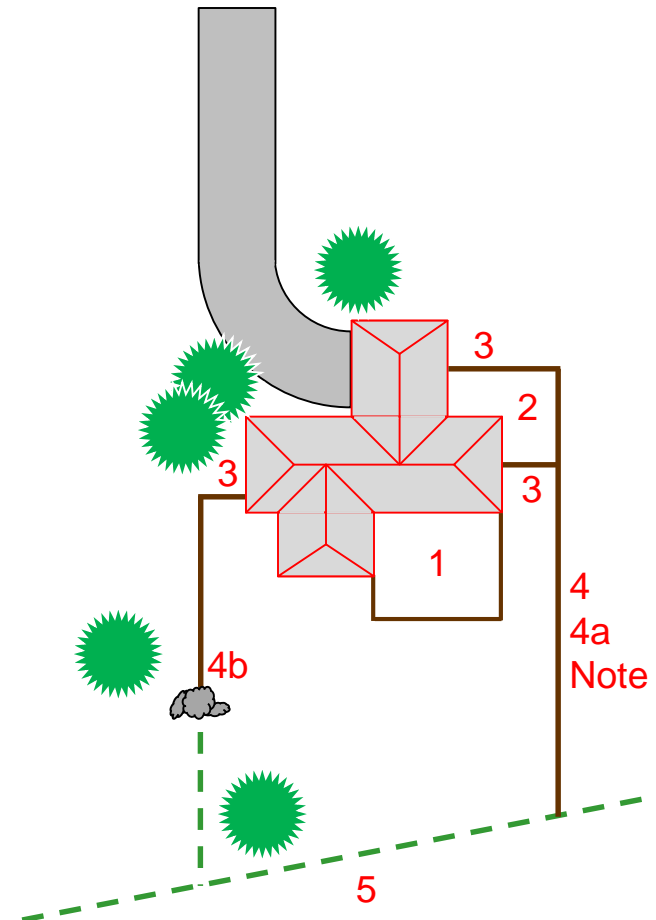
- Strive to ensure conformity going forward

Updates and Clarifications

Fountaingrove II East Design Guidelines

- 1) Patio or Pool Area Fence: Fence or wall as extension of architecture to enclose patio/pool area
- 2) Service Area Fence: Solid wood fence to enclose service area such as refuse/recycling bins or pool filter and pump
- 3) Perpendicular Fence: Solid wood fence anchored anywhere along side of house running +/- 10 degrees from perpendicular to house to no further than property line
- 4) Side Fence: Solid wood fence anchored at end of perpendicular side fence line running along property line to rear property line
 - a) Side fence may be either solid wood or open wire fence at owners discretion provided no natural obstructions exists along fence line

Note: If the side fence is along an Open Space Maintenance Area or a City of Santa Rosa maintained area; open wire fencing is required
 - a) If natural obstruction exists (e.g. rock outcropping) along fence line; transition from solid wood fence to open wire fence at obstruction
- 5) Rear Fence: Intersect at end of side fencing; construct of open wire fence (with specific lot exceptions)



Fountaingrove II East Rear Fencing Detailed Policy



Rear Fencing:

- All Fountain Grove II East rear fencing must be open wire fencing with the following exceptions:
 - Millbrook: all addresses
 - Elkstone: all addresses
 - Park Gardens Drive: 3969, 3965, 3961, 3957, 3953, 3949, 3945, 3941, 3907, 3905
 - Repton: 3744, 3748, 3752, 3756, 3760, 3764
 - Doverton: all addresses
 - Yorkton: all addresses
 - Paxton: 3704, 3708
 - Rutherford: 3678, 3674, 3670, 3666, 3662, 3658, 3654, 3650, 3646, 3642, 3638
 - Hadley Hill: 3635, 3639, 3643, 3655, 3659, 3667, 3673, 3679, 3683, 3712,
 - Helford: 3630, 3631, 3636, 3640
- The above noted lots may have either rear solid wood fencing or rear open wire fencing

Fountaingrove II East Side Fencing Detailed Policy



Side Fencing:

- All Fountain Grove II East fencing adjacent to Open Space Maintenance Areas and Santa Rosa City maintained areas must have open wire fencing
- This includes the following lots with solid rear fencing exceptions along the Open Space Maintenance Area adjacent to Rincon Ridge Drive:
 - Repton: 3757, 3764
 - Doverton: 3753, 3750
 - Yorkton: 3725, 3720
 - Paxton: 3708