AGENDA

Healdsburg Planning Commission

January 24, 2017, 6:00 pm
401 Grove Street, Healdsburg
City Hall - Council Chamber

1. ROLL CALL

2. ADMINISTRATIVE ACTIONS

A. Approval of January 24, 2017 Agenda

B. Approval of December 13, 2016 Planning Commission Minutes

Note: the January 10, 2017 meeting was cancelled

C. Acceptance of Communications and Correspondence

D. Declarations of Conflicts of Interest

E. Disclosures of Ex Parte Communications

3. PUBLIC COMMENTS

This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to Planning Commission business. Pursuant to the Brown Act, however, the Planning Commission cannot consider any issues or take action on any request during this comment period.

4. PUBLIC HEARINGS

A. Item

Description: A recommendation to the City Council regarding applications for a proposed residential subdivision including: General Plan Amendment GPA 2015-01, Land Use Code Amendment LUA 2015-02, Design Review DR 2015-20 and Tentative Map TM 2015-08.

Project Description: The Oaks at Foss Creek Residential Master Plan and Subdivision Project, consisting of a general plan amendment to change the land use designation of 9.03 acres of land from Industrial to Medium Density Residential, and related zoning entitlements to adopt a residential master plan and subdivide 7.41 acres into 44 single-family residences, including 7 affordable units on small lots clustered to protect riparian corridors, with demolition of five existing homes.

Location: 51 Chiquita Road through 167 Chiquita Road

Applicant: DRG Builders, 3496 Buskirk Ave, Suite 104, Pleasant Hill, CA 94523

Environmental Determination: A Mitigated Negative Declaration has been prepared for the Project in compliance with the California Environmental Quality Act.

B. Item

Description: Design review application DR 2016-20

Project Description: Major Design Review for a new 12,000 square foot industrial building and related site improvements on a portion of 1.81 acre parcel that is

bisected by the Foss Creek tributary.

Location: 165 Grove Court

Applicant: Carole Sauers

Environmental Determination: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, which applies to in-fill development projects on urban in-fill sites of no more than five acres.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Barbara Nelson, Planning & Building Director, January 19, 2017

Posting: This agenda was posted on City bulletin boards and the City's website at least 72 hours prior to the meeting, in accordance with state law.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the meeting at the Planning and Building Department at 435 Allan Court and on the City's website at www.ci.healdsburg.ca.us. Written materials submitted after the posting of this agenda, but before the Commission meeting, will also be made available for public review in the Planning and Building Department. If written materials are presented to the Commission at the meeting, a copy will be made for public review at the meeting.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 435 Allan Court or by calling (707) 431-3346 during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments. Comments are generally limited to five minutes, however additional time may be granted by the Commission Chair as appropriate, depending on the scope of the project.

Appeals: Anyone that does not agree with the Commission's decision may appeal the decision to the City Council, provided that a written appeal is filed within ten (10) calendar days from the date of the Commission's action.

1. PC 20170124 Agenda

Documents:

PC_AGENDA_20170124-JAN 24.PDF

2. PC 20170124 Minutes 12/13/2016 Draft

Documents:

PC_MINUTES_20161213 - DEC 13_DRAFT.PDF

3. PC 20170124 4A
Environmental Documents available here:
ITEM 4A ENVIRONMENTAL

Documents:

PC_20170124_4A.PDF
4A_OAKS AT FOSS CREEK SECTIONS.PDF
4A_OAKS AT FOSS CREEK_TREE EXHIBIT 11X17.PDF
4A_PLANS.PDF
4A_RENDERINGS.PDF
4A_CHIQUITA ROAD EXHIBIT.PDF
4A_LANDSCAPEPLANS.PDF
4A_OAKS AT FOSS CREEK PLANS_TENTATIVE MAP2016-09-28.PDF

4. PC 20170124 4B

Documents:

PC_20170124_4B.PDF
4B_PLANS.PDF

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Applicant:	Carole Sauers
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Planning Commission
Meeting Minutes

December 13, 2016 6:00 PM

1. ROLL CALL

Commissioners present: Bottarini, Civian, Eddinger, Engler, Lickey, Luks, Tracy
Commissioners absent: None
City Staff present: Planning & Building Director Barbara Nelson, Public Works Director Brent Salmi, Housing & Economic Development Director Karen Massey, Senior Planner Maya DeRosa, Senior Planner Kraig Tambornini, Fire Chief Jason Boaz, , Fire Marshall Linda Collister, Administrative Specialist Shawn Sumpter, Ed Grutzmacher City Attorney's Office.

2. ADMINISTRATIVE ACTIONS

A. The Commission voted 7-0 to approve the December 13, 2016 agenda.

B. The Commission voted 7-0 to approve the November 15, 2016 Planning Commission minutes with minor changes.

C. Acceptance of Communications and Correspondence
None

D. Declarations of Conflicts of Interest
- Commissioner Eddinger declared a conflict with item 4A, 499 Moore Lane.
- Commissioner Lickey declared conflicts with items 4C, 1525 Healdsburg Avenue and 4D 44 Mill Street.

E. Disclosures of Ex Parte Communications
Commissioners Eddinger and Lickey disclosed communication with Rich Ryan and Jerry North regarding item 4D, 44 Mill Street.

3. PUBLIC COMMENTS

None

4. PUBLIC HEARINGS

Commissioner Eddinger left the meeting prior to item 4A.

A. Item

Description:	CUP 2016-13 - Continued from 10/11/2016
Project Description:	Conditional use permit application to allow outdoor music on the patio at an existing winery
Location:	499 Moore Lane
Applicant:	Sharon Cohn, Breathless Wines
Environmental Determination:	The application qualifies for a Class 1 categorical exemption under California Environmental Quality Act Guidelines Section 15301, Existing Facilities in that the proposed outdoor music and events will not result in new construction but rather amenities as part of an existing structure which does not exceed 2,500 square-feet.

Chair Luks opened the public hearing.

Senior Planner Maya DeRosa presented the staff report.

Stan Jennings, representing the applicant, stated that the proposed conditions of approval were acceptable to the applicant and thanked staff for their efforts.

There being no further speakers, Chair Luks closed the public input portion of the hearing.

Commissioners Bottarini, Engler, Civian and Lickey commented that the revised submittal presented a clear and improved description of the proposed activities.

Chair Luks commented on the benefit of granting the requested continuance to allow the applicant to continue to work with staff to provide a more accurate description of proposed activities.

On a motion by Commissioner Civian, seconded by Commissioner Bottarini the Commission voted 6-0-1 (Eddinger abstain) to approve a conditional use permit application to allow outdoor music on the patio at an existing winery at 449 Moore Lane subject to the conditions of approval recommended by staff.

Commissioner Eddinger returned prior to item 4B.

B. Item Description: TM 2016-03

Project Description: Tentative Parcel Map application to subdivide a 3.33-acre parcel into two parcels of 0.99-acres and 2.34-acres

Location: 1365 S. Fitch Mountain Road, 087-220-011

Applicant: Cort Munselle / Munselle Civil Engineering

Environmental Determination: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15315 Class 15 Minor Land Divisions, and 15061(b).

Chair Luks opened the public hearing.

Senior Planner Kraig Tambornini presented the staff report.

Cort Munselle, applicant, presented information regarding the proposed project and responded to questions from the Commission.

Chair Luks raised questions related to easements shown on the map.

Commissioner Civian asked about the distance to the closest public sewer and if overhead power lines were to be moved.

Mr. Munselle responded regarding public sewer distance and noted that Sonoma County Permit and Resource Department had approved the leach field. He confirmed that the overhead lines will not be relocated.

Mr. Munselle asked Stephan Passalacqua, attorney for the applicant, to provide information regarding the shared access easements.

Stephen Passalacqua, attorney for the applicant, offered his opinion that it was not necessary to revise the existing access easement to accommodate the proposed lot split.

Chair Luks opened the public input portion of the hearing.

Douglas Oakes, 1375 S. Fitch Mountain Rd. expressed concerns about the narrow access observing that although there are physical issues with widening the road that he felt the road should be widened.

Pat Pinney, 1219 S. Fitch Mountain Rd. expressed concerns about traffic resulting from the proposed subdivision. As property owners they realize that they share responsibility for the access but are concerned about increased use.

Vanessa Maclure, 963 S. Fitch Mountain Rd. asked if there was a regulation that limits how many dwellings are allowed on a narrow road.

Lee Davis, 1367 S. Fitch Mountain Rd. requested that the proposed fire hydrant be moved south of the location originally proposed. She commented that previous owners of the property had been denied a lot split due to the width of the road and mentioned previous fire incidents in the area. She stated that if this lot split is approved she should be able to split her parcel also. She requested a legal agreement that there would be no parking or gates across the road.

Stan Davis, 1367 S. Fitch Mountain Rd. commented regarding the narrow width of the road and described recent conflicts with the owners of 1335 S. Fitch Mountain Rd. regarding blocking the road while accessing their gate. He stated that more traffic will only make the situation worse.

Chair Luks informed Mr. Davis that the Commission is not able to address other issues between property owners that are not within the scope of the Commission's review authority.

Mr. Munselle pointed out where the gate interacts with the proposed turn-around and the proposed revised location for the fire hydrant.

There being no further speakers, Chair Luks closed the public input portion of the hearing.

Chair Luks asked staff if there was a regulation on the number of lots that could be on a road.

Senior Planner Tambornini responded that there is not a set limit. Staff evaluates the accessibility against City Standards at the location of the improvement and ensures that the Fire Department is satisfied with their ability to access.

Commissioner Bottarini asked who owns Latimer Road and noted that the easement appears to be wider than the improved width.

Senior Planner Tambornini responded that Latimer is a private roadway easement owned by the adjacent property owners.

Mr. Munselle commented that the easement width is 20'.

In response to questions from Commissioner Civian, Fire Marshall Collister commented regarding the adequacy of the road width related to Fire Department access and water pressure for fire sprinklers. Fire Marshall Collister responded that private booster pumps would be required.

Commissioner Civian noted that if this were a new subdivision it would not be approved with a 12' road. He described his experience navigating the road and said that while adding the two turnarounds will improve the situation it will not fix the existing issues. He stated that he was not inclined to support the project.

Commissioner Engler asked if there was a road maintenance agreement.

Senior Planner Tambornini stated that there is not a maintenance agreement for the existing easement.

Commissioner Eddinger expressed his respect for the Fire Department. If they are ready to grant the lot split and the proposed improvements will improve the overall situation he is in favor. He noted that there is a 20' easement. It is up to the adjoining property owners to widen or improve the roadway width.

Commissioner Tracy stated that 12' is a minimum standard and he is prepared to support the project.

Commissioner Lickey commented that the road is an issue; however, if the existing property owners were concerned they would have widened it. This project is taking care of its own obligations.

Commissioner Bottarini offered that perhaps this should be continued to allow the property owners along the road to come up with a solution.

Commissioner Civian stated that getting the property owners together to put together a maintenance agreement after the fact is problematic. Public health and safety is a concern. He can't support the project in this condition.

Commissioner Luks offered that a denial of the project may encourage the property owners to get together and fix the overall problem. There are benefits to this project; the turnarounds and the fire hydrant. He stated that he could approve the project subject to the conditions of approval if the easements are on the map. He stated that he did not believe the Commission can solve the existing problem if the property owners have not resolved it by now.

On a motion by Commissioner Eddinger, seconded by Commissioner Tracy, the Commission voted 5-2 (Bottarini and Civian no) to approve TM 2016-03, a tentative Parcel Map application to subdivide a 3.33-acre parcel into two parcels of 0.99-acres and 2.34-acres at 1365 S. Fitch Mountain Road adding the condition that all of the property owners have access to the turnarounds.

Commissioner Lickey left the meeting prior to item 4C.

C. Item Description: CUP 2016-11 & DR 2016-17

Project Description: Request for a conditional use permit to allow live entertainment including amplified music in an outdoor patio area associated with a renovated restaurant use, and minor design review for exterior fencing enclosing the patio and beer garden area and a new shade structure, and parking lot and landscape improvements

Location: 1525 Healdsburg Avenue, 003-030-006

Applicant: Ralph Tingle, Slo Burn Roadhouse

Environmental Determination: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15303 which applies to a project consisting of minor changes to an existing use.

Chair Luks opened the public hearing.

Senior Planner Kraig Tambornini presented the staff report.

Commissioner Bottarini posed questions regarding about the parking configuration.

Ralph Tingle, applicant, presented the project

Commissioner Civian expressed asked if odor from the adjacent landscape supply business was a concern.

Mr. Tingle responded that he was working with the business owner to mitigate odor issues.

The Commissioners expressed concerns regarding the placement of the trash enclosure and shared parking with the other businesses on the property.

A discussion ensued about the logistics of trash service for the site and the possibility of reserving a limited number of parking spaces near the front of the property to accommodate take-out customers.

Chair Luks opened the hearing for public comment.

Chris Foley-Beining –resident, expressed support

David Rap, expressed support

Linda Sprout, resident, expressed support.

Alan Cohen, 205 Center Street, expressed support and appreciated how the project will address potential noise issues..

Karen Berger, expressed support, and commented that she appreciated being able to go to a restaurant in the north end of town.

John Lloyd, 1335 Healdsburg Avenue, expressed support.

Holly Hoods, 237 Grant Avenue, expressed support

Chair Luks closed the hearing to public input.

Commissioner Bottarini commented that the project will be a real plus but he would like to see more done to the front of the building.

Commissioner Engler expressed her appreciation for what the project brings to the north end of town.

Commissioner Tracy expressed his support complimenting the design of the outdoor space.

Commissioner Eddinger expressed his support of the concept and commented on signage.

Commissioner Civian stated that he was comfortable with the project's approach to the potential noise levels and asked if the applicant could soften up the frontage.

Commissioner Bottarini asked what the current ordinance allows in regards to roof signage.

Director Nelson replied that the current code does not allow roof mounted signage.

Commissioner Civian asked if there would be additional roof mounted equipment. The applicant replied that some equipment would be changed out but that he did not anticipate more equipment than currently existed.

On a motion by Commissioner Bottarini, seconded by Commissioner Civian the Commission voted 6-0-1 (Lickey abstain) to approve CUP 2016-11 and DR 2016-17 based on the recommended findings and subject to the recommended conditions of approval with an additional condition that the applicant work with staff to provide improved landscaping along Healdsburg Avenue.

Chair Luks reconvened the meeting after a brief recess.

D. Item Description: CUP 2016-14

Project Description: Request to amend Sonoma Cider's Conditional Use Permit CUP2015-07, Condition 1, to expand the currently permitted food and beverage

service component associated with the primary fermentation facility use. The current use permit allows on-site consumption of food and beverage products consisting of cider tasting and food items prepared off-site. The proposed revision would allow preparation and cooking of food items on-site with full beer and wine beverage service. The site is located in the Mixed Use-MU District. No change in seating or other components of the use are proposed

Location: 44 Mill Street, 002-251-020

Applicant: David Cordtz, Sonoma Cider

Environmental Determination: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301 pertaining to the minor changes involving negligible or no expansion of an existing use.

Chair Luks opened the public hearing.

Senior Planner Kraig Tambornini presented the staff report.

Commissioner Eddinger asked if restaurants were permitted in the MU (Mixed Use) zone district.

Senior Planner Tambornini confirmed that restaurants are permitted in the MU district, however the previously approved use permit for an alcoholic beverage tasting facility did not include a restaurant use.

Commissioner Bottarini asked if a schedule had been provided for special events.

Senior Planner Tambornini explained that the applicant has not established an events calendar.

Robert Corts, applicant, presented information regarding the proposed use and responded to questions from Commissioners.

Commissioner Bottarini asked about the type of entertainment proposed and the anticipated attendance.

Mr. Corts outlined possible music and comedy events. He noted that the occupancy limit is 246. He commented on his intent to work on management of event impacts.

Commissioner Eddinger asked about occupancy limits.

Mr. Corts confirmed that the occupancy limit was determined by the City Fire Department.

Commissioner Tracy expressed his concerns that the previous conditions of approval were not adhered to and voiced his skepticism that the revised conditions would be in compliance.

Mr. Corts explained that he did not fully understand the conditions previously but after working with staff he feels he has a much better understanding.

Commissioner Eddinger asked if the business has received approval from the Sonoma County Health Department.

Mr. Corts confirmed that the business has received health department approvals.

Chair Luks opened the hearing for public comment.

Steve Humphry, property owner, provided information regarding trash/recycling enclosure improvements that are already underway to improve trash/recycling management for the entire site.

Ron Charlesworth, Speed of Sound Music, discussed the previous event and their intent for future events.

There being no further speakers, Chair Luks closed the public input portion of the hearing.

Commissioner Civian clarified with staff that the proposed occupancy levels will be the same and expressed his approval of the project. He cautioned the applicant that further expansion would likely require further approval.

Commissioner Bottarini stated that he could support the project due to its limited scope. He discussed the need to be very clear when discussing the scope of activities.

Commissioner Tracy stated that he would not support the application because there should be consequences for not following the previous conditions of approval.

Commissioner Eddinger stated that he felt the location is appropriate for the use.

Commissioner Luks expressed his support for the application.

On a motion by Commissioner Eddinger, seconded by Commissioner Engler, the Commission voted 5-1-1 (Tracy -no, Lickey-abstain) to approve CUP 2016-14 based on the recommended findings and subject to the conditions of approval including an additional condition that the trash enclosure improvements be complete before January 31, 2017.

Commissioner Lickey returned to the meeting prior to item 4E.

E. Item Description: LUA 2016-03

Project Description: Amendment to the City of Healdsburg Municipal Code Section 20.20.100: Marijuana Cultivation to consider adoption of additional standards regulating the cultivation, possession, transport, processing, purchase or sale, exchange or transfer, and use of marijuana for recreational (nonmedical) purposes and to prohibit establishment or operation of any type of marijuana businesses including retail, industrial, warehousing or agricultural enterprises within the City of Healdsburg, consistent with recent amendments to state law under Proposition 64, passed by the voters on November 8, 2016.

Location: City-wide

Applicant: City of Healdsburg

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3).

Chair Luks opened the public hearing.

Senior Planner Kraig Tambornini presented the staff report.

Commissioner Bottarini asked if cultivation was allowed in accessory structures.

Senior Planner Tambornini confirmed that recreational grows can occur in a secure enclosed accessory structure.

Commissioner Bottarini asked about the definition of mixed light cultivation.

Ed Grutzmacher, City Attorney's Office, explained that mixed light cultivation is a license type defined in the state legislation. He also explained the need to address specific uses so as not to leave an area in our code silent possibly leaving a loophole allowing a use under a state license.

Commissioner Bottarini stated his preference that grows not be allowed in side yards.

Commissioner Lickey asked for a clarification of the medical vs recreational regulations. He also asked about compliance with Title 24 energy regulations.

Mr. Grutzmacher explained that building codes would still apply.

Chair Luks opened the hearing for public input.

Rob Lipencot, Parish Café, asked about outdoor grow impacts vs indoor grow.

Chair Luks explained the impacts of outdoor grow on neighboring properties.

There being no further comments, Chair Luks closed the public input portion of the hearing.

Commissioner Lickey stated his support of the ordinance as written. He described his involvement on the ordinance committee relaying the committees concerns about the possible nuisance and odor issues with outdoor grows.

Commissioner Bottarini stated support of the ordinance and his desire to allow indoor grow outside of a residence in a secure greenhouse type situation. He reiterated his desire to prohibit outdoor grows in sideyards.

Commissioner Civian stated that he also wanted to prohibit outdoor grow operations in side yards. He expressed his desire to protect a residents right to the quiet enjoyment of their back yard without being inundated with odors from an outdoor grow. He also expressed his concern that any operations in an accessory structure be required to follow the same ventilation and air filtering regulations as required for a grow within a residence.

Commissioner Engler stated her support of the ordinance recognizing the previous work of the medical marijuana ordinance committee.

Commissioner Eddinger commented that the City should not consider adoption of an ordinance regulating something that is contrary to Federal law; for that reason, he will not support the ordinance.

Commissioner Tracy stated that he understands what Commissioner Eddinger's concerns regarding the contradictions between local and federal law; however, he will support the ordinance.

Chair Luks stated that he also agrees with Commissioner Eddinger's point but the ordinance is a good starting point. He also supports prohibiting cultivation in sideyards.

On a motion by Commissioner Tracy, seconded by Commissioner Lickey, the Commission voted 6-1 (Eddinger no) to recommend approval of LUA 2016-03 to the City Council with the amendment regarding prohibition of cultivation in sideyards.

5. NEW BUSINESS

A. Item

Description: Consider a General Plan conformity finding for the City of Healdsburg acquisition of 721-723 A-D Center Street, Healdsburg (APN 002-042-016)

Community Housing and Development Director Karen Massey presented the staff report.

Commissioner Eddinger asked if a memorandum was in place with Burbank Housing.

Director Massey confirmed that a draft memorandum is in place.

Commissioner Luks asked if a strategy was in place to house tenants during rehabilitation.

Director Massey replied that several strategies could be used to accommodate immediate and long term repair/rehabilitation.

Commissioner Tracy expressed pride in the City for going forward with these types of projects.

Commissioner Civian concurred.

Commissioner Eddinger stated that he thought it was important for the community to know how hard city staff is working on the projects the community has asked for.

On a motion by Bottarini, seconded by Commissioner Eddinger, the Commission voted 7-0 to approve a General Plan conformity finding for the City of Healdsburg acquisition of 721-723 A-D Center Street, Healdsburg (APN 002-042-016)

6. COMMISSIONER AND SUBCOMMITTEE REPORTS
None

7. DIRECTOR'S REPORT
Director Nelson reported that the City Council received an update regarding amendments to the alcoholic beverage ordinance that will be scheduled for Planning Commission during the first quarter of 2017.

The Commission was reminded that the December 22, 2016 meeting has been cancelled and that City business offices will be closed December 23rd through January 2, 2017.

The meeting adjourned at 9:05 PM.

Agenda Item #:	4A
Meeting Date:	January 24, 2017
Prepared By:	Kraig Tambornini, Senior Planner
Reviewed By:	Barbara Nelson Planning and Building Director

REQUEST FOR PLANNING COMMISSION ACTION

PROPERTY ADDRESS: 157 Chiquita Road – The Oaks at Foss Creek Residential Subdivision

APPLICANT: Doyle Heaton, DRG Builders

PROPERTY OWNERS: John Sciarra TR; Ida Sciarra TR; Nettrreal, LLC, Russell Linnett; Benjamin Byrd; David Flum; Michael/Diana Rosa TR; Julia & George Diaz; Simi Winery

SUBJECT: Oaks at Foss Creek Subdivision Project; General Plan Amendment GPA2015-01, Land Use Code Amendment LUA2015-02, Subdivision Map TM2015-08 and Design Review DR2015-20 located at 51, 99, 111, 155, 157, 163 and 167 Chiquita Road for a General Plan Amendment from Industrial to Medium Density Residential and Zoning Amendment from Industrial to Residential Master Plan for 9.03 acres of land, and a 44 unit residential master plan development with seven (7) below market rate housing units on a 7.41 acre portion of the site.

STRATEGIC INITIATIVE:

Initiative 1: Quality of Life
Goal 1.3: Develop and Implement a Strategy to Increase Availability of Housing Choices

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission conduct a public hearing on the draft Mitigated Negative Declaration and zoning entitlements for the Oaks at Foss Creek project and, by motion, take the following actions:

1) Approve Resolution No. 2017-01 recommending to the City Council adoption of the Mitigated Negative Declaration for the Oaks at Foss Creek Project. (Exhibit 1).

2) Approve Resolution No. 2017-02 recommending to the City Council adoption of a General Plan Amendment GP 2015-01 for the Oaks at Foss Creek Subdivision Project, and three adjacent residentially developed parcels. (Exhibit 2).

3) Approve Resolution No. 2017-03 recommending to the City Council approval of Land Use Code Amendment LUA 2015-02 and Policy Statement for the Oaks at Foss Creek Project. (Exhibit 3).

4) Approve Resolution No. 2017-04 recommending to the City Council approval of Tentative Subdivision Map TM 2015-08, Lot Line Adjustment, Design Review Permit DR 2015-20, (Exhibit 4) and the project Conditions of Approval for the Oaks at Foss Creek Project (Exhibit 5).

PROJECT DESCRIPTION:

The project consists of a Residential Master Plan (RMP) planned development, including a General Plan Amendment and RMP District re-zoning for the subject properties to change the current land use and zoning from Industrial to Medium Density Residential. The General Plan amendment and rezoning encompasses 9.03 acres of land; which includes 7.41 acres of land proposed to be developed as the Oaks at Foss Creek residential subdivision, plus three adjacent residentially developed parcels comprising an additional 1.62 acres. The subdivision also requires Tentative Map, Design Review and Lot Line Adjustment land use entitlements. The lot line adjustment involves a minor transfer of approximately 0.13 acre of land area from adjacent Simi winery parcels, which is required to accommodate a new public road located entirely within the subdivision development boundary. The project plans are provided as Exhibit 14.

The subdivision proposes 44 single-family homes on small lots, and three (3) common parcels, with a project density of 5.9 units per acre. Lots would be clustered with a net density of approximately 9 acres per unit. Seven (7) affordable housing units, 15 percent of the total units, are proposed for-sale to persons and families of low and moderate income (as required by the City of Healdsburg Inclusionary Housing Ordinance). An additional in-lieu affordable housing payment, a minimum of $2.2 million, would be made to meet the very-low income requirement of the Inclusionary Housing Ordinance and to further mitigate affordable housing impacts. The Developer would also establish a Homeowners Association Dues Subsidy Fund with the Housing Land Trust of Sonoma County in the amount of $10,000 to off-set any future increase in Homeowners Association Dues, in the event the dues become unaffordable to the Inclusionary Unit homeowner. The Developer would also provide relocation assistance in the amount of $5,000 each to any household currently residing on the project site that will be displaced as a result of this project (see below).

The new homes and related improvements would occur along the westerly 4.7 acres of the property. The remaining 2.71 acres of the property area would be preserved within a proposed "natural creek" area. This area would be within a larger proposed "Common Parcel A" that would incorporate Foss Creek along the east boundary, the unnamed creek running from the west boundary and then east into the tributary of Foss Creek, and four storm water basins proposed as part of the development project.

The project would demolish the five (5) existing single-family residences and associated structures located on the 7.41 acre subdivision site area in order to construct the 44 new single-family homes and related improvements on small residential lots. The three residences located on the adjacent parcels to the north and east of the subdivision site area would remain, which have been included in the project for purposes of General Plan amendment and rezoning. The project site is relatively level, and grading for the subdivision project is estimated at 5,400 cubic yards of cut and 2,300 cubic yards of fill to prepare

the site, with 3,100 cubic yards of off-haul. Minor grade walls are anticipated within some of the lots, and at the perimeter to support the public road and walkways. Development is proposed to occur in three phases, which could be completed within 13 months.

As a result of development, 108 trees are identified for removal. These primarily are within the building footprints, roadways and drainage basins, or adjacent to proposed pathways. All of the existing trees along Chiquita Road need to be removed to accommodate the required road widening, and a 30" inch valley oak (Tree #75) would need to be removed in order to accommodate the new access roadway and guest parking spaces (i.e., measured at 2' feet above graded) (City Arborist letter is provided as Attachment 1). A total of 140 existing trees would be preserved in the development area, with new tree planting proposed to fill in the development, including replanting of several oak trees with at least two large box species along Chiquita Road frontage. All trees in the riparian setback would remain. An additional tree removal, protection and replacement plan is provided as Attachment 2.

The zoning entitlements required for the project are further described as follows:

1) General Plan Amendment – Amend the Healdsburg 2030 General Plan Figure 3 – Land Use Plan Map from the Industrial-I to Medium Density Residential-MR (3-6 units per acre) land use designation for the properties at 51, 99, 111, 145, 153, 155, 157, 163 and 167 Chiquita Road (APN's: 089-013-012, -013, -014, -015, -016, -009, -028 and portions of -020, -022 & -023).

2) Land Use Code Amendment, Residential Master Plan – Amend the Zoning Map for the subject properties from Industrial (I) to Residential Master Plan (RMP) Zone District. The Master Plan would establish standards for development of 7.41 acres as the Oaks at Foss Creek subdivision. The property would consolidate development on 4.7 acres of the site in order to preserve the riparian creek and oak woodland areas. The residential property at 167 Chiquita Road to the north and properties at 51 and 99 Chiquita Road to the east would remain developed with the existing single-family residences. A Policy Statement has been prepared that sets forth the specific development standards for development of the residential master plan area, which is included as Attachment A to the draft Rezoning Resolution (Exhibit 3). The Master Plan consists of the following residential lot sizes, unit types and development characteristics:

Design: The project proposes craftsman architectural details (with porches, window trim, pickets, roll up door, composite decking and siding, and stone materials), composition shingle hip and gable roof with low 4:12 roof pitch, fronts of residences oriented to common pathways and open space areas of the community, rear garage entry, and a total of 44 units on small lots clustered on 4.7 acres of the site.

Universal design elements are included with zero step entry at front porches of 40 units and garages of 18 units, 3' wide doors, blocking in walls for future grab bars, and 23 plans with bedrooms on the ground floor level.

Lot Area: 1,797 square feet to 3,846 square feet

Lot Coverage: 0.3 to 0.56 percent

Lot Widths: 35' minimum for Plans 1-3
36' minimum for Plan 4
26' minimum for Plan 5 (Duettes)

Setbacks: Front - 4' minimum
Sides - 4'/5' minimum
Garage - 1.5'/3' minimum

Parking: 88 residential spaces with 2 spaces per unit; including 15 units with a 1-car garage and 15 reserved off-street parking spaces, 29 units with a 2-car garage and 14 off-street guest parking spaces.

Unit Types: Five (5), three-bedroom unit types are proposed as follows:

Plan Type	No. of Units	Unit Size (Sq. Ft.)	Garage Type	Beds	Baths	Stories	Design Feature
1	5	1,822	1 car	3	3.5	2	Mstr. Br 1st floor
2	15	1,849	2 car	3	2.5	2	
3	8	1,985	2 car	3	3.5	3	
4	6	1,997	2 car	3	3.5	3	Br 1st floor
5	10	1,218	1 car	3	2.5	2	Duette (Zero Lot)

3) Lot Line Adjustment – The project includes a lot line adjustment along the interior west boundary line to transfer a narrow strip of property (0.13 acres) from the Simi winery parcels (APN's: 089-013-020, -022, & -023) to the project site in order to construct a new roadway serving the development. The lot line adjustment would be recorded prior to or concurrent with recordation of a final subdivision map for the project.

4) Tentative Subdivision Map – Subdivide 111 through 163 Chiquita Road (comprising 7.41 acres of land after the lot line adjustment) into 44 small residential lots and 3 common parcels, including a 2.71 acre natural creek area parcel. The site is relatively level with minimal difference in pad elevations. The project estimates 5,400 cubic yards of grading would be required with 2,300 cubic yards of fill and 3,100 cubic yards net cut (off-haul).

The project would include the sale of not less than 7 below market rate housing units, consistent with the City inclusionary housing ordinance requirements, and additional affordable housing contributions paid upon sale of 6 additional units on specified lots. Two parking spaces per unit would be provided in garages and uncovered off-street parking. The subdivision includes the following additional components:

- *Chiquita Road frontage improvements.*
- *Paved public path extension to connect a new sidewalk at the project site to the existing pedestrian walkway to the east at Grove Street.*
- *Private yard easements between several of the residential units to provide usable outdoor space.*
- *New pedestrian walkways with access easements throughout the subdivision.*
- *Drainage improvements and public utility easements for sewer, water, power and communications.*

- *Loop public road with revised street standards.*
- *Emergency vehicle access roads (see Exhibit 11)*

Construction is proposed in three phases as follows (see Exhibit 12):

Phase 1	11 units	Includes Lots 1-11, road improvement at Chiquita including street trees, planter strip, sidewalk and 3 on-street parking spaces; Public Road A1, associated phase walkway and drainage; Parcel C with sewer pump station; 10 uncovered parking spaces (3 spaces reserved for units and 7 guest parking spaces); fire access to Montepulciano road (i.e., Simi private driveway); affordable housing payment.
Phase 2	13 units	Includes Lots 12-13, 32-42; Public Road A-2 and Private Drive Parcel C; drainage improvements associated with phase II; 3 guest parking spaces; 4 affordable housing units and affordable housing payment.
Phase 3	20 units	Includes Lots 14-31, 43-44; Public Road B; Parcel A creek and drainage areas and associated pedestrian walkways; Common Parcel B; 16 uncovered off-street spaces (12 spaces reserved for units and 4 for guests); 3 affordable housing units and affordable housing payment.

5) Design Review – Major Design Review permit approval is required pursuant to Section 12.28.105 B for the site and building improvements shown on the plans and materials submitted for The Oaks at Foss Creek project. The colors, materials, site and building improvements would be established based on the submitted plans and materials. The materials details include the following:
   - *Artisan Series Colored Vinyl Windows*
   - *Timberline Composition Shingle Roofing*
   - *Stucco, horizontal lap, board and bat, and shingle siding combinations*
   - *Porches, eave overhangs, trim and window sash detailing*
   - *Multiple (10) color schemes*
   - *Uniform yard fencing*
   - *Front and rear yard landscaping including tree protection and replacement and riparian corridor enhancement*

6) Tree Permit – A Tree Permit will be required to remove a 30" Valley Oak (Tree #75) which is located in the Public Road A1 access to the development.

By way of further background, staff has been working closely with the project applicant since 2015 on the project proposal, to develop a plan that would address City goals and interests. The project has undergone a number of revisions in order to protect the many trees and riparian areas of the site, and to provide access that would comply with City standards. As a result of existing site constraints including the plans for Chiquita Road, the project has had to shift development and provide an additional two feet for the Chiquita Road frontage. This necessary change also results in removal of existing trees along the frontage road and further impacts the existing heritage tree; Tree #75. The

project applicant also agreed to include additional levels of affordability within the project, to comply with the City Housing goals that were being developed while the project was in process.

AFFORDABILITY TARGETS:

The Healdsburg Inclusionary Housing Ordinance (IHO) requires residential projects with 7 or more units to provide 15% of the project units as affordable to Very Low, Low and Moderate income households. This includes 10% affordable at Low and Very Low Income levels and 5% affordable at Moderate Income levels. The Project would provide seven (7) below market rate affordable housing units, with 3 moderate and 4 low/very low units) which satisfies the IHO obligation. The affordable units are proposed to be established in the Plan 5 "Duette" (zero lot) units. All unit types contain three (3) bedrooms and two off-street parking spaces.

The Project would satisfy the requirements of the Inclusionary Housing Ordinance by providing seven (7) below market rate affordable housing units (4 low and 3 moderate). The 7 required affordable units would be constructed in Phase 2 (four units) and Phase 3 (three units). These units are proposed to be established in the Plan 5 "Duet" (zero lot line) units and contain three (3) bedrooms and two off-street parking spaces. A minimum in-lieu fee payment of $2.2m, which would fund affordable housing services and programs in the City, is also proposed to meet the very-low income requirement of the Inclusionary Housing Ordinance and to further mitigate affordable housing impacts.

The in-lieu fee would be paid at the close of escrow of 6 units in the development, including Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2) and Lot 24 (Phase 3). The developer is also proposing to offer housing relocation assistance in the amount of $5,000 for any residents that reside in the existing homes to be demolished as part of the project as well as to establish a Homeowners Association Dues Subsidy Fund with the Housing Land Trust of Sonoma County in the amount of $10,000 to off-set any future increase in Homeowners Association Dues in the event the dues become unaffordable to the Inclusionary Unit homeowner. The Housing Department would process the final regulatory agreement setting forth the affordable housing obligations outlined above for approval by the City Council, consistent with the requirements of the City's adopted Inclusionary Housing Ordinance (IHO).

RELATIONSHIP TO THE GROWTH MANAGEMENT ORDINANCE:

As the Planning Commission is aware, the City of Healdsburg Growth Management Ordinance (GMO), established in November 2000, limits the number of building permits issued for market rate housing to 30 per year and not to exceed 90 units over a three-year cycle. Two distinct allocation categories have been developed to implement the GMO. Ten (10) allocations are "reserved" each calendar year for Category A projects (i.e., small residential projects of 4 or fewer units and infill lots) with the remaining 20 allocations reserved for Category B (i.e., large developments of 5 or more). The City is in the second year of the three year allocation cycle, which runs through December 31, 2018. Allocations are granted on a first-come first served based when a project is ready to obtain building permits, and remain valid for the life of the building permit.

Allocations for The Oaks at Foss Creek project are subject to availability. Allocations for the Saggio Hills project are prescribed by the terms of an approved Development Agreement, and there are other projects that have received entitlements; therefore, allocations for The Oaks at Foss Creek are not

currently available. It should be noted that affordable housing units are exempt from allocation requirements.

SITE & VICINITY DESCRIPTION:

The properties comprise approximately 9.03 acres of relatively level land located between Simi Winery to the west and north, SMART railroad right-of-way and the Foss Creek tributary to the east, and Chiquita Road to the south. The site contains vacant and residentially developed lots, including a small warehouse and outdoor yard area containing various vehicles and debris. The Foss Creek tributary runs north and south along the easterly edge of the site and an unnamed drainage tributary runs from Montepulciano Road (private driveway to Simi Winery) into Foss Creek. The site is heavily wooded with mature native oak trees. Chiquita Road is currently a rural road that does not have gutters or sidewalk improvements. A 24 unit residential subdivision is under construction across Chiquita Road (aka, Chiquita Grove).

APPLICABLE GENERAL PLAN AND LAND USE CODE INFORMATION:

General Plan Analysis

There have not been any General Plan consistency issues identified with the land use amendment. The area of amendment is provided as an attachment to Exhibit 2. The Healdsburg 2030 General Plan provides the framework for development within the City; which contains "Guiding Principles" expressing City key City values, and 10 "Elements" identifying key City goals, policies and implementing measures. Amendments of the General Plan must be approved by the City Council with the recommendation of the Planning Commission. The proposed Land Use Map amendment and Oaks at Foss Creek Development Project has been evaluated for consistency with the General Plan in the attached General Plan Consistency table and has been found to be consistent with all of the applicable strategies, goals, policies and programs (Exhibit 6).

The site is severely constrained by two creek tributaries with significant riparian and native oak woodlands that limit the suitability of the property for industrial land uses. Conversion of the properties to residential land use would be appropriate based on these constraints. This land use change would also be compatible with the existing land uses on the site, and the adjacent development to the south. Thus, based on the location and site qualities and characters that are worthy of protection, the property is considered better suited for residential land use. Amendment of the land use category is supported as appropriate even without an accompanying development project.

The land use amendment would support the 2015-2023 Housing Element goals and the objectives of the 2016 Housing Action Plan (HAP). The HAP targets production of 200 new high quality affordable units by 2022. The current regional housing needs assessment has identified that Healdsburg should provide the potential for construction of 40 low and very low income units, 26 moderate income units and 76 above moderate income units. The pace of market rate housing construction is limited to no more than 90 units per 3 year cycle with an average of 30 per year in accordance with the Growth Management Ordinance.

The average Healdsburg household size is 2.59 persons per unit (combined owner and renter unit household sizes). The HAP identified that 56 percent of Healdsburg households earn more than 81% of the median income, and encouraged provision of housing for middle-income workers (i.e., above moderate households earning between 121% and 160% of the median income for Sonoma County (as determined by the US Department of Housing and Urban Development (HUD)). The Housing Element identified 4,794 housing units existed as of 2010, with 79.5% being single-family (Housing Element Table 12). The Housing Element also indicated rental housing supply increased while owner occupied housing decreased (Housing Element Table 13). The project represents an increase of less than 1 percent of the current housing and population of Healdsburg, is within anticipated growth, and would provide additional ownership housing opportunities which have been identified as needed in the City; which includes below market rate and a market rate housing product designed and intended for middle-income earners.

The City has also approved a number of housing projects that have not been reflected in the Housing Element figures, including 42 affordable units recently approved for construction at 110 Dry Creek Road. The Oaks at Foss Creek project would provide 39 net new housing units (44 units – 5 units replaced), including 31 market rate and 7 affordable to households earning 120 percent or less than the median income. The additional housing in lieu payment would help the City fund housing for the community at large, and could be applied to housing for households earning 120 percent or less than the median income. The 32 *net new* market rate and 7 new below market rate units would support current City needs and future goals to provide a mix and variety of housing types affordable to a variety of income levels.

Land Use (Zoning) Code Analysis

➢ *Industrial District (Chapter 20.08)*

Although the City does not have any identified deficiency in its Industrial land use category, a change in a land use category should be carefully evaluated to ensure that the City continues to provide for existing and anticipated future needs.

This site has been identified as marginally appropriate for industrial land use given the constraints resulting from the irregular shape and limited size of buildable land area remaining once the creek, trees and riparian areas are taken into account.

Pursuant to Land Use Code Chapter 20.28, Article VII, the Planning Commission must recommend a rezoning to the City Council for action. In this particular case, the City must evaluate the benefits of changing property designation from industrial to residential use. The purpose of the Industrial (I) District is to accommodate a range of industrial uses that generally require large sites; such as for heavy manufacturing, warehousing, production, maintenance and repair uses. Housing for employees is included as an allowed use in this district. Parcels on the project site have been developed with residences and are not developed or used for any significant industrial purpose.

The City has more than 327 acres of land designated for industrial use. More than 83 acres of industrial land area is vacant. Based on the 0.50 Industrial floor area ratio (FAR), the potential exists for over 1.7 million square feet of industrial development during the life of the Healdsburg 2030

General Plan (adopted in 2009)[1]. Much of the industrial land in the City reflects an historic use of property located along the railroad and highway transportation corridors. Industrial land in the City is generally adjacent to Highway 101 and the railroad rights-of-way, and the Russian River. A large portion of this land is located at the south end of Healdsburg, along the railway and Russian River.

The project site historically has been rural in nature and previously allowed agricultural land uses. The industrial classification primarily recognized and retains the existing Simi Winery use which occupies a large parcel to the north of the site. This land use is not anticipated to change in the near term and is one that has historically been able to remain compatible with residential land uses in the region. However, other potential Industrial land use types such as heavy manufacturing and equipment repair would include operations or materials that require a greater regulatory oversight to ensure off-site contamination or issues do not occur. Such uses are generally not appropriate near creeks and waterways.

Over 2.7 acres of the site contains a creek and adjacent riparian setback areas that are required to be protected and preserved. Generally, land uses near creeks and streams should allow for their protection and restoration. The parcels in the project area are relatively small, and it would be a challenge to develop the properties for an industrial use, particularly without consolidation of the properties. The residential development would provide greater opportunities to preserve the creek area, because development can be clustered and generally incorporate the riparian area as an amenity. Further, drainage runoff is less likely to carry significant contaminants and can be more easily treated with bio-retention areas.

➢ *Residential Master Plan (RMP) District (Chapter 20.08)*

Rezoning to residential land use with a planned district has been identified as appropriate for this site. The Policy Statement has been developed and is included as an attachment to Exhibit 3. In general, there have not been any issues identified with an RMP rezoning. However, if the project is approved and subsequently is not pursued, an alternative residential district should be placed on the properties as recommended below.

Pursuant to Chapter 20.08, Article X, the RMP District is intended to create high quality residential development that meets or exceed General Plan goals. The District should be used to provide a variety of housing options as well as to reduce environmental impacts where traditional districts do not meet these goals. The RMP District would allow the residential density to be consolidated in areas that have been previously developed and would preserve the creeks and riparian areas. An evaluation of the RMP designation is provided as follows:

- **Lot & Development Standards.** A comparison of the project versus the conventional zoning districts that might otherwise be applied illustrates that the RMP is necessary to permit clustering of the project with smaller lot sizes to achieve the desired density:

[1] Healdsburg 2030 General Plan Background Report, Table I (page 4)

Zoning District	Min Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max Site Coverage
R-1-3500	3,500 sf	40 feet	None	10'/20' to garage	None/10' street side	None	50%
R-1-6000	6,000 sf	50 feet	90 feet	20'	5'-1 story; 10'-2 story; 15'-3 story; 10' street side	20'	35%
Oaks RMP	*1,787 sf to 3,846sf*	*26 feet to 40 feet*	*69 feet to 99 feet*	*4'*	*4' / 5'*	*1.5 and 3' min. to garages*	*Less than 60%*

The project does not propose an increase in upper floor side yard setbacks. Variation between the ground floor and upper levels is proposed through the use of a combination of materials, colors and lower story roof elements and projections. In addition, the conventional zoning districts would only permit small lot sizes for a project that provides 100 percent of the units meeting sales criteria for affordable housing, and with a minimum size of 2,000 square feet to 6,000 square feet (Section 20.20.040). Therefore, as designed and proposed this project would require a rezoning to either the RMP or a PD district. The RMP district can be used for single and multi-family residential projects and the PD district can be used for single or mixed use, residential and non-residential projects. Both districts are intended to provide for greater flexibility where conventional district standards would not achieve the desired result for high quality and unique while complying with the General Plan.

- **Parking.** Single-family residential development requires two parking spaces with at least one space covered. The dimensions for 90 degree parking are 9'x18' for uncovered, 11' x 20' for a one-car garage and 20' x 20' two-car garage. The project would provide covered and uncovered parking in compliance with the standards, with no proposed deviation. Further, though it is not required, 14 guest parking spaces are proposed which is equivalent to the 1 space per 3 unit requirement applied to multi-family development. Guest parking is appropriate given that on-street parking is not available.

- **Building Height.** The R-1 districts establish a maximum height of 35 feet, except for small lot subdivisions, which shall be 25 feet. Height is measured from the average grade elevation of the structure to the average height between the eaves and ridges for hip and gable roof. The architectural plans indicate the project heights are consistent with the R-1 district requirements as follows:

  Plan 1 (2-Story): 24',
  Plan 2 (2-Story): 23+'
  Plan 3 (3-Story): 32'
  Plan 4 (3-Story): 33+'
  Plan 5 (2-Story): 26+'

- **Projections, Fences and Accessory Structures.** Section 20.16.010 provides allowances for certain projections into yard areas, including eaves and porches. The Policy Statement has been developed to address these features consistent the character of the small lots and design intent of

the project. The project design includes eave projections which are considered an important component of the design. Setbacks generally would apply to any other wall or support structure. Similarly, fence details have been established in the design documents with privacy and front yard fence standard details. Regarding accessory structures, given the lot sizes no permanent above ground structures are anticipated to be proposed or permitted by the Policy Statement.

- **Expiration.** If construction specified in the development plan has not commenced within two-years of approval by the City Council, then the Planning Commission is required to review with the applicant(s) the reasons for not initiating the project development. In this case, the project includes requests for design approval of the residences, and would be subject to recordation of a final subdivision map and obtaining Category B housing allocations.

  The applicant may be able to initiate Phase 1 within two to three years, should sufficient housing allocations become available by 2019. The RMP zoning entitlements would be deemed initiated upon recordation of a final map for the project and completion of substantial improvement to establish the roadways and lots. The project requires that sufficient allocations be available in order to pursue construction financing. A tentative map approval also provides an initial two-year life and the ability for extensions of time not to exceed an additional four years in total.

  If the RMP approval and tentative map are not be implemented and the entitlements expire, then the site should be reclassified to a conventional residential district that would be consistent with the new General Plan residential land use designation. The Planning Commission would be required to conduct a subsequent hearing to rezone the property to another suitable residential district, which is an existing requirement under the RMP district regulations. The R-1-6000 zoning district would be considered the most appropriate alternative district.

➢ *Riparian Setback Standards (Chapter 20.24)*

The project is compliant with the applicable regulations as it would provide and maintain a 35 foot setback from Foss Creek and 25 foot setback from the drainage tributary that runs across the site from west to east (per Section 20.24.090 of the Land Use Code).

➢ *Heritage Tree Protection Standards (Chapter 20.24)*

Land Use Code Chapter 20.24 Article II requires a tree permit for removal of any tree that has a diameter of thirty (30) inches or more, measured two (2) feet above the level ground. The arborist report provided for the project has been included as Appendix B of the Mitigated Negative Declaration. Tree #75 was identified on the tree inventory as a 30-inch Valley Oak, in good health and condition, to be removed to accommodate the project road A1. The project proposes to replant at least 39 new oak trees on the property including two 48" box trees in the parkway strip along Chiquita Road frontage. Removal of a heritage tree is subject to the following review criteria:

1. *The condition of the tree with respect to disease and danger of falling.*
2. *Potential health and safety conditions to the general public or to other nearby trees;*
3. *The necessity to remove trees or to encroach into protected zones in order to construct proposed improvements, to allow reasonable economic enjoyment or use of the property.*
4. *Topography of the site and the effect of tree removal on erosion, soil retention and potential increased flows of surface waters.*

5. *The number of trees on the property and the surrounding area and the effect of tree removal upon property values in the area.*
6. *Professional arboricultural practices, including the number of healthy trees a site will safely support.*

The City arborist has inspected Tree #75 as required pursuant to Section 20.24.055, and confirmed its relative good health and location in the proposed roadway access. Recommendations have been provided on the measures necessary, if this tree were to be preserved (Attachment 1). Civil Plan Sheet 2 identifies the location of trees to be removed, due to proximity in or near development or structural conditions. An additional exhibit has been provided to show the location of existing and new trees relative to the site improvements (Attachment 2). The final tree retention and replacement is included in the preliminary landscape plan.

A total of 39 replacement trees are proposed, including replanting in the parkway strip along the frontage road with at least two 48" box trees. A subsequent Tree Permit will be required for removal of Tree #75, of the project is approved. Retention of this tree would require considerable re-design of the subdivision project. Recommendations by City staff required the roadway access to be placed where proposed. Further, Chiquita Road had to be relocated two feet further into the project site. These two circumstances have essentially led to the need for removal of Tree #75. Staff recommends loss of this tree is off-set by the significant number of trees preserved in the riparian setback area.

Virtually all trees to be removed are located either in the road, building foot print, drainage detention areas, or planned walkways. The project proposes to preserve the native oak woodlands in the riparian areas of the site with substantial replacement in the area of development. Removal of trees is supported to accommodate the development. However, it is recommended that final tree removal shall be verified as necessary in the field to determine if a healthy tree can be preserved with some adjustment of planned improvements. Additionally, although not required, a vegetation management plan should be required to provide for preservation and maintenance of trees to remain in the riparian area.

Subdivision Analysis

The subdivision would implement the project as proposed under the RMP. The project would not conflict with the standards required for a tentative map, as discussed herein.

Pursuant to Chapter 17.24 of the Healdsburg Municipal Code the Planning Commission recommends subdivisions of property into five or more lots (Tentative Subdivision Map) to the City Council. Once approved, Tentative Maps are valid for an initial period of 24 months. The Planning Director may grant one 12 month extension. The Planning Commission may grant extensions totaling not more than four years, or as otherwise provided by the State Subdivision Map Act. The subdivision map would implement the RMP District rezoning. The minimum standards required to be applied for review of this subdivision are addressed as follows:

- **Relation to the General Plan.** The project site would be adjacent to commercial development to the east, residential development to the south and an industrial winery use and access road. As discussed in the General Plan analysis section, the site is more suited for a residential development

project, which would allow for protection and preservation of the riparian and creek areas of the site.

- **Street design.** Chiquita Road frontage would be widened and improved consistent with City standards. However, road sections internal to the subdivision deviate from standard City-wide residential street sections as they would not include on-street parking or sidewalks. However, the streets have been required to be designated as public roads. Further, the road would only serve the proposed unique Oaks at Foss Creek subdivision.

  There would be no through traffic or need for future through street connections. The roadways have been designed to provide adequate travel lane widths and accommodate fire and emergency vehicle access. This includes provision of emergency vehicle access easements as shown on Exhibit 11.

  The walkways would be provided with an internal pedestrian pathway and off-street street parking is provided with 90 degree parking spaces adjacent to the roadway. The street design has been reviewed and recommended by the Department of Public Works. Final street names have not been selected, and would be reviewed by Fire and Public Works with the Final Map.

- **Lot size, shape and setbacks.** The project proposes to cluster the residential density to the west side of the property and preserve riparian areas. As a result the lots are small in size. However, the lots provide uniform rectangular shape which accommodate the proposed house designs and provide open space between lots and adequate access to yard areas between homes. As required by code, the map provides typical house layouts on lots, with the minimum side, front and garage setbacks.

  The code further prohibits double frontage lots except when necessitated by unusual conditions. In this case, the RMP district proposes to orient Lots 1 through 6 onto Chiquita Road with garage access at the back of the unit. This allows the primary public frontage to be dominated by homes facing the roadway. The road access to the subdivision is primarily intended for access to parking garages and units. In this case it performs as both public roadway and alley, with the front of homes oriented to public space and pathways. The through-lot condition created for Lots 1 through 6 is considered appropriate for the character of the neighborhood created by the Oaks at Foss Creek RMP.

- **Utilities, Public Easements and Walkways.** The project has been designed to provide public utility easements for sewer, water and utility access. Pedestrian access to schools, parks, transportation, etc. is required. Chiquita Road lacks sidewalk improvement along property frontages from Grove Street to the site. The project proposes to install a temporary all-weather asphalt walkway from the site to the Grove Street intersection. This walkway would be within existing road right of way and satisfies the minimum City requirements. The new subdivision would include undergrounding for all utility lines.

- **Storm drainage.** The project is providing four large on-site drainage retention areas and two smaller landscape filtration areas that would contain and filter project runoff before allowing

runoff to enter the Foss Creek natural drainageway. The system has been designed to comply with City standards. These areas would be required to be maintained by the project homeowners association.

- **Park and recreational land.** New residential development is subject to a formula of 2 acres of new parkland per 100 new units, with an assumed density of 4 persons per unit. Projects with fewer than 50 parcels are required to pay a fee for parklands required to serve the population. The 44 unit project generates demand for 0.88 acres of parkland (i.e., 2 acres / 100 units * 44 units = 0.88 acres). As a condition of the Tentative Map, the fee payment shall be required to be paid and calculated based on the current fair market value of parklands prior to issuance of any building permits for the project, pursuant to Code Section 17.04.700.

DESIGN REVIEW DISCUSSION/ANALYSIS:

Pursuant to Section 20.28.105.B major subdivisions and residential development of two or more homes requires major design review by the Planning Commission. In this case, the Planning Commission shall make its recommendation to the City Council to review and consider the project entitlements concurrently with the related General Plan Amendment and RMP Rezoning actions.

The purposes for Design Review include the following: to preserve attractiveness of new development; to improve the appearance of the community; to preserve natural areas; to obtain the best possible traffic circulation, and; to ensure development is compatible with the General Plan and surrounding land uses. The Healdsburg Design Review Manual (adopted 1990) provides guidelines to be used in evaluating design proposals. The relevant design policies have been identified and discussed below. This analysis has revealed five potential design "issues" which are primarily with regard to application of materials and colors on several units and lack of building articulation on the larger three story units.

➢ *General Design Criteria.*

The following General guidelines apply to all development:

- ***Preservation of Natural Site Amenities.*** *Creeks, views, mature trees and tree groupings, significant vegetation masses, and significant topography should be preserved and incorporated into development proposals. Such features should be considered as strong site design determinants.*

  The project respects the creek area and orients homes and pathways to face the creek where possible, generally incorporating the riparian area as an amenity.

- ***Relationship to Existing Development.*** *New development is not necessarily required to match surrounding, existing development. However, in areas with a distinct character, compatibility with such design elements as setbacks, massing, materials, colors, roof pitch and fenestration is encouraged. The siting and orientation of buildings should respond to the pedestrian or vehicular nature of the abutting street(s). Buildings on streets of high pedestrian use should face onto and be*

directly accessible from the sidewalk. Buildings on streets with heavy vehicular traffic, particularly those with no on-street parking, should provide a major entry from the off-street parking area. However, the building should address the street architecturally.

The project has been designed to face homes on Chiquita Road with a landscape median between the street and sidewalk and replacement of large box oak trees to restore the historic tree-lined condition of this road. Additionally, the orientation and setbacks of the homes on Chiquita Road would be compatible with the new homes across the road in the Chiquita Road residential development.

- ***Site Relationships.*** *Projects containing many buildings should generally provide variety in building size and massing. A transition from low buildings on street frontages to larger and taller structures on the interior of the property is generally encouraged. On larger sites, a portion of the total building area should be located at the street perimeter to reinforce and strengthen the streetscape, and to help screen off-street parking areas.*

  The project has a series of two and three story plan types that are intended to provide a unique sense of neighborhood while providing a varied rhythm along the street. Units are oriented toward Chiquita Road and the internal walkways. Differentiation in the plan types is proposed to be achieved through use of materials and providing mirroring of plan types on different lots. Parking would be off-street behind units. The building provides detailing on all sides, including at the garage rear entryways.

  Generally, garages are discouraged dominating a road frontage. The Oaks at Foss Creek is intended as a unique community, and the road access is primarily intended to serve the garages (akin to an alley). The unit entryways face the internal walkways, and public spaces. The site design provides opportunities for the neighbors to recreate and interact with each other.

The following design related issues have been identified for the Commission to consider:

Design Issue #1: The project could be potentially enhanced by providing rear access on the garage facing elevation. However, the narrow lot and linear building forms restrict this opportunity. Therefore, no further change is recommended.

Design Issue #2: The overall building mass of the three story plan types (Plan 3 and Plan 4) appear bulky particularly as viewed from the street. This could be improved by providing a step back of the third floor from the street with a roof element over the second floor level below. The DR2015-20 conditions of approval recommend requiring a stepback for upper floor level for three story units.

➢ *Architecture Design Criteria*

The following architectural building design guidelines are encouraged to create texture and relief, visual character and interest by using shapes, colors, materials and other architectural treatments to define, differentiate, soften and enliven the built form and to reduce overall building scale.

- ***Building Colors.*** *Building colors should be compatible with the surrounding area and should reinforce the visual character of the environment of the proposed buildings*

  The color schemes propose medium to dark tones with matte finishes which would blend in with the natural dark oak woodland areas.

- ***Building Materials.*** *Building materials and their use should respect the character of the City, and the context of the individual site.*

  In general, the stucco, horizontal and shingle siding, trim, roofing, fascia, bellyband, railings, fencing, window and sash details are well conceived. Staff has identified issues with the building colors, material and massing, noted at the end of this discussion. Conditions of DR2015-20 are recommended to address the concerns.

- ***Entryways.*** *Main entryways to buildings should be clearly defined and smoothly integrated with building and landscape designs. They should be architecturally detailed to serve as focal points and pleasant invitations to visitors. Pleasing effects can be achieved by canopies, roof overhangs, recessed areas and frame line extensions.*

  The project includes defined entryways with covered porches for all plans. Front doors on most Plans face the street, except for Plan 3 which has the doorway to the side facing onto the porch. This appears to detract slightly from the sense of entry for this elevation.

- ***Windows and Doors.*** *Windows and doors should be chosen and located to enhance the architecture, provide continuity with forms, and create patterns of relief in facades. Openings should not be located simply according to interior requirements, but should be treated as part of an architectural composition as well.*

  The variety, scale and rhythm provided by window and door openings can help to establish character and variety, especially for large, otherwise flat and uninterrupted expanses of exterior walls. Recessed openings can be used to provide contrast through varying patterns of shade and sunlight, and depth of flat planes.

  In general, the colored vinyl window, trim, sash and door elements are high quality and provide variety of style and uniform rhythm in placement. The plans show double-hung windows which add some dimension.

- ***Roofs.*** *When exposed to view, roofs are a significant factor in establishing a building's appearance and character. Roofs that are visible should be an attractive part of a building's total design and respond harmoniously to nearby or adjoining structures.*

  The roof pitches are low, 4:12, with 12 to 18 inch eave overhangs which provides additional interest in the building and roof forms. The recommended break in upper story setback recommended for Plans 3 and Plan 4 would help improve the appearance of these structures. One concern has been identified with the roof plan for Plan 5.

- ***Exterior Lighting.*** *Exterior lighting shall be stationary and deflected away from adjacent properties. The light source shall not be visible off site. Light fixtures should be limited to a height of 14 feet and the fixture style and design should be compatible and consistent with the building design.*

  No significant light sources are proposed. The project includes residential exterior sconces.

- ***Street Trees.*** *Street trees shall be compatible with existing development both in species selection and spacing on individual streets.*

  The project would retain and replace trees with native oaks, with 7 replacement oaks including two large 48" box oaks along Chiquita Road to restore trees lost due to road widening.

The following architectural design issues have been identified:

Design Issue #3: The combination of materials shown for Plan 5B with vertical siding on the upper level appears to accentuate the building mass in this instance. Revision to the building materials, colors, and/or roof plane is recommended in the DR2015-20 Conditions of Approval to soften its appearance.

Design Issue #4: In addition to the concern with Plan 5B, the use of materials on the three-story Plan 3 and Plan 4 creates too much differentiation in the upper and lower floor levels. More consistency in materials and colors applied to the upper story levels should be considered, in addition to the step back suggested above. This is particularly evident in Plan 4B which provides too much variation in color and materials on all sides of the structure for this very tall and linear building. Conditions of DR2015-20 are recommended to require revisions to the final elevations.

Design Issue #5: The roofline of the zero lot Plan 5 "duettes" result in a large expanse of roof area. This could be improved by a building off-set or change in roof plane. However, this Plan is not in a highly visible location and staff has not suggested any revisions in the conditions of approval.

ENVIRONMENTAL ANALYSIS:

A mitigated negative declaration (MND) has been prepared for the project in compliance with the California Environmental Quality Act. The MND assessed all of the environmental factors related to the General Plan amendment for the site and three adjacent residential parcels, and the project specific subdivision development. The MND was made available for a 30-day public review period from December 23, 2016 to January 24, 2017. The MND document has been provided as Exhibit 13 and the resolution for approval of the MND and Mitigation Monitoring and Reporting Program as Exhibit 1.

The MND has identified areas where mitigation was necessary to minimize potentially significant impacts in the following areas: *Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards, Hydrology, Noise and Traffic.* There were no impacts that required mitigation in the following areas: *Agriculture, Land Use, Minerals, Housing, Public Services, Recreation and Utilities.*

The MND has been supported by the following studies, which are included in the Appendix to the MND: *Air Quality and Greenhouse Gas Emissions Assessment; Biological Resources Assessment & Arborist Reports; Phase I Cultural Resources Assessment; Geotechnical Report; Hazards and Hazardous Materials assessment; Noise Modeling Analysis,* and*; Traffic Impact Study.* The conclusions of the assessment of potentially significant impacts are summarized as follows:

- *Aesthetics* – The site contains a heavily wooded riparian area that could be degraded by development. However, development has been clustered to avoid and protect the riparian areas which contain the majority of the trees found on the site. Further, the site is not a part of any significant scenic view shed. Finally, the residential project is not a significant source of lighting in the area. Nevertheless, mitigation measures have been included to assure the final details of the project would be subject to review prior to issuance of building permit (AES-1 and AES-2). This will include review of landscaping, lighting, fencing and building details to assure the project is implemented as indicated on project plans.

- *Air Quality* – The residential project is not a source of air impacts and in this area the City is not subject to significant pollution concentrations from nearby sources, such as the nearby highway. However, construction activities including grading and vehicle emissions could violate standards affecting nearby residents without proper controls in place. Therefore, a mitigation measure (AQ-1) has been included to ensure pollution control measures are implemented during construction.

- *Biological Resources* – The site has potential habitat value for wildlife and contains native oaks and riparian habitat. The site is surrounded by urban development but is relatively undisturbed itself. Thus, the biological study assumes the area may support wildlife migration through the site. The project could impact protected birds and bats that may exist in the area. In addition, the project contains mature native woodlands and has adjacent open and protected creeks.

  The report evaluated 248 in the development area, and identified that 108 trees would be removed to accommodate development. The remaining 140 trees will be preserved, and an additional 39 replacement trees would be planted. One tree (Tree #75) is a healthy significant Valley Oak that is required to be removed to accommodate the main access roadway (Public Road A2). Mitigation has been required for removal native trees on the property. All trees in the riparian areas would be preserved, and are not impacted by site development or grading. Therefore, these trees which consist predominantly of native oaks were not inventoried.

  Mitigation measures (BIO-1a and BIO-1b) have been recommended to require conduct of preconstruction nesting surveys to ensure migratory birds, raptors or special status bats are not nesting or roosting in the area, and if they are found that standard avoidance protocols shall be followed. Additional measures (BIO-2 and BIO-4) are included to assure standard tree protection measures are incorporated during project construction, and post construction. Finally, mitigation (BIO-3) is required to verify the extent of federally protected wetland areas in the riparian corridor, which is required to document compliance with state and federal requirements. No wetland conditions exist in the area of proposed development.

- *Cultural Resources* – A detailed evaluation of the site was conducted, which included review of the existing structures, review of local cultural resource information centers, field visits, and referral of the project and preliminary resource findings to Native American tribes in the region. A tribal consultation and site visit was requested and conducted with the Dry Creek Rancheria of Pomo Indians. While no known resources have been identified on the site there remains the potential for unanticipated discovery of archaeological or paleontological resources during construction. Therefore, mitigation measures (CUL-1, CUL-2, CUL-3) are included in the project to protect against loss or disturbance if any unanticipated discoveries are made during construction. These mitigation measures are fairly standard for development on largely undisturbed sites.

- *Geology* – There are no known or anticipated fault traces on the project site. However, Healdsburg is a seismically active region. Therefore, it is standard to include the geology and soils mitigation requirements as mitigation for new housing construction. Mitigation measure (GEO-1) incorporates a standard requirement for the project to demonstrate compliance with the seismic requirements of the California Building Code for the region.

- *Hazards* – The project is not in an area affected by or that contained any known hazardous materials or sources of hazardous emissions. However, demolition of the five existing homes which were constructed prior to 1978 could expose workers to lead paint or asbestos. Therefore, mitigation (HAZ-1) would be implemented to require a qualified contractor be hired to inspect and if necessary remove any hazardous lead based paint or asbestos found in the homes, in compliance with state law. This requirement would be reviewed and implemented at time of building permit, which would include a requirement for a demolition permit before commencing work.

- *Hydrology* – The site is near a creek that could expose the site to flooding. While the site is not in a flood zone, mitigation (HYD-1) is recommended to require a comprehensive analysis be conducted concurrent with preparation of the improvement plans to verify that the drainage flows and final grading elevations are accurately resolved and address any potential flooding during a 100 year storm event condition.

- *Land Use/Planning* – No impacts or mitigation were required for this category. However, given the project includes a General Plan amendment this section is included to confirm that the development has been found to be compatible with the adjacent uses, which consist of commercial, residential and industrial winery uses at the rural edge of Healdsburg. The site has been identified as suitable for residential land use, which primarily contains residential land uses and was designated industrial with the adjacent winery use, from a prior agricultural classification. The land use would extend existing residential use to the south, would not divide the community or create an unusual development pattern and would preserve riparian areas of the community in perpetuity.

- *Noise* – The site is within 500 feet of Highway 101 to the west and the railroad (SMART/NWPRR) right-of-way to the east. These existing transportation corridors would not conflict with indoor residential noise limits based on conventional construction with insulated doors, walls and windows; but could result in an exceedance in outdoor noise levels. A measure

(NOI-2) is recommended and *"Exhibit 7"* of the MND shows the locations where fencing is required to meet specific construction standards that would reduce sound transmission in outdoor areas. Further, a measure (NOI-3) is included to allow residents to maintain comfort with doors and windows closed.

Construction of the project could also create short term, temporary noise conflicts with commercial and residential uses in the area. Therefore, a measure (NOI-1) is recommended to assure construction hours and vehicle equipment maintenance controls are employed during construction to avoid creating noise conflicts and complaints.

- *Traffic* – Traffic impacts are discussed starting at page 104 of the MND with the traffic study included as Appendix G. The project would add 390 net new daily vehicle trips. Traffic planning and analysis is concerned with the number of new trips that would occur during the peak morning and evening hours of 7-9AM and 4-6PM which reflects the highest level of congestion during commute/school periods.

  As noted on Page 110 of the MND, the project would add 31 trips during the AM peak hour and 41 trips during the PM peak hour. In evaluating traffic impacts under CEQA, the traffic study evaluates project traffic added to a) existing conditions, b) baseline condition which includes all approved and pending projects, and c) anticipated future conditions identified in the General Plan build-out scenario. The following critical intersections were studied that would be affected by project traffic:

  1. US101 South Ramps/Dry Creek Road
  2. US101 North Ramps/Dry Creek Road
  3. Grove Street/Dry Creek Road
  4. Grove Street/Healdsburg Avenue

  A projects traffic impacts would typically be addressed through the payment of traffic mitigation fees for the new development, in order to fund improvements that have been identified for buildout in the General Plan. However, if a project would cause an intersection to fall below the established level of service (LOS) standard, then this short term project impact must be mitigated by installing improvements recommended to maintain the LOS. In general, an impact would be significant if it caused critical intersections to fall below LOS D or add delay of 5 seconds or more to an intersection that is currently operating at LOS E or F (page 108 of the MND).

  Traffic Impact #1: Intersection 1, the "US101 South Ramp/Dry Creek Road" southbound approach from US 101 is currently operating at LOS F. This intersection is outside of the City of Healdsburg, and maintained by Caltrans. The Healdsburg 2030 General Plan EIR identified this as an unmitigable significant impact and adopted a Statement of Overriding Considerations (SOC) for certification of the General Plan EIR. A long term solution requires installation of signals at the intersection, and could include improvements to the off ramp by Caltrans.

  In this case, the project would add up to 3-seconds of delay to the southbound approach. While this falls below the target threshold, mitigation is warranted because the project adds additional

delay that would not have occurred and when taken together with the other prior development projects and the pending projects at 110 Dry Creek Road and 255 Dry Creek Road, the delay would be significant. As noted on Page 112 of the MND, a short-term solution has been identified and is being implanted by the County and City to install all-way stop controls at this intersection, which provides sufficient capacity to accommodate the additional increase in traffic and mitigate the delay generated by the subject project and the pending projects.

In order for the pending development projects to proceed, each project must fund its proportional fair share of the cost for this short term improvement. The improvement has been estimated to cost between $400,000.00 and $500,000.00, and the Oaks at Foss Creek share is 18.6 percent of the project cost. Mitigation (TRANS-3) will require payment prior to issuance of construction permits. This issue is discussed further on pages 112-113 of the MND.

Traffic Impact #2: Intersection 3, the project would cause a reduction in the baseline condition of Grove Street/Dry Creek Rd intersection from LOS C to LOS D (page 112 of the MND, Table 20). The traffic analysis identified that changes to geometrics and phasing at this intersection were not previously identified. Therefore, improvements required to this intersection are not included in capital improvement projects identified to address build-out under the General Plan. The necessary improvement consists of turn lane and signal timing adjustments that will need to be made over time. The cost for this additional improvement has been identified at $45,000.00 and the project contribution is 3.1 percent, or $1,386. Mitigation (TRANS-2) requires payment to be made at time of building permit.

Traffic Impact #3: The project also evaluates pedestrian safety and sight distance at the project intersections. In this case, Chiquita Road lacks pedestrian improvements on this side of the roadway to connect with Grove Street and Healdsburg Avenue. Mitigation (TRANS-1) requires the project to provide an all-weather (asphalt) pedestrian path connecting the site to Grove Street to the east.

Conclusions

While it was found that the project could have a potentially significant effect in the areas above, there will not be a significant effect in this case because mitigation measures have been identified that would reduce those potentially significant effects to less than significant. A Mitigation Monitoring and Reporting Program (MMRP) (Exhibit 1) has been created to track the mitigation measures outlined in the MND, including when they are to be implemented and what department is responsible for ensure that mitigation is completed in accordance with the MND and MMRP. Comments received on the MND are attached, and any new comments will be provided at the hearing, which may include additional public testimony. Staff may respond to comments as requested by the Planning Commission. However, the CEQA does not require any formal responses to comments. The resolution for adoption of the MND and MMRP includes errata sheets that identify minor technical corrections and changes made in the document following publication. These changes are not substantive, and primarily reflect a change in additional affordable housing contributions being offered as a part of the project.

FISCAL INFORMATION:

The project is a privately funded development project. New development is required to pay development impacts fees and fund on-site improvements. Further, the project will include a homeowners association that will be responsible for the majority of improvements within the development project.

DEPARTMENT COMMENTS:

The project development plans were routed to all City Departments for review, and has been supported. Comments received have been incorporated into the proposed conditions of approval.

FINDINGS:

Mitigated Negative Declaration – Oaks at Foss Creek Project

The following findings are recommended to the Planning Commission to support the environmental determinations related to the proposed MND as follows:

1. *The Initial Study/Mitigated Negative Declaration have been properly prepared and circulated for public review in accordance with CEQA and local guidelines.*

   The MND was completed on December 22, 2013 and published for a 30 day public review period. A Notice of Intent to adopt the MND was submitted to the State Clearinghouse, posted at City Hall and at the Sonoma County Clerk's office, and mailed to property owners within 300 feet and to all interested and responsible agencies on December 22, 2016, and was posted on-site and published in the Press Democrat on December 23, 2016.

2. *The Planning Commission has duly reviewed the Initial Study/Mitigated Negative Declaration and considered the document and all comments thereon before making a decision on the Project.*

   On January 24, 2017 the Planning Commission has held a public hearing on the project and the MND prepared for the project, considered public testimony and the contents of the MND before making its recommendation on the project.

3. *On the basis of the whole record before it, including the Initial Study/Mitigated Negative Declaration, and comments received thereon, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment because Project related impacts will be reduced to less than significant level, provided that the mitigation measures identified in the Initial Study and Mitigation Monitoring plan are incorporated into the Project approval.*

   On January 24, 2017, the Planning Commission has reviewed and considered the project and the MND including all supporting documentation, and confirmed the project impacts have been adequately assessed and that the potential impacts mitigated to a less than significant level through all of the mitigation measures identified in the mitigation monitoring and reporting program that would address aesthetic, air quality, biological resources, cultural resources, geologic, hazards, hydrology, noise and traffic impacts associated with the development.

4. *The Initial Study/Mitigated Negative Declaration reflects the City of Healdsburg's independent judgment and analysis of the potential environmental effects of the Project.*

   The City hired First Carbon resources as its environmental consultant to conduct the environmental review for the City, which has included peer review of environmental documents and independent analysis prepared by the consultant and its sub-consultants, and review by City staff with pertinent expertise in the environmental impact areas assessed in the project.

5. *The Project has been processed in accordance with the applicable provisions of CEQA. All noticing and review periods required by CEQA and the City of Healdsburg's CEQA Guidelines have been satisfied.*

   As noted in the discussion above the MND has been appropriately noticed and prepared in compliance with the Public Resources Code, Division 13, and California Government Code Guidelines for preparation of environmental documents in compliance with the provisions of CEQA.

General Plan Amendment GPA2015-01 Findings

1. *Pursuant to State Government Code Section 65352, notification of the proposed action on the General Plan amendment was provided in compliance with requirements.*

   Notice was sent to County of Sonoma (PRMD), Town of Windsor Planning, City of Cloverdale Planning, Healdsburg Unified School District, Sonoma County (LAFCO), Northern Sonoma County Air Pollution Control District, City of Healdsburg Electric Department, all pertinent City utility and service providers including fire, police, public works and building, Dry Creek Rancheria of Pomo Indians and other California Native American tribes on the contact list maintained by the Native American Heritage Commission (NAHC) with traditional lands located within the City's jurisdiction.

2. *Pursuant to State Government Code Section 65352.3, the City complied with tribal consultation requirements in that the City contacted all California Native American Tribes with traditional lands located within the City's jurisdiction that are included on the contact list maintained by the NAHC, for the purpose of preserving or mitigating impacts to places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code.*

   A request for consultation was received from the Dry Creek Rancheria of Pomo Indians, and consultation was conducted and completed in compliance with state law, which included a site visit on the subject property. Other tribes on the NAHC list either declined or did not request consultation.

3. *Pursuant to State Government Code Section 65352.5, the City has consulted with the City water agency and established that water supplies are more than sufficient to accommodate the additional demand from residential development on the site.*

   The project's daily demand of 0.76 acre foot and annual demand of 27.86 acre feet generates an annual demand that would be less than 1 percent of the total potable water supplies anticipated by the City of Healdsburg 2010 Urban Water Management Plan, which identifies an excess water supply of 1,964 acre feet in multiple dry year conditions.

4. *Pursuant to State Government Code Section 65353, notice of a public hearing on the project has been provided in compliance with all requirements of the California Environmental Quality Act, and with Government Code Section 65090 and Section 65091.*

   On December 22, 2016, a direct mailing was sent to all property owners within 300 feet of the site and all interested parties and posting on-site, and publication in the Press Democrat on December 23, 2016, which was completed at the start of a 30 days public review period for the MND, and at least 10 days prior to the public hearing conducted on the project.

5. *The Planning Commission finds that amendment to land use designation for the 9.03 acres, from an Industrial classification to Medium Density Residential would be in the public interest as follows:*

   a. Pursuant to Government Code Section 65358, this General Plan amendment would be one of four total amendments to a mandatory element that may be allowed per year.

   b. The amendment of land use from Industrial to Medium Density Residential designation would continue to further the public interest, health, safety, convenience, and welfare of the City by encouraging appropriate land uses, preservation of neighborhood character and natural resources, adequate provision of urban services and utilities, and given that the Project is not within an Airport Land Use Plan area or in an Alquist-Priolo special earthquake fault hazard zone.

   c. The Project site is severely constrained by two creek tributaries with significant riparian habitat and native oak woodlands that limit the suitability of the property for industrial land uses. The land use change from Industrial to Medium Density Residential land use would allow for greater use of the property and better protection of the riparian habitat. Further, the land use change would be compatible with the existing residential land uses on the properties, and with the adjacent residential development to the south.

   d. The 9.03 acres are not critical or quality industrial land and a significant amount of industrial land area will remain available; including the adjacent Simi Winery property, the industrial lands that extend south along the western boundary of the City and the properties

at the south entry of Healdsburg. More than 10 percent of the City land area, 327 acres, is designated for industrial land uses, which is located along the railroad lines and Russian River; reflective of lumber and other materials commodities historically transported and stored in the area.

e. The land use amendment would support the 2015-2023 Housing Element goals and the objectives of the 2016 Housing Action Plan (HAP) which targets production of 200 new high quality affordable units by 2022.

f. The project represents an increase of less than 1 percent of the current housing and population of Healdsburg, and is within the anticipated level of growth.

g. The project would be consistent with the current regional housing needs assessment (RHNA) discussed on pages 59 and 60 of the Housing Element, that identified Healdsburg should provide the potential for construction of 40 low and very low income units, 26 moderate income units and 76 above moderate income units over the RHNA eight year period. The City requires inclusionary housing with all new market rate, for-sale residential development. In this case, the 44 unit project (39 net new units) would help achieve the City's RHNA obligation by constructing 37 above moderate income units, three (3) moderate income units, and 4 low income units. In addition, the Developer would pay a minimum $2.2m in-lieu fee to fund affordable housing services and programs in the City and further mitigate impacts to affordable housing.

Rezoning LUA2015-02 Findings

A recommendation for approval or conditional approval may be made if the Planning Commission finds that the proposed RMP district will promote development or a distinctive project of the highest quality as evidenced by specific findings that may include the following:

1. The amendment is consistent with the General Plan as follows:

As indicated in the General Plan compliance matrix attached as Exhibit 6 to the January 24, 2017 report to the Planning Commission, the residential use and 6-unit per-acre gross density (indicated on the Attached RMP rezoning exhibit provided as Attachment B to this resolution) are consistent with the Medium Density Residential Healdsburg 2030 General Plan land use designation that has been established for the property pursuant to GPA 2015-01, adopted by Resolution 2017-02, which allows 6 units per acre. The project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B, 1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A, LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-

2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7, CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The amendment is consistent with the objectives of the Land Use Code.*

   The Residential Master Plan provides a precise guide for development of the site including a detailed Policy Statement provided as Attachment A to this resolution and plans constituting the comprehensive Development Plan, with a density that respects its physical constraints, protects native oak trees and riparian areas located on the project site, while providing for additional housing opportunities for the community in a well-planned and designed development as further discussed in the findings below.

3. *The development proposed for a RMP district, or a given phase thereof, can be commenced within two years and substantially completed within four years of the establishment of the RMP district.*

   It is feasible for the project to pursue and initiate development of Phase 1 within two years and Phase 2 within four years within the limitations of the City of Healdsburg Growth Control Ordinance, as necessary to implement the project approvals. If necessary, the project may apply for extensions of time concurrent with the Tentative Subdivision Map. Should the project not be pursued, the Planning Commission may initiate a rezoning change to another appropriate residential district. The R-1-6000 district would be an appropriate alternative zoning designation.

4. *Each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurances will be provided that such objective will be obtained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts.*

   The project would be developed from Chiquita Road, and create a unique, self-contained community. The first phase would establish a complete community presence on Chiquita Road and facilitate the completion of the project without creating any detrimental effects from its appearance or use on the surrounding properties or community. Furthermore, the adjacent three existing residential parcels located outside of the development would be included in the RMP rezoning and may be improved consistent with R-1-6000 zoning standards. Finally, should the development project not be pursued, the Planning Commission would initiate a rezoning to another suitable residential district such as the R-1-6000 district.

5. *The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the RMP district boundary.*

   The internal roadway network and parking are sufficient for the 44 homes and the project. Further, the project is required to pay traffic mitigation fees for its additional impact on the City roadways. This would

include additional fees to fund future signal timing and turn land striping improvements required for Dry Creek Road/Grove Street and for US101 southbound off ramp at Dry Creek Road that have been identified as necessary to accommodate the project impacts in addition to existing, planned and future development in the area. The traffic analysis prepared for the project by W-Trans has verified that the project, plus the existing and approved development and the future development conditions would not cause intersection level of service within the City to fall below the LOS D threshold nor cause a significant increase at the US101 SB off ramp with the improvements that are planned and being funded for all-way stop controls at this intersection.

6. *Any exception from standard zoning development requirements is warranted by the design and amenities incorporated in the Development Plan in accord with adopted policies of the Planning Commission and the City Council.*

   The clustered residential housing project provides unique and desirable housing options while protecting the natural setting. The small lot sizes are appropriate in that they preserve the natural amenities of the site, while accommodating reasonably sized three-bedroom homes with adequate parking, setbacks and private yard areas for the homes.

7. *The RMP district is in conformance with the General Plan and all other provisions of the Land Use Code.*

   As noted in the detailed project analysis and Policy Statement, the project will comply with all applicable policies and standards of the City including parking, height, density, riparian setback, heritage tree protection, noise and safety provisions of the General Plan and Zoning Code.

8. *The existing or proposed utility services are adequate for the population densities and non-residential components of the Development Plan.*

   The project has been referred, reviewed and conditioned by the City Electric, Planning and Building, Public Works, Fire, Community Services, and Housing Departments, and confirmed that adequate services are available for the project and that planned improvements would be made that satisfy City codes and standards.

9. *Natural amenities such as creeks, hillsides and significant vegetation are preserved.*

   As noted in the Policy Statement and detailed project analysis, the Foss Creek and unnamed tributary and native oak woodlands in riparian areas would be preserved, within a 3.48 common Parcel A that will include drainage detention basins and over 2.7 acres of native riparian habitat area.

<u>Major Design Review Application 2015-20 Findings</u>

The Planning Commission is required to make the following findings in order to approve a Major Design Review application; staff has provided suggested findings below.

1. ***The proposed development and use shall be consistent with all applicable policies and requirements of the General Plan and Land Use Code.***

As indicated in the General Plan compliance matrix attached as Exhibit 6 to the January 24, 2017 report to the Planning Commission, the residential use and 6-unit per-acre gross density are consistent with the Medium Density Residential Healdsburg 2030 General Plan land use designation that has been established for the property pursuant to GPA 2015-01, adopted by Resolution 2017-02, which allows 6 units per acre. The project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B, 1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A, LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7, CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The proposed design of the development is consistent with the policies set forth in the Design Review Manual.*

   As proposed and conditioned the Residential Master Plan including the architectural plans, fencing and landscaping plans address the General design review criteria by preserving the riparian creek area and incorporating this feature as an amenity with development and pathways oriented to the creek, enhancing the Chiquita Road frontage with landscape planter setbacks and trees, providing a variety of materials, colors and house plans that would include high quality materials and details that would be complementary with the site and adjacent development, provides detailed window, fencing and landscape treatments, considers placement of windows, doors and porches to provide symmetry, interest and a sense of entry, includes substantial tree replacement and minimizes hardscape treatments, provides detailing for all sides of the building including garage entryways, minimizes lighting, and provides high quality roof materials with varied colors, and hip and gable roof forms, with architectural eave projections and detailing.

3. *The proposed development or use is consistent with the purposes of the zoning district in which it is located.*

   As noted in the rezoning district findings, the project includes a detailed Residential Master Plan including a Project Description and Policy Statement that shall guide development to create a unique neighborhood with adequate buffers between the non-residential development to the north and east, and orients to the adjacent residential development on Chiquita Road. Furthermore, the

project includes riparian setbacks and tree protection measures in compliance with the requirements of the Land Use Code Chapter 20.24.

4. *The proposed development or use is consistent with any conditions imposed by the Planning Commission or City Council with respect to any matter related to the purpose of design review.*

   There are no previous conditions that apply to the site. Conditions of approval have been included in the resolution for the proposed project.

Tentative Subdivision Map TM2015-08 Findings

1. *The proposed map and its design and improvements are consistent with the general plan.*

   The project site would be adjacent to commercial development to the east, residential development to the south and an industrial winery use and access road. As discussed in the General Plan analysis discussion of the January 24, 2017 staff report, the site is suited for a residential development project, which would allow for protection and preservation of the riparian and creek areas of the site. As noted in the related Rezoning and Design Review findings, the project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B, 1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A, LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7, CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The site is physically suitable for the type and proposed density of development.*

   As noted in the General Plan, Rezoning and Design Review findings, incorporated by reference, the site has adequate access from Chiquita Road and can accommodate the 6 unit per acre density through clustered lot development on 4.7 acres of the project area, with required 35 foot and 25 foot riparian creek setbacks provided, three bedroom homes with parking for two cars and guest parking for 14 guests, public roads that meet minimum 12 foot travel lane widths, drainage detention areas that accommodate site runoff, sewer, water and utility connections that will connect with municipal systems, a network of public walkways and a pedestrian connection provided to Grove Street.

3. *The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site is relatively level and will not provide challenges in regards to drainage, faults, liquefaction or slope instability. The Initial Study/Mitigated Negative Declaration prepared for the Project did not identify any impacts which cannot be mitigated to less than significant levels. Further, the site provides required riparian setbacks and drainage improvements required to comply with local, state and federal requirements.

4. *The design of the subdivision and the type of improvements are not likely to cause serious public health problems.*

   All Project improvements will be designed and constructed in accordance with City standards to ensure protection of the public health. The Initial Study/Mitigated Negative Declaration prepared for the Project did not identify any impacts which cannot be mitigated to less than significant levels.

5. *The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

   Any utility, access, or drainage easements will be abandoned prior to any subdivision of the site is recorded (Final Map).

6. *Unless otherwise provided by the Subdivision Map Act, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.*

   The Project will be constructed in accordance with the energy conservation standards of the California Building Code. Further, the project will be wired for future solar on the rooftops and for electric vehicles in the garages. The clustered lot pattern will also minimize grading and hardscape impacts. Finally, the tree coverage and minimal paving will help reduce solar heat gain.

<u>Lot Line Adjustment Findings</u>

The following findings apply to the lot line adjustment required for the project pursuant to State Government Code Section 66412d.

1. *The lot line adjustment will not result in a greater number of parcels than originally existing prior to the adjustment.*

   The adjustment is proposed to transfer a narrow strip of land from the adjacent Industrial parcels that are currently used for access to the Simi Winery property. The minimal reduction in lot width would not substantially reduce the size of the lots and the existing private roadway access to the Simi Winery property would be maintained. The lot line adjustment would be executed prior to or concurrent with the Tentative Subdivision Map proposed for the Oaks at Foss Creek development project.

2. *The parcels will conform to the general plan, zoning and building ordinances*

   The adjustment would facilitate the Oaks at Foss Creek subdivision development by provided additional property to construct a roadway that would serve the subdivision, consistent with the General Plan amendment and Residential Master Plan rezoning approvals granted for the project. There are no structures on the properties that would be affected by the proposed adjustment.

Tree Permit Criteria

The following criteria would apply to the Tree Permit required for removal of a heritage tree on the project site:

1. *The condition of the tree with respect to disease and danger of falling.*

   Tree #75 is a healthy 30" valley oak that is located in planned Public Road A1 which necessitates its removal. However, preservation of the tree would create conflicts with the roadway that would obstruct vehicle access to the site and require removal of two parking spaces, reducing guest parking for the project.

2. *Potential health and safety conditions to the general public or to other nearby trees;*

   Removal of Tree #75 is required to accommodate development as proposed, clustered outside of riparian setback areas. Preservation of the tree would require significant changes to the roadway design and access, which has been redesigned to comply with City recommendations, and could restrict development potential or result in less desirable access. The site is heavily wooded and would include 39 replacement oak trees, preservation of 140 trees, and protection of all trees in the 2.7 acre riparian area.

3. *The necessity to remove trees or to encroach into protected zones in order to construct proposed improvements, to allow reasonable economic enjoyment or use of the property.*

   As noted in the discussion above, the removal of the tree is proposed to accommodate the development plan, which would result in preservation of a significant number of trees. An alternative development plan could result in even greater tree removal and impacts on the site, or a less desirable roadway access.

4. *Topography of the site and the effect of tree removal on erosion, soil retention and potential increased flows of surface waters.*

   The removal of Tree #75 would not affect erosion, soil retention or increased runoff as proposed.

5. *The number of trees on the property and the surrounding area and the effect of tree removal upon property values in the area.*

   As noted above, of the 248 trees surveyed, 140 trees would be preserved and 39 new trees would be planted in addition to preservation of the heavily wooded 2.7 acre riparian area. Removal of this tree would not affect property values. Replanting with new healthy should restore and add to the project.

6. *Professional arboricultural practices, including the number of healthy trees a site will safely support.*

As noted above the site is heavily wooded and trees to remain would be preserved, protected and maintained in accordance with appropriate tree protection, pruning and maintenance standards.

EXHIBITS:

1. Resolution No. 2017-01; Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) Adoption, and MND Errata
2. Resolution No 2017-02; General Plan Amendment (GPA2015-01) Approval and Map
3. Resolution No 2017-03; Land Use Amendment (LUA2015-02) Approval, Policy Statement and Map
4. Resolution No 2017-04; Design Review Permit (DR2015-20) and Tentative Map (TM2015-08) Approval
5. Oaks at Foss Creek Conditions of Approval for MND, GPA2015-01, LUA2015-02, DR2015-20 & TM2015-08
6. General Plan Consistency Table, Oaks at Foss Creek Project
7. Project Description, The Oaks at Foss Creek (Revised Sept 28 2016)
8. Composition Roof Material Exhibit, Oaks at Foss Creek
9. Artisan Window Cut Sheet, Oaks at Foss Creek
10. Aerial Exhibit, Project Site
11. Emergency Vehicle Access Easement
12. Phasing Plan
13. Initial Study/Mitigated Negative Declaration, Oaks at Foss Creek
14. Project Plans, Oaks at Foss Creek (Tentative Map, Architecture, Landscape and Fencing)

ATTACHMENTS:

1. City arborist report memorandum
2. Tree removal and replacement plan

Exhibit 1

Planning Commission Resolution 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAKS AT FOSS CREEK GENERAL PLAN AMENDMENT AND RESIDENTIAL MASTER PLAN PROJECT LOCATED AT 51-167 CHIQUITA ROAD

WHEREAS, an application has been received from DRG Builders for a General Plan Amendment GPA2015-01, Rezoning LUA2015-02, Tentative Subdivision Map TM2015-08, Design Review Permit 2015-20, Lot Line Adjustment and a Heritage Tree Permit to change 9.03 acres of land from an Industrial to Medium Density Residential land use designation, rezone the property from the Industrial to Residential Master Plan District, transfer a small portion of land from the adjacent Simi Winery property for road access, remove a 30 inch valley oak, and develop 7.41 acres of the property with 44 new single-family homes clustered on 4.7 acres of land with 7 affordable housing units and affordable housing fee payments ("the Project"); and

WHEREAS, The City of Healdsburg is the Lead Agency on the Project and the Planning Commission is advisory to the City Council which is the decision-making body for the Project; and

WHEREAS, pursuant to Public Resources Code Section 21080.1 and Section 15063 of the CEQA Guidelines (Title14, California Code of Regulations), an Initial Study was prepared to determine whether there are potentially significant effects on the environment attributable to the proposed development Project; and

WHEREAS, based on information contained in the Initial Study, included in the Project file, that any potential significant effects of the Project could be avoided or reduced to less than significant with the addition of mitigation measures, a Mitigated Negative Declaration was prepared for the Project and was circulated for a 30-day public and agency review period, from December 23, 2016 to January 24, 2017. Notices of Intent to Adopt the of the Draft Initial Study and Mitigated Negative Declaration were published in the Press Democrat (a newspaper of general circulation in the area), sent to local agencies and the surrounding cities, mailed to property owners within 300 feet of the project boundary, posted on-site, and circulated through the State Clearinghouse; and

WHEREAS, The Mitigated Negative Declaration and supporting Initial Study were made available for public review during the public review period noted above; and

WHEREAS, the Mitigated Negative Declaration is incorporated herein by reference and all documents are available for review at the Healdsburg City Hall during normal business hours; and

WHEREAS, prior to taking action on the Project, and at a properly noticed public hearing on January 24, 2017, the Planning Commission reviewed the staff report, the MND (including appendices and public and agency comments), took testimony and considered all comments received on the MND, and received into the record all pertinent documents related to the Project which included minor corrections to the MND provided contained in the attached errata sheets; and

WHEREAS, errata sheets have been prepared for the MND to reflect minor, agreed upon revisions to the project to provide additional affordable housing payments in in lieu of middle-income units and to make other minor corrections. These changes are included for technical accuracy only, and they do not materially change the project description nor require any revision to the environmental analysis, which are includes as Attachment B to this resolution; and

WHEREAS, pursuant to CEQA Guidelines Section 15074, all documents and files which constitute the record of all proceedings upon which the decisions associated with the Project were made are on file at Healdsburg City Hall, Community Development Center of the City of Healdsburg at 401 Grove Street, Healdsburg, CA 95448; and

WHEREAS, the Mitigated Negative Declaration includes a Mitigation Monitoring Plan, attached hereto and incorporated herein by reference and provided as Attachment A to this resolution, consistent with the requirements of Public Resources Code Section 21081.6, which lists all of the mitigation measures, specifies the appropriate responsible party for implementing each mitigation measure and approximate time frames for implementing of each mitigation measure; and

WHEREAS, the Planning Commission finds that, based upon the information contained in the Initial Study included in the Project file, it has been determined that there will be no significant environmental effects resulting from this Project, provided that the identified mitigation measures are incorporated into the Project, and further that the Mitigated Negative Declaration has been completed in compliance with CEQA State and City Guidelines and the information contained therein has been duly reviewed and considered by the Planning Commission; and

WHEREAS, pursuant to CEQA, a Mitigated Negative Declaration and Mitigation Monitoring Program has been prepared to assess the environmental impacts associated with the General Plan Amendment, Land Use Amendment, Design Review Permit, Lot Line Adjustment, Tentative Subdivision Map and Tree Permit applications, and the Planning Commission carefully reviewed and considered the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this Project, provided as Attachment A to this resolution; and

WHEREAS, the Planning Commission reviewed and considered the Mitigated Negative Declaration prepared for this Project together with comments received during the public review period prior to making its decision to recommend approval of the Oaks at Foss Creek Project, including the General Plan Amendment and Residential Master Plan, and to recommend adoption of the Mitigated Negative Declaration; and

WHEREAS, the Planning Commission makes the following findings relative to this Project:

1. The Initial Study/Mitigated Negative Declaration have been properly prepared and circulated for public review in accordance with CEQA and local guidelines. The MND was completed on December 22, 2013 and published for a 30 day public review period. A Notice of Intent to adopt the MND was submitted to the State Clearinghouse, posted at City Hall and at the Sonoma County Clerks office, and mailed to property owners within 300 feet and to all interested and responsible agencies on December 22, 2016, and was posted on-site and published in the Press Democrat on December 23, 2016.

2. The Planning Commission has duly reviewed the Initial Study/Mitigated Negative Declaration and considered the document and all comments thereon before making a decision on the Project. On January 24, 2017 the Planning Commission has held a public hearing on the project and the MND prepared for the project, considered public testimony and the contents of the MND before making its recommendation on the project.

3. On the basis of the whole record before it, including the Initial Study/Mitigated Negative Declaration, and comments received thereon, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment because Project related impacts will be reduced to less than significant level, provided that the mitigation measures identified in the Initial Study and Mitigation Monitoring plan are incorporated into the Project approval. On January 24, 2017 the Planning Commission has reviewed and considered the project and the MND including all supporting documentation, and confirmed the project impacts have been adequately assessed and that the potential impacts mitigated to a less than significant level through all of the mitigation measures identified in the mitigation monitoring and reporting program that would address aesthetic, air quality, biological resources, cultural resources, geologic, hazards, hydrology, noise and traffic impacts associated with the development.

4. The Initial Study/Mitigated Negative Declaration reflects the City of Healdsburg's independent judgment and analysis of the potential environmental effects of the Project. The City hired First Carbon resources as its environmental consultant to conduct the environmental review for the City, which has included peer review of environmental documents and independent analysis prepared by the consultant and its sub-consultants, and review by City staff with pertinent expertise in the environmental impact areas assessed in the project.

5. The Project has been processed in accordance with the applicable provisions of CEQA.

All noticing and review periods required by CEQA and the City of Healdsburg's CEQA Guidelines have been satisfied. As noted in the discussion above the MND has been appropriately noticed and prepared in compliance with the Public Resources Code, Division 13, and California Government Code Guidelines for preparation of environmental documents in compliance with the provisions of CEQA.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Healdsburg recommends the City Council adopt the Mitigated Negative Declaration, with the attached errata, and the Mitigation Monitoring and Reporting Program for the Oaks at Foss Creek Project.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 24th day of January 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
PHIL LUKS, CHAIRPERSON	BARBARA NELSON, SECRETARY

Attachments:

A. Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program
B. Oaks at Foss Creek MND Errata Sheets

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ATTACHMENT NO. A

EXHIBIT NO. 1

Mitigation Monitoring and Reporting Program for the Oaks at Foss Creek Project Draft Initial Study/Mitigated Negative Declaration City of Healdsburg, Sonoma County, California

Assessor's Parcel Numbers (APNs)
089-013-012, -013, -014, -015, -0016, -009, and -028
and portions of APNs 089-13-020, -022, and -023

Prepared for:

City of Healdsburg
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Contact: Mary Bean, Project Director
Elizabeth Johnson, Project Manager

Date: December 22, 2015

Table 1: Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
1. Aesthetics					
MM AES-1: The final design details of each proposed structure and final landscaping, fencing and improvement plans shall be reviewed and approved by the Planning and Building Department to ensure compliance with the project design details and tree protection and preservation measures as indicated on the Project Plans. Any revisions to the subdivision or building architectural design details that would significantly modify the design theme, scale, size, unit type, and/or location of structures or pathway and roadway improvement layout shall be subject to review and approval of the Planning Commission to ensure compatibility is maintained with the character of the site.	Review by the Planning Commission and Design Review Commission Review of Final Construction Plans by the Planning and Building Department. Compliance shall be enforced through permit issuance process and verified during inspections.	Planning Commission Major Design Review Before issuance of building permit	City of Healdsburg Planning and Building Department		
MM AES-2: Prior to issuance of grading permits for the project, the Applicant shall provide a streetscape lighting plan for the City of Healdsburg to review and approve. The plan shall include provisions to ensure that outdoor lighting is designed so that potential glare or light spillover to surrounding roadways and land uses is minimized through appropriate site design and shielding of light fixtures. The City will review the streetscape lighting plan to ensure that all lighting is directed downward and away from residences. This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as low-level illumination used as spot lighting for landscaping or bollard type pathway lighting. This type of lighting is allowed if it does not create a significant source of glare from visible light sources and spill over onto adjacent properties.	Review by City Electric Department, Public Works Department, Planning Department. Compliance shall be enforced through permit issuance process and verified during on-site inspections.	Before issuance of grading permit	City of Healdsburg		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality					
MM AQ-1: During construction activities, the following air pollution control measures shall be implemented: • 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 roadways, driveways, and sidewalks shall be paved as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or by 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 visible emissions evaluator. • A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Northern Sonoma County Air Pollution Control District's phone number shall also be visible to ensure compliance with applicable regulations.	The City Department of Public Works shall inspect the worksite regularly to ensure the construction mitigation measures are implemented. Compliance enforcement may include issuance of stop work for noncompliance.	During construction	City of Healdsburg Planning and Building Department Public Works		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4. Biological Resources					
MM BIO-1a: Migratory Birds and Nesting Raptors 1. If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1 through August 31), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 250 feet outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. Two surveys will be conducted, at least one (1) week apart, with the second survey occurring no more than two (2) days prior to tree removal. If no active nests are found, tree removal or construction activities may proceed. 2. If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones or alteration of the construction schedule.	Qualified Biologist's Survey results shall be provided with periodic on-site inspection/ monitoring. Compliance shall be enforced through withholding permit issuance and issuance of stop work during construction for non-compliance.	Prior to and during construction	City of Healdsburg Planning and Building Department		
MM BIO-1b: Special-Status Bats 1. To reduce construction-related impacts to special-status bat species, a bat survey shall be conducted between March 1 and July 31 by a qualified wildlife biologist in the year prior to ground disturbance. If no bat roosts are detected, then no further action is required. 2. If a colony of bats is found roosting on-site, then the following mitigation will be implemented to reduce the potential disturbance:	Qualified Biologist's Survey results shall be provided with periodic on-site inspection/ monitoring. Compliance shall be enforced through withholding permit issuance and issuance of stop work	Prior to and during construction	City of Healdsburg Planning and Building Department		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. If a female or maternity colony of bats is found on the project site, a wildlife biologist through coordination with CDFW shall determine what physical and timed buffer zones shall be employed to ensure the continued success of the colony. Such buffer zones may include a construction-free barrier of 200 feet from the roost and/or the timing of the construction activities outside of the maternity roost season (after July 31 and before March 1).	during construction for non-compliance.				
MM BIO-2: Oak Woodland Habitat The following mitigation measures for impacts to oak woodland habitat shall be implemented: 1. Where it is feasible to avoid protected trees, vehicles and mechanical equipment shall be kept outside the dripline of these trees. Where encroachment into the protected tree zones may be necessary, the project Arborist shall provide additional protection measures including but not limited to additional mulch cover and barriers to protect the trunks of trees from damage. 2. Maintain the existing grade within the fenced portion of the dripline and route drainage swales and all underground work outside the dripline. The project arborist shall review and certify that the grading plans achieve this requirement, and may recommend additional arboricultural practices to ensure compliance with the tree preservation and protection program, and the recommendations of the project arborist report. 3. Place 4-inch layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing any fencing. Maintain this layer of mulch throughout construction. 4. Temporary protective fencing shall be installed at the edge of the dripline, or edge of approved construction, prior to	Review and approval of tree removal permit for heritage trees and for any additional protected trees to be removed; approval of a tree protection plan; inspection of construction site by a qualified arborist	Prior to issuance of grading permit and during construction	City of Healdsburg; Planning Department and Public Works Department		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
beginning grading or construction. The project arborist shall certify the tree protection zone, which shall be designated on construction drawings. 5. Fencing shall be maintained in place for the duration of all construction activity in the area. No encroachment into the fenced tree protection areas without approval from the project arborist. Unauthorized entry or removal of tree protection measures may result in issuance of a stop work order until inspection and corrective action can be taken. 6. Fencing shall be minimum 4 feet in height at all locations, and shall form a continuous barrier without entry points around all individual or groups of trees at the edge of the tree protection zone designated by the project Arborist. Barrier type fencing such as Tensar plastic fencing is recommended. Equivalent fencing may be installed as recommended by the project arborist. Post and cable fencing is not acceptable. Fencing shall be installed using standard quality "T" farm posts placed at least eight (8) feet on center and attached with ties as specified in the fencing detail of the arborist report. 7. If any trenching within the protected zone of trees cannot be avoided, trenching for utilities shall avoid major roots and, if avoidance is impractical, tunnels shall be made below roots. Trenching is to be consolidated to serve as many units as possible. Trenching within the protected zone shall be done by hand to minimize impacts, and shall be completed under the supervision of the consulting project arborist. Roots greater than 1 inch in diameter shall be cleanly hand cut as they are encountered. The project arborist shall provide additional specific recommendations for treatment of any roots encountered consistent with the recommendations of the arborist report.					

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
8. Pruning to clean, raise, or provide necessary clearance shall be completed in accordance with the International Society of Arboriculture Pruning Standards, attached to the project arborist report (ANSI A300). Pruning shall occur under the supervision of an Arborist certified the by the ISA.					
9. In areas where oaks or other protected trees cannot be avoided, replace trees removed with the same native tree species of a suitable size and number to compensate for the loss of the protected tree, at a minimum 3:1 ratio. The final tree selection, size, and replacement ratio shall be approved by the Planning and Building Department.					
10. If the Planning and Building Director determines it would be infeasible to plant replacement trees on the same site or within immediately adjacent rights-of-way, an in-lieu equivalent fee may be paid based on a schedule of in-lieu fees established by the City Council. In-lieu fees collected shall be placed in a "Tree Planting and Maintenance Fund" to be used for the purpose of planting and maintaining trees throughout the City.					
11. Tree protection requirements shall be indicated in construction documents and agreements. Contractors shall be informed of and acknowledge these requirements before commencing work on the site.					
12. A preconstruction inspection shall be requested and obtained from the Planning and Building Department before initiation of any work, including a demolition or site clearing in areas adjacent to protected trees, to verify the tree protection measures have been implemented. Failure to comply with these mitigation measures may result in issuance of a stop work order until corrective action is taken.					
13. A qualified project arborist shall review the tree protection measures prior to issuance of building permits and shall					

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
monitor work during construction to ensure all appropriate measures are implemented consistent with the recommendations of the project arborist report. 14. The project applicant shall conduct a monitoring and maintenance program for 5 years following planting to verify that all preserved and replacement trees have successfully reestablished and remain in good health and condition. 15. All tree pruning, planting, trimming of trees to be preserved and replaced within the subdivision shall be conducted by a qualified arborist. 16. The tree maintenance preservation requirements shall be included in final recorded subdivision documents including the Codes, Covenants and Restrictions established for the property.					
MM BIO-3: Federally-Protected Wetlands Prior to any specific project development approval or grading, the project proponent shall conduct a delineation of waters of the U.S. to determine the extent of USACE, RWCQB and CDFW potentially jurisdictional features that would be potentially impacted on-site. Any encroachment or fill in these USACE, RWCQB and/or CDFW jurisdictional areas shall not occur unless a Section 404/Section 401 permit or Waste Discharge Requirement and/or Streambed Alteration Agreement, respectively, are acquired and the project proponent replaces the lost value of the jurisdictional area to the satisfaction of the resources agencies issuing the permits to ensure a no-net loss.	On-site inspection and documentation prior to issuance of permits. Compliance shall be enforced by withholding issuance of permits until formal delineation is completed and verified as adequate.	Prior to issuance of grading permit	City of Healdsburg Planning and Building, and Public Works		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM BIO-4: Ordinance-Protected Trees If the qualified arborist determines that project construction will require the removal of protected trees, then, in accordance with the Healdsburg Zoning Ordinance Section 18105, the project applicant shall file a Heritage Tree Removal Permit Application for the removal of heritage trees. For heritage trees that will not be removed as part of the project but may still be impacted through encroachment and development of project infrastructure, the tree protection procedures are outlined in the Healdsburg Municipal Code, Chapter 20.24, Article II Heritage Tree Protection.	Review of tree removal permit for any heritage trees to be removed and approval of a tree protection plan; inspection of construction by a qualified arborist	Prior to issuance of grading permit and during construction	City of Healdsburg; Public Works Department		
5. Cultural Resources					
MM CUL-1: In consultation with the Dry Creek Rancheria of Pomo Indians, a Native American Monitor shall be provided the opportunity to be present during the initial phase of ground disturbance in order to brief construction staff on possible TCRs and check for the inadvertent exposure of cultural materials if deemed necessary by the tribe. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant culture resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the situation. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources	Notification to the tribe prior to grading by applicant and/or City; On-site inspection; provision of Section 15064.5 permit(s); copy of DPR 523 forms	During construction and routine site inspections or in the event resources are found	City of Healdsburg Planning and Building Department; Project Contractors		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
consist of but are not limited to stone, bone, glass, ceramic, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Healdsburg, the Northwest Information Center, and the State Historical Preservation Office (SHPO), if required.					
MM CUL-2: In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Healdsburg for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.	Review of construction specifications; on-site inspection/monitoring; provision of Section 15064.5 permit(s); review of data recovery plan	During construction and routine site inspections or in the event resources are found	City of Healdsburg Planning and Building Department; Project Contractors		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation.	Inform contractors of requirement prior to issuance of permits and in contracts; Review of NAHC correspondence; on-site inspection/monitoring by City and Applicant	In the event human remains are found during site disturbance/construction, and site inspections by City	City of Healdsburg; Project Contractors; the Native American Heritage Commission (NAHC)		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains: When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.					
6. Geology and Soils					
MM GEO-1: Prior to issuance of building permit, the project Applicant shall submit plans to the City of Healdsburg for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code seismic requirements and the recommendations of a design-level geotechnical investigation. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.	Review of site plans; on-site inspection by City	Prior to issuance of building permit	City of Healdsburg Planning and Building Department		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
8. Hazards and Hazardous Materials					
MM HAZ-1: Prior to the issuance of demolition permits for any structure constructed prior to 1978, the applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the applicant shall retain certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos or lead paint in accordance with federal and state law.	Sampling and testing asbestos containing material (ACM) and lead-based paint (MBP) with documentation provided to City	Prior to issuance of demolition permits for any structure constructed before 1978	City of Healdsburg Planning and Building Department		
9. Hydrology and Water Quality					
MM HYD-1: A comprehensive hydrologic and hydraulic analysis is required to ensure the proposed project and facilities are adequate and safe. The elevation of the 100-year flood event needs to be determined for both Foss Creek and the tributary drainage, homes must have a foundation elevation at least 1 foot above this 100-year high water elevation, and all culverts must have adequate capacity to convey the 100-year flow without any increase in the backwater elevation. This will be addressed at Improvement Plan development stage.	Review of site plans; on-site inspection	Prior to grading permit	City of Healdsburg Public Works Department		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
12. Noise					
MM NOI-1: In accordance with General Plan Policy S-25 and the City's Municipal Code Chapter 9.32, the construction contractor shall comply with the City of Healdsburg Noise Ordinance and implement the following construction noise reduction measures: a. Construction activities shall be limited to between the hours of 7:30 a.m. and 6 p.m. on weekdays, and 8 a.m. to 6 p.m. on Saturdays. No construction shall occur on Sundays or legal holidays (i.e., state and federal holidays). b. Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment. c. Locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity. d. Utilize "quiet" air compressors and other stationary noise sources where technology exists. e. Erect temporary noise control blanket barriers in a manner to shield noise-sensitive uses. f. Control noise levels from workers' amplified music so that sounds are not audible to sensitive receptors in the vicinity. g. Designate a "disturbance coordinator" responsible for responding to complaints about project construction noise and taking reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction-site and include it in any notice sent to neighbors regarding the construction schedule.	Record in contract specifications; periodic on-site inspection/ monitoring	Prior to and during construction	City of Healdsburg Planning and Building Department		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM NOI-2: In order to reduce exterior noise levels in all proposed private residential yard areas of the project, which may not otherwise be shielded from the ambient noise from the highway or rail lines, the minimum 6-foot-high private sideyard noise barrier fencing proposed around private yard areas should be located between the adjacent residences and/or at the side yard frontages, as shown in Exhibit 7 of the MND. This would apply to fencing around all the private yard areas for homes as represented in Exhibit 7 (i.e., Exhibit 2 of the Illingworth and Rodkin report, dated April 20, 2016; MND Appendix F)~~except for the residences as designed for Lot 2 through 10, 17, 21, 22, 23, and 30~~. The barrier shall be built without cracks or gaps in the face or large or continuous gaps at the base and shall have a minimum surface weight of 3.0 pounds per square foot. Acceptable materials include but are not limited to a wood-framed, stucco-faced wall or a solid wood wall. For a wood wall to meet these requirements, it is typically recommended that a homogenous sheet material, such as ¾-inch plywood, be used as a backing for typical 1-inch-thick (nominal) wood fence slats.	Record in contract specifications; periodic on-site inspection/monitoring; prior to final inspection	Prior to and during construction	City of Healdsburg's Planning and Building Division		
MM NOI-3: All proposed residential units shall include an alternate form of ventilation, such as an air conditioning system, to ensure that windows can remain closed for a prolonged period of time. The building plans approved by the City shall reflect this requirement.	Record in contract specifications; periodic on-site inspection/monitoring	Prior to and during construction	City of Healdsburg's Planning and Building Division		

Table 1 (cont.): Oaks at Foss Creek Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
16. Transportation/Traffic					
MM TRANS-1: Prior to the certificate of occupancy for the project, a minimum 4-foot-wide all-weather pedestrian pathway (asphalt sidewalk with asphalt curb) shall be provided by the project within the existing City right-of-way, along the north side of Chiquita Road and connecting the project site sidewalk improvements to the existing sidewalk facilities located east of the development at the intersection of Chiquita Road and Grove Street.	Record in conditions of approval; periodic on-site inspection/monitoring	Prior to issuance of certificate of occupancy	City of Healdsburg Planning and Building, and Public Works Department		
MM TRANS-2: In addition to standard traffic impact fees required for new residential development, the project shall pay its proportional share of additional identified unplanned roadway restriping improvements that are required to modify the Dry Creek Road/Grove Street to accommodate a left turn bay along the Dry Creek Frontage pursuant to City Standards. The project is required to fund its identified 3.1 percent share of the estimated $45,000 cost of this improvement, which would require a project payment of $1,386.00 prior to issuance of construction permits or occupancy of the project.	Record in conditions of approval; periodic on-site inspection/monitoring	Prior to issuance of building permit, and certificate of occupancy	City of Healdsburg Planning and Building, and Public Works		
MM TRANS-3: Prior to the issuance of a building permit for the project, the project shall pay its proportional share towards the planned short-term improvement to install all-way stop signs at the US 101 southbound ramp intersection with Dry Creek Road and add left-turn lanes on Dry Creek Road at both intersections. The project's proportional share of this improvement is 18.6 percent of the projected cost.	Record in conditions of approval; periodic on-site inspection/monitoring	Prior to issuance of building permit, and certificate of occupancy	City of Healdsburg Planning and Building, and Public Works		

FIRSTCARBONSOLUTIONS™

ATTACHMENT NO. B

EXHIBIT NO. 1

ERRATA

FINAL
Initial Study/Mitigated Negative Declaration
Oaks at Foss Creek
City of Healdsburg, Sonoma County, California

Assessor's Parcel Numbers (APNs)
089-013-009, -012, -013, -014, -015, -016, and -028
and portions of APNs 089-13-020, -022, and -023

Prepared for:

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Contact: Mary Bean, Project Director
Elizabeth Johnson, Project Manager

Date: January 24, 2017

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SECTION 1: INTRODUCTION

Although not required by the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City of Healdsburg has prepared this Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the Oaks at Foss Creek Project for the public record. Although no comments were received on the publicly-circulated Draft IS/MND, the City had prepared Errata to correct minor errors in the text of the document. The Errata, which are included in this document, together with the Draft IS/MND, Draft IS/MND appendices, and the Mitigation Monitoring and Reporting Program, comprise the Final IS/MND for use by the City of Healdsburg in its review and consideration of the Oaks at Foss Creek.

This document is organized into three sections:

- **Section 1—Introduction.**
- **Section 2—Errata:** Includes an addendum listing refinements and clarifications on the Draft IS/MND, which have been incorporated.

The Final IS/MND includes the following contents:

- Draft IS/MND (provided under separate cover)
- Draft IS/MND appendices (provided under separate cover)
- Errata (Section 2 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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SECTION 2: ERRATA

The following are revisions to the Draft IS/MND for the Oaks at Foss Creek Project.

These revisions are minor modifications and clarifications to the document, and do not change the significance of any of the environmental issue conclusions within the Draft IS/MND. The revisions are listed by page number. All additions to the text are underlined (underlined) and all deletions from the text are stricken (~~stricken~~).

2.1 - Corrections to Language in the ISMND

Title Page, Sub-heading

One of the Assessor's Parcel Numbers was listed incorrectly on the title page and has been updated as shown below:

Assessor's Parcel Numbers (APNs)
089-013-012, -013, -014, -015, -016, -009, and -028
and portions of APNs 089-13-020, -022, and -023~~, and -024~~

Section 1.5, Project Description

Page 3, Paragraph 2

The project description was revised to reflect that Measure R, as proposed on the November 2015 ballot, did not pass. It has been updated as shown below:

> **Residential Master Plan General Plan, Rezoning and Subdivision Development: the Oaks at Foss Creek.** This development consists of 44 single-family homes with 102 parking spaces on 7.41 total acres (a density of 5.9 units per acre). The project will provide seven housing units, 15 percent of the total units, at below market rate as required by the City of Healdsburg Inclusionary Housing Ordinance. An additional six units ~~are~~ were proposed to be offered as affordable~~. The project proposes to restrict these units for sale at a level of affordability~~ to middle-income earners. However, since Measure R did not pass, the applicant has instead offered to provide an additional affordable housing in-lieu fee payment as a concession for the General Plan Amendment. The project proposes to demolish the five existing houses and associated structures located on the project site area proposed for subdivision and develop the property with the 44 new single-family homes and related improvements (Exhibit 4).

Section 2.10, Land Use and Planning

Page 78, Section b

The paragraph has been updated to correct an error as shown below:

> This designation would provide land use standards for the proposed 44 single-family residential homes. Future development on the adjacent three parcels in the proposed

General Plan Amendment/Rezoning would conform to the standards adopted for the RMP. Because the purpose of the RMP is to meet or exceed the goals of the General Plan, the proposed project will be consistent with both the General Plan and the zoning. Additionally, the City's zoning code requires that projects of seven or more units or lots are required to sell 15 percent of the total number of new units or lots to moderate, low, or very-low income households. The project will provide a minimum of 7 ~~12~~ units of affordable housing (~~28~~ 15 percent) at below market rate, which is ~~more than~~ the required amount. Therefore, impacts related to applicable land use plans, policies, or regulations would be less than significant.

Section 2.13, Population and Housing

Page 94, Paragraph 1

This paragraph has been updated to correct a citation error and a typographical error as shown below:

> The City of Healdsburg Growth Management Ordinance (GMO), adopted November 2000 (Ord. 970)~~February 2008~~, sets forth established annual quantified limits on the rate of residential growth (limited to 30 new market rate housing units allowed per year). Affordable housing units are not subject to the GMO and may be constructed without limitation. The City of Healdsburg's 2015-2023 Housing Element Update, adopted November 17, 2014, showed the need for attainable workforce housing, in addition to affordable housing for young families and core professionals in the City of Healdsburg.

Page 95, Paragraph 4

A grammatical error has been corrected as shown below:

> The project will provide seven housing units for very low, low and moderate-income residents, in compliance with the City of Healdsburg Inclusionary Housing Ordinance, and ~~an~~ 6 units for middle-income earners have been offered which (while not required) addresses City goals and the recently adopted City Housing Action Plan.

Section 2.14, Public Services

Page 99, Section a, Paragraph 3

This paragraph has been updated to correct an error as shown below:

> The project site would be served by the Healdsburg Unified School District (HUDS). HUSD enrollment in fall 2007 includes its elementary schools: 390 students at Healdsburg Elementary and 391 students at Fitch Mountain Elementary, as well as 534 students at Healdsburg Junior High School, 890 students at Healdsburg High, and 52 students at Marce Bacerra Continuation High School.[5] The 2014–2015 total student enrollment for HUSD schools is 1,736 students—2,384 fewer students than HUSD's 2007–2008 capacity as stated in the City of Healdsburg General Plan. Students from the project site would attend the following educational facilities:

[5] City of Healdsburg. Healdsburg 2030 General Plan Update: Draft Environmental Impact Report. Website: http://www.ci.healdsburg.ca.us/DocumentCenter/Home/View/670. Accessed July 29, 2016.

- Healdsburg Elementary, located approximately 1.77 miles east of the site, for grades kindergarten through 2.
- Fitch Mountain Elementary, located approximately 1.69 miles east of the site, for grades 3-5 ~~kindergarten through 2~~.
- Healdsburg Junior High, located approximately 1.80 miles southeast of the site, for grades 6-8.
- Healdsburg High, located approximately 1.09 miles southeast of the site, for grades 9-12.
- Marce Bacerra, located approximately 1.09 miles southeast of the site, a continuation high school.

Section 3, References

Page 127, Reference 1

An incorrect date was included as part of this reference, and it has been corrected as shown below:

City of Healdsburg. ~~2005~~2015. Storm Water Management Program.

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Exhibit 2

Planning Commission Resolution 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING A GENERAL PLAN AMENDMENT FOR THE OAKS AT FOSS CREEK PROJECT LOCATED AT 51-167 CHIQUITA ROAD

WHEREAS, an application has been received from DRG Builders for a General Plan Amendment GPA2015-01, Rezoning LUA2015-02, Tentative Subdivision Map TM2015-08, Design Review Permit 2015-20, Lot Line Adjustment and Heritage Tree Permit to change 9.03 acres of land from an Industrial to Medium Density Residential land use designation, rezone the property from the Industrial to Residential Master Plan District, transfer a small portion of land from Simi Winery for road access, remove a 30 inch valley oak, and develop 7.41 acres of the property with 44 new single-family homes clustered on 4.7 acres with 7 affordable housing units and affordable housing fee payments, ("the Project"); and

WHEREAS, the City of Healdsburg 2030 General Plan, adopted July 6, 2009 pursuant to California Government Code Section 65300, serves as the long range, comprehensive document guiding the City's growth and development while addressing major issues that affect the community such as transportation, housing, land use, open space, safety and noise; and

WHEREAS, California Government Code section 65358(b) limits the amendment of any mandatory element of the Healdsburg General Plan to not more than four times per year absent certain exceptions stated in that section, and this Resolution is presented as the first General Plan amendment of 2009; and

WHEREAS, in conformance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the Project, which has evaluated the General Plan amendment at a project level for the area of development and at a programmatic level for the three residentially developed parcels to remain developed with the existing residential structures, and the MND and MMRP have been recommended to the City Council for adoption by separate resolution; and

WHEREAS, the Planning Commission shall also consider the related zoning entitlements required for the project that must follow the General Plan action; and

WHEREAS, prior to taking action on the General Plan Amendment, at a properly noticed public hearing on January 24, 2017, the Planning Commission reviewed the staff report, took testimony and received into the record all pertinent documents related to the Project; and

WHEREAS, the Planning Commission makes the following findings recommending approval of the General Plan Amendment, as indicated on Attachment A to this resolution:

1. Pursuant to State Government Code Section 65352, notification of the proposed action on the General Plan amendment was provided in compliance with requirements in that notice was sent to County of Sonoma (PRMD), Town of Windsor Planning, City of Cloverdale Planning, Healdsburg Unified School District, Sonoma County (LAFCO), Northern Sonoma County Air Pollution Control District, City of Healdsburg Electric Department, all pertinent City utility and service providers including fire, police, public works and building, Dry Creek Rancheria of Pomo Indians and other California Native American tribes on the contact list maintained by the Native American Heritage Commission (NAHC) with traditional lands located within the City's jurisdiction.

2. Pursuant to State Government Code Section 65352.3, the City complied with tribal consultation requirements in that the City contacted all California Native American Tribes with traditional lands located within the City's jurisdiction that are included on the contact list maintained by the NAHC, for the purpose of preserving or mitigating impacts to places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code. A request for consultation was received from the Dry Creek Rancheria of Pomo Indians, and consultation was conducted and completed in compliance with state law, which included a site visit on the subject property. Other tribes on the NAHC list either declined or did not request consultation.

3. Pursuant to State Government Code Section 65352.5, the City has consulted with the City water agency and established that water supplies are more than sufficient to accommodate the additional demand from residential development on the site, given that the project's daily demand of 0.76 acre foot and annual demand of 27.86 acre feet generates an annual demand that would be less than 1 percent of the total potable water supplies anticipated by the City of Healdsburg 2010 Urban Water Management Plan, which identifies an excess water supply of 1,964 acre feet in multiple dry year conditions.

4. Pursuant to State Government Code Section 65353, notice of a public hearing on the project has been provided in compliance with all requirements of the California Environmental Quality Act, and with Government Code Section 65090 and Section 65091, through direct mailing sent to all property owners within 300 feet of the site and all interested parties, by publication in the Press Democrat, and posting on-site, which was completed at least 10 days prior to the public hearing conducted on the project.

5. The Planning Commission finds that amendment to land use designation for the 9.03 acres, from an Industrial classification to Medium Density Residential would be in the public interest as follows:

    a. Pursuant to Government Code Section 65358, this General Plan amendment would be one of four total amendments to a mandatory element that may be allowed per year.

b. The amendment of land use from Industrial to Medium Density Residential designation would continue to further the public interest, health, safety, convenience, and welfare of the City by encouraging appropriate land uses, preservation of neighborhood character and natural resources, adequate provision of urban services and utilities, and given that the Project is not within an Airport Land Use Plan area or in an Alquist-Priolo special earthquake fault hazard zone.

c. The Project site is severely constrained by two creek tributaries with significant riparian habitat and native oak woodlands that limit the suitability of the property for industrial land uses. The land use change from Industrial to Medium Density Residential land use would allow for greater use of the property and better protection of the riparian habitat. Further, the land use change would be compatible with the existing residential land uses on the properties, and with the adjacent residential development to the south.

d. The 9.03 acres are not critical or quality industrial land and a significant amount of industrial land area will remain available; including the adjacent Simi Winery property, the industrial lands that extend south along the western boundary of the City and the properties at the south entry of Healdsburg. More than 10 percent of the City land area, 327 acres, is designated for industrial land uses, which is located along the railroad lines and Russian River; reflective of lumber and other materials commodities historically transported and stored in the area.

e. The land use amendment would support the 2015-2023 Housing Element goals and the objectives of the 2016 Housing Action Plan (HAP) which targets production of 200 new high quality affordable units by 2022.

f. The project represents an increase of less than 1 percent of the current housing and population of Healdsburg, and is within the anticipated level of growth.

g. The project would be consistent with the current regional housing needs assessment (RHNA) discussed on pages 59 and 60 of the Housing Element, that identified Healdsburg should provide the potential for construction of 40 low and very low income units, 26 moderate income units and 76 above moderate income units over the RHNA eight year period. The City requires inclusionary housing with all new development. In this case, the 44 unit project (39 net new units) would be required to provide 15 percent (7) affordable units, and provide affordable housing fee payments associated with 6 market rate units, with the balance provided as market rate units that would be built out subject to the available housing allocations and growth management ordinance provisions.

NOW, THEREFORE, BE IT RESOLVED that the Healdsburg Planning Commission recommends the City Council approve GPA 2015-01.

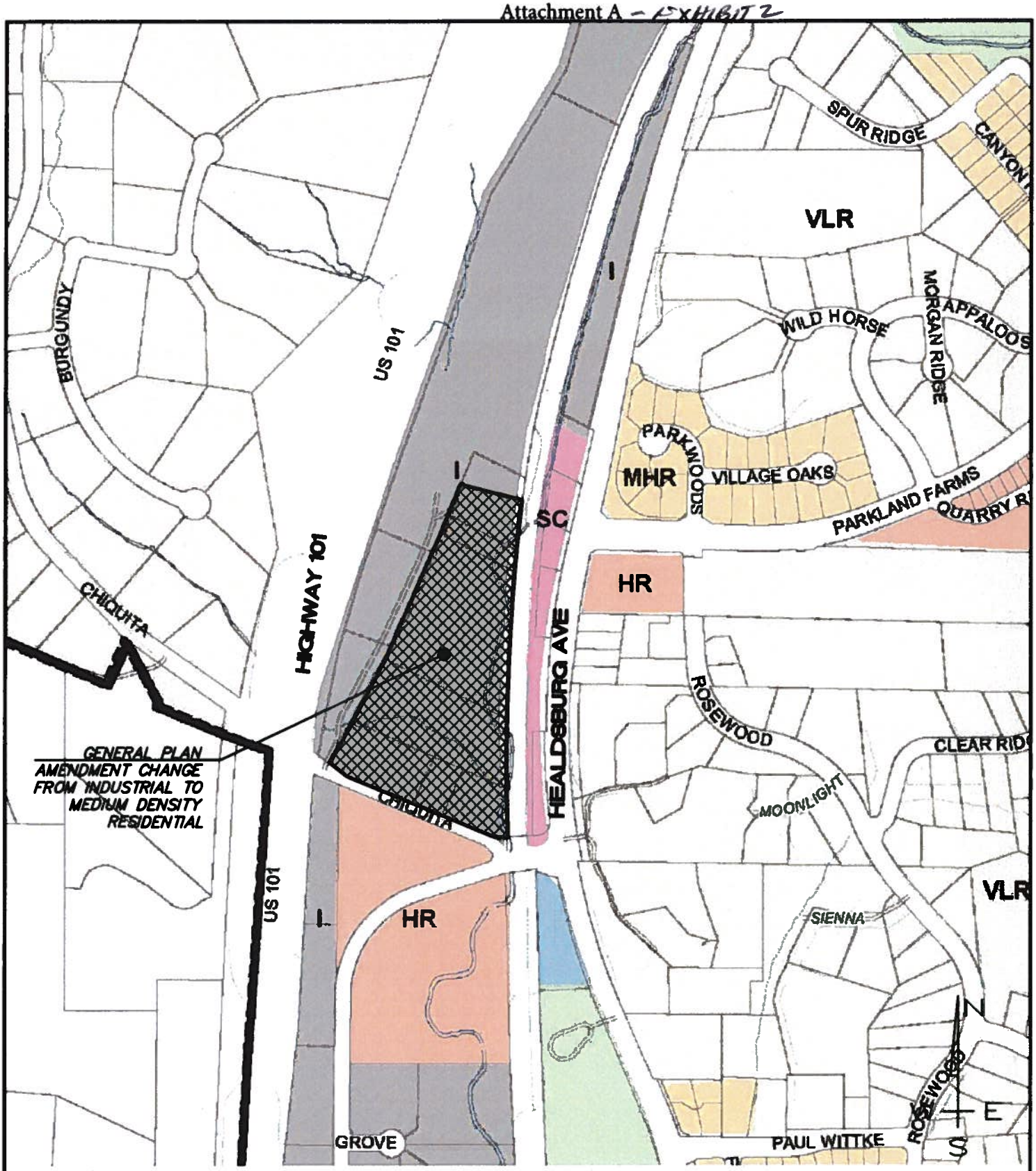
DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 24th day of January 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
PHIL LUKS, CHAIRPERSON	BARBARA NELSON, SECRETARY

Attachment A: General Plan Map Amendment

Attachment A - EXHIBIT 2



SCALE: 1"=400'

DATE: JANUARY 5, 2017	GENERAL PLAN AMENDMENT EXHIBIT	MUNSELLE CIVIL ENGINEERING
JOB NO. 43-15	THE OAKS AT FOSS CREEK	CIVIL ENGINEERING ◆ LAND PLANNING
SHEET 1 of 1	APN 089-013-014, 013, 012, & 009 111, 155, 157 & 163 CHIQUITA ROAD HEALDSBURG, CA	513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968

Exhibit 3

Planning Commission Resolution 2017-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING A LAND USE AMENDMENT LUA2015-02 FOR THE OAKS AT FOSS CREEK RESIDENTIAL MASTER PLAN PROJECT LOCATED AT 51-167 CHIQUITA ROAD

WHEREAS, an application has been received from DRG Builders for a General Plan Amendment GPA2015-01, Rezoning LUA2015-02, Tentative Subdivision Map TM2015-08, Design Review Permit 2015-20, Lot Line Adjustment and Heritage Tree Permit to change 9.03 acres of land from an Industrial to Medium Density Residential land use designation, rezone the property from the Industrial to Residential Master Plan District, transfer a small portion of land from Simi Winery for road access, remove a 30 inch valley oak, and develop 7.41 acres of the property with 44 new single-family homes clustered on 4.7 acres with 7 affordable housing units and affordable housing fee payments, ("the Project"); and

WHEREAS, in conformance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project and have been recommended to the City Council for adoption by separate resolution; and

WHEREAS, by adoption of separate resolutions the Planning Commission has considered and recommended a related General Plan Amendment, and shall also consider the concurrent Design Review Permit, Lot Line Adjustment and Tentative Subdivision application requests submitted for the proposed Oaks at Foss Creek project; and

WHEREAS, prior to taking action on the Project, and at a properly noticed public hearing on January 24, 2017, the Planning Commission reviewed the staff report, took testimony and received into the record all pertinent documents related to the Project; and

WHEREAS, the Planning Commission makes the following required findings pursuant to Healdsburg Municipal Code Chapter 20.08, Article X (Residential Master Plan District) and Chapter 20.28, Article VII (Zoning Map and Land Use Code Text Amendments) recommending approval of the Residential Master Plan Zoning Map and Land Use Code Amendment:

1. *The amendment is consistent with the General Plan as follows:*

   As indicated in the General Plan compliance matrix attached as Exhibit 6 to the January 24, 2017 report to the Planning Commission the residential use and 6 unit per acre gross density indicated on the Attached RMP rezoning exhibit provided as Attachment B to this resolution are consistent with the Medium Density Residential Healdsburg 2030 General Plan land use designation that has been established for the property pursuant to GPA 2015-01, adopted by Resolution 2017-02, which allows 6 units per acre. The project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B,

1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A, LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7, CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The amendment is consistent with the objectives of the Land Use Code.*

   The Residential Master Plan provides a precise guide for development of the site including a detailed Policy Statement provided as Attachment A to this resolution and plans constituting the comprehensive Development Plan, with a density that respects its physical constraints, protects native oak trees and riparian areas located on the project site, while providing for additional housing opportunities for the community in a well-planned and designed development as further discussed in the findings below.

3. *The development proposed for a RMP district, or a given phase thereof, can be commenced within two years and substantially completed within four years of the establishment of the RMP district.*

   It is feasible for the project to pursue and initiate development of Phase 1 within two years and Phase 2 within four years within the limitations of the City of Healdsburg Growth Control Ordinance, as necessary to implement the project approvals. If necessary, the project may apply for extensions of time concurrent with the Tentative Subdivision Map. Should the project not be pursued, the Planning Commission may initiate a rezoning change to another appropriate residential district. The R-1-6000 district would be an appropriate alternative zoning designation.

4. *Each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurances will be provided that such objective will be obtained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts.*

The project would be developed from Chiquita Road, and create a unique, self-contained community. The first phase would establish a complete community presence on Chiquita Road and facilitate the completion of the project without creating any detrimental effects from its appearance or use on the surrounding properties or community. Furthermore, the adjacent three existing residential parcels located outside of the development would be included in the RMP rezoning and may be improved consistent with R-1-6000 zoning standards. Finally, should the development project not be pursued, the Planning Commission would initiate a rezoning to another suitable residential district such as the R-1-6000 district.

5. *The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the RMP district boundary.*

   The internal roadway network and parking are sufficient for the 44 homes and the project. Further, the project is required to pay traffic mitigation fees for its additional impact on the City roadways. This would include additional fees to fund future signal timing and turn land striping improvements required for Dry Creek Road/Grove Street and for US101 southbound offramp at Dry Creek Road that have been identified as necessary to accommodate the project impacts in addition to existing, planned and future development in the area. The traffic analysis prepared for the project by W-Trans has verified that the project, plus the existing and approved development and the future development conditions would not cause intersection level of service within the City to fall below the LOS D threshold nor cause a significant increase at the US101 SB offramp with the improvements that are planned and being funded for all-way stop controls at this intersection.

6. *Any exception from standard zoning development requirements is warranted by the design and amenities incorporated in the Development Plan in accord with adopted policies of the Planning Commission and the City Council.*

   The clustered residential housing project provides unique and desirable housing options while protecting the natural setting. The small lot sizes are appropriate in that they preserve the natural amenities of the site, while accommodating reasonably sized three-bedroom homes with adequate parking, setbacks and private yard areas for the homes.

7. *The RMP district is in conformance with the General Plan and all other provisions of the Land Use Code.*

   As noted in the detailed project analysis and Policy Statement, the project will comply with all applicable policies and standards of the City including parking, height, density, riparian setback, heritage tree protection, noise and safety provisions of the General Plan and Zoning Code.

8. *The existing or proposed utility services are adequate for the population densities and non-residential components of the Development Plan.*

   The project has been referred, reviewed and conditioned by the City Electric, Planning and Building, Public Works, Fire, Community Services, and Housing Departments, and confirmed that adequate services are available for the project and that planned improvements would be made that satisfy City codes and standards.

9. *Natural amenities such as creeks, hillsides and significant vegetation are preserved.*

   As noted in the Policy Statement and detailed project analysis, the Foss Creek and unamed tributary and native oak woodlands in riparian areas would be preserved, within a 3.48 common Parcel A that will include drainage detention basins and over 2.7 acres of native riparian habitat area.

NOW, THEREFORE, BE IT RESOLVED that the Healdsburg Planning Commission approved Land Use Amendment 2016-02 subject to the conditions of approval attached to this Resolution.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 24th day of January 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
PHIL LUKS, CHAIRPERSON	BARBARA NELSON, SECRETARY

Attachments:
A. Policy Statement
B. Zoning Map Amendment

PC Resolution 2017-03, Attachment A

The Oaks at Foss Creek Residential Master Plan – Policy Statement

I. Summary and Purpose

The Residential Master Development Plan for the project includes the following plans:

- *Renderings - The Oaks at Foss Creek Chiquita Road Elevations (Renderings), Sheets A0.1 through A0.3, dated December 10, 2015;*
- *Tentative Map - The Oaks at Foss Creek Tentative Map Plan, Sheets 1 through 6, dated September 28, 2016;*
- *Chiquita Road Section - The Oaks at Foss Creek Future Chiquita Road Plans and Section, Sheet 1, dated September 28, 2016;*
- *Landscape Plan - The Oaks at Foss Creek Landscape Plan and Mood Board, prepared by Jake Moss Designs, dated 9/2016;*
- *Architecture - The Oaks at Foss Creek Elevations, Perspectives Project Data, and Floor Plans, Sheets A1.1 through A5.4, Plan Types 1A through 5B, dated December 10, 2015.*
- *Fencing – Fence Details, Jake Moss Designs, dated 10/2016*

The intent is to create a unique and distinctive neighborhood community with all homes facing onto common pedestrian linkages and open space parcels.

The project includes clustering of residential development with 44 units on 4.7 acres, of a 7.41 acre property and preserving existing natural creek and riparian areas. The residential development pattern consists of two- and three-story homes on small lots, with an average 2,540 square foot lot size and 35' typical lot width. Access to the homes provided with a loop street system. Residences are designed to face onto interior public pathways that run throughout the development. There are five (5) distinct home plans reflecting a craftsman architectural style.

An additional three (3) parcels at 51, 99 and 167 Chiquita Road shall be included in the RMP for rezoning purposes only, which shall retain the existing single family homes. Further development of these lots shall be subject to a separate an amendment to the RMP.

The following development standards have been developed based upon the project plans and project description referenced above. These documents shall be used with the standards below in order to resolve any conflicts, to make any policy determinations for the development project, and to evaluate any future additions or modifications to structures and improvements in the subdivision. The Planning & Building Director shall be responsible for resolving any conflicts between proposed development and the intent of the Zoning regulations.

II. Project Area:

1) **Oaks at Foss Creek Subdivision Parcels:** The 7.41 acre subdivision project area includes the following parcels:

    - 3 Common Parcels:

The Oaks at Foss Creek Residential Master Plan – Policy Statement

- Parcel A Natural Creek Area / Oak Woodland and Riparian Corridor (approx. 3.4 acres
- Parcel B Common Area (approx. 0.2 acres)
- Parcel C Common Parcel (approx.. 0.15 acres)

- 44 Residential Lots.

Notes:
i) The Common Parcel A area includes the 2.7 acre riparian area and several drainage basins.
ii) The Residential development area includes Common Parcel B and Common Parcel C, and 0.13 acres of land on adjacent property at Simi Winery; APN's 089-013-20, 22 and 23.

2) **Other Residential Parcels:** The three existing residential properties at 51, 99 and 167 Chiquita Road comprising 1.62 total acres (APN's: 089-013-16, -15, & -28) are included in the RMP District for rezoning purposes only.

III. Development Standards:

A. **Applicability:** The three residential parcels at 51, 99 and 167 Chiquita Road adjacent to the Oaks at Foss Creek Subdivision development are included for rezoning purposes only and are not part of the Policy Statement and Development Plan for the Oaks at Foss Creek Subdivision. These lots shall remain permitted for single-family residential use and the R-1-6000 Zoning District standards shall be used to evaluate any future improvements.

The following standards shall apply to development of lots on the 7.41 acre property within the Oaks at Foss Creek Subdivision.

B. Principal permitted uses: The Oaks at Foss Creek Subdivision permits single-family residential development. Development shall be clustered onto small lots to protect riparian habitat. Accessory dwelling units may be permitted through internal conversion within the permitted building areas and subject to compliance with the City of Healdsburg Accessory Dwelling Unit standards.

C. Affordability: The project shall include 7 (15%) of the units as affordable to low and moderate-income households. An additional affordable housing contribution shall be made for are least 6 units to accommodate additional below market rate or middle-income housing units, as determined through housing agreement(s) with the City.

D. Universal Design Requirements: Units shall include "Universal Design Measures" as described in the Project Description, to accommodate a greater variety of household types including residents with accessibility and mobility needs. The Universal design elements shall include zero step entry at front porches of the majority of the units (40 units) and at the garages of 18 unit types, 3' wide doors, blocking in walls for future grab bars, and bedrooms on the ground floor level of unit types which are proposed on 23 of the lots.

The Oaks at Foss Creek Residential Master Plan – Policy Statement

E. **Design Concept:** The Oaks at Foss Creek has been designed as a unique small lot community with large open space areas, inspired by Craftsman homes. The project shall be developed and maintained in accord with this Policy Statement, the Development Plan documents that include the project civil plans, landscape plans, architectural plans and renderings, and the Project Description dated September 28, 2016, and the approved Colors and Materials Board.

The design details consist of two- and three-story residential structures with horizontal, vertical and shingle siding, stucco and stone wainscot and pilaster details, composition shingled hip and gable roof with 12 to 18 inch typical eave overhangs and low 4:12 pitch, open porch areas with picket railings and composite decking, rough-sawn wood trim and colored window frames, and rear garage entry with roll up garage doors. The fronts of the residences are primarily oriented onto common pathways and open space areas of the community. The project proposes a varied color palette with at least 10 color schemes intended to be compatible with the riparian setting and community design style.

Fencing shall be uniform in design and appearance throughout the project, consisting of vertical wood board and box lattice cap as presented on project Development Plans.

F. **Proposed Unit Types and Counts:** The following unit types shall be mixed throughout the project with diversity of colors and materials options. Minor changes to unit size and layout may be considered, provided the overall scheme and variety is maintained.

Plan 1 – 1822 sf, 1 car garage, 3 Br, 2-story with 1st floor Master Br (5 units)
Plan 2 – 1849 sf, 2 car garage, 3 Br, 2-story (15 units)
Plan 3 – 1985 sf, 2 car garage, 3 Br, 3-story (8 units)
Plan 4 – 1997 sf, 2 car, 3 Br, 3-story with bedroom on 1st floor (6 units)
Plan 5 – 1218 sf, 1 car garage, 3 Br, 2-story duet (zero lot line) (10 units)

G. **Uses permitted by conditional use permit:** None

H. **Ownership and Maintenance Provisions:** A homeowners association shall be established and responsible for maintenance of the Natural Creek Area landscaping and path improvements and common parking areas. Each residence shall be maintained by the private homeowner(s), consistent with the provisions of CC&R's established for the subdivision. Roadways shall be dedicated as public.

Private easements shall be established and specified in the CC&Rs for the "exclusive benefit of use" easements proposed to be granted between properties.

Public access and utility easements shall be established for the pathways through the project and for all utility improvements required to serve the development, consistent with any conditions of the Tentative Subdivision Map and CC&R's.

The Oaks at Foss Creek Residential Master Plan – Policy Statement

The Homeowners Association shall enforce the CC&R's and shall ensure ongoing compliance with the Policy Statement.

I. District regulations:

a. Maximum residential density: 6 units per gross acre (with a 9 unit per acre net density based on clustered residential lots).

b. Minimum lot sizes: Residential lot sizes within The Oaks at Foss Creek subdivision shall be consistent with the Development Plan. Lot sizes generally range from 1797 sf to 3846 sf with average lot size of 2,540 sf. Flexibility to the lot areas may be permitted, provided that all lots shall result in a logical layout and accommodate the planned residential unit sizes with the minimum required setbacks and private yard areas.

c. Minimum lot widths: Residential lot widths within The Oaks at Foss Creek subdivision shall be consistent with the Development Plan. Lot widths range from 26 to 41 feet with 35 feet typical.

d. Setbacks, yard areas and street frontage:
Minimum Yards: Yard setbacks shall be as established as shown on Sheet 5 of The Oaks at Foss Creek Circulation Plan and Lot Details sheet which indicates the following typical yard areas:

Front Yard:	4-foot setback
Side Yards:	4- and 5-foot setbacks
Garage (rear):	1.5- and 3-foot min. setbacks

Setback Measurement: Setbacks shall be measured from the property line to exterior wall face.

Projections: Projections may be permitted only roof eaves as shown on the architectural plans (generally 12 to 18 inches), and for uncovered patios, decks, landings and similar elements having a height of not more than 18 inches above finished grade.

Exclusive Use Easement: The garage occupies the area that otherwise could constitute a rear yard on the small lots. Due to the lack of private yard areas, lots shall be granted exclusive use easements from the adjacent neighboring property, as shown on Sheet 5 of the development plans, in order to have a private outdoor area between the properties.

Garage Orientation: Garages shall be oriented to face onto the interior subdivision roadways and the front elevations shall face common pathways, except for the homes along Chiquita Road which shall be oriented with the front elevation facing Chiquita Road.

Chiquita Road: Chiquita Road frontage shall be designed as indicated to be compatible with the development at 100 Chiquita Road, aka, Chiquita Grove Subdivision. This shall

include a typical minimum 8' wide landscape planter strip (excluding a parking turnout), 5' sidewalk, and 5' landscaped public utility easement (PUE). The 8' street planter strip will include native oak street tree plantings, including at least two 48" box native oak trees. Residences on Chiquita Road lots shall face onto Chiquita Road. The front yards may include the 5' public utility easement provided the area shall be uniformly landscaped and maintained.

Riparian Setback: A Riparian Setback shall be maintained as shown on Sheet 3 of the development plans, with a minimum of 35' from the top of Foss Creek Bank to the residential development. A minimum 25' setback from the top of bank to the residential development shall be maintained for the unnamed tributary creek channel.

e. Maximum building height:
   35 feet for three-story residences (Plan 3 and Plan 4)
   25 feet for two-story residences (Plan 1 and Plan 2)
   30 feet for duette units (Plan 5)

   Height shall be measured vertically from the average elevation of the natural grade of the ground covered by the structure to the mean (average) height between eaves and ridges for a hip, gable, or gambrel roof. The Planning and Building Director may permit minor deviations consistent with the development plans, provided that the 35 foot maximum height limit allowance shall not be exceeded.

f. Maximum lot coverage for structures: Lot coverage shall be per the Development Plan which allows up to 60% lot coverage by structures. The Planning and Building Director may permit minor deviations consistent with the development plans, provided that the minimum yard areas are maintained.

g. Accessory Structures and Fences: Placement, type, design and height of accessory structures, including fences, walls and hedges shall be implemented consistent with the Tentative Map, Architectural and Landscape Plans approved for the Oaks at Foss Creek (i.e., Development Plan). The Planning and Building Director may apply the Healdsburg Municipal Code Chapter 14.16 to determine the appropriate standard where the requirement is not clearly defined on the Development Plan documents.

   Due to the small lot sizes and minimum yard areas provided between units, above ground accessory structures are not considered appropriate for the project and permanent roofed accessory structures are not permitted. This limitation shall not preclude non-permanent toolsheds or any play equipment not requiring a building permit to be placed in any available private side or rear yard area. However, any accessory equipment placed in yard areas shall be contained on the subject lot, shall not obstruct access from the front to rear of the structure and shall be screened from public view behind rear and side yard fencing.

Fences, walls or hedges located in front of the residences, between the area extending from the face of the residence to the public roadway, shall not exceed 2.5 feet in height above the grade of the roadway pavement, and trees in the front yard area shall be pruned to maintain clearance of at least 8 feet above street grade.

h. Parking requirements: A minimum of 2 parking spaces are required per dwelling unit. Plan 1 and Plan 5 shall be provided at least a one-car garage space and one off-street uncovered space near each of these units. Plans 2, 3 and 4 shall provide two-car covered garages. Remaining uncovered guest parking spaces shall be provided as indicated on the development plan, with at least 14 uncovered guest parking spaces provided for the development.

   The one-car garage spaces shall be at least 11 feet wide by 20 feet deep minimum interior dimension. The two-car garage spaces shall be 20 feet wide by 20 feet deep minimum interior dimension. All uncovered 90 degree parking spaces shall be 9 feet wide by 18 feet minimum dimension, which may include a 2 foot overhang into a landscape planter strip provided the overhang does not conflict with tree or shrub planting or walkways.

i. Design Review Required: Design Review approval is required for the subdivision improvements and homes. All development shall be completed in accord with Design Review approvals granted for the project, and any amendments. Modifications to building materials, colors or design shall be subject to design review approval by the Planning and Building Department.

J. Tree Protection. All existing and proposed trees within Parcel A, the two proposed 48" box trees on Chiquita Road frontage, and all new street trees proposed along this collector roadway shall be preserved and maintained by the HOA in good repair and condition; to maintain the natural riparian appearance of the site. Trees shall not be removed or significantly altered except as deemed necessary by a certified consulting arborist to maintain the health of the tree or address a hazardous condition.

An arborist report shall be submitted to the Planning and Building Department before undertaking any significant tree trimming or tree removal work. Any protected tree that is removed, or irreparably harmed as a result of excessive trimming, shall be replaced with a mature native tree or trees of a significant size and/or quantity to mitigate the loss of the mature tree. Replacement trees shall be of the same or compatible genus and species. The final determination on tree removal and tree replacement type, size, quantity and location shall be made by the Planning and Building Director based upon review of the arborists recommendation.

K. Affordable Housing and Incentives. Seven (7) Plan 5 units would be provided as affordable with additional in-lieu housing fee payments provided with the sale of an additional six (6) units, pursuant to separate housing agreement(s) with the City Housing Department.

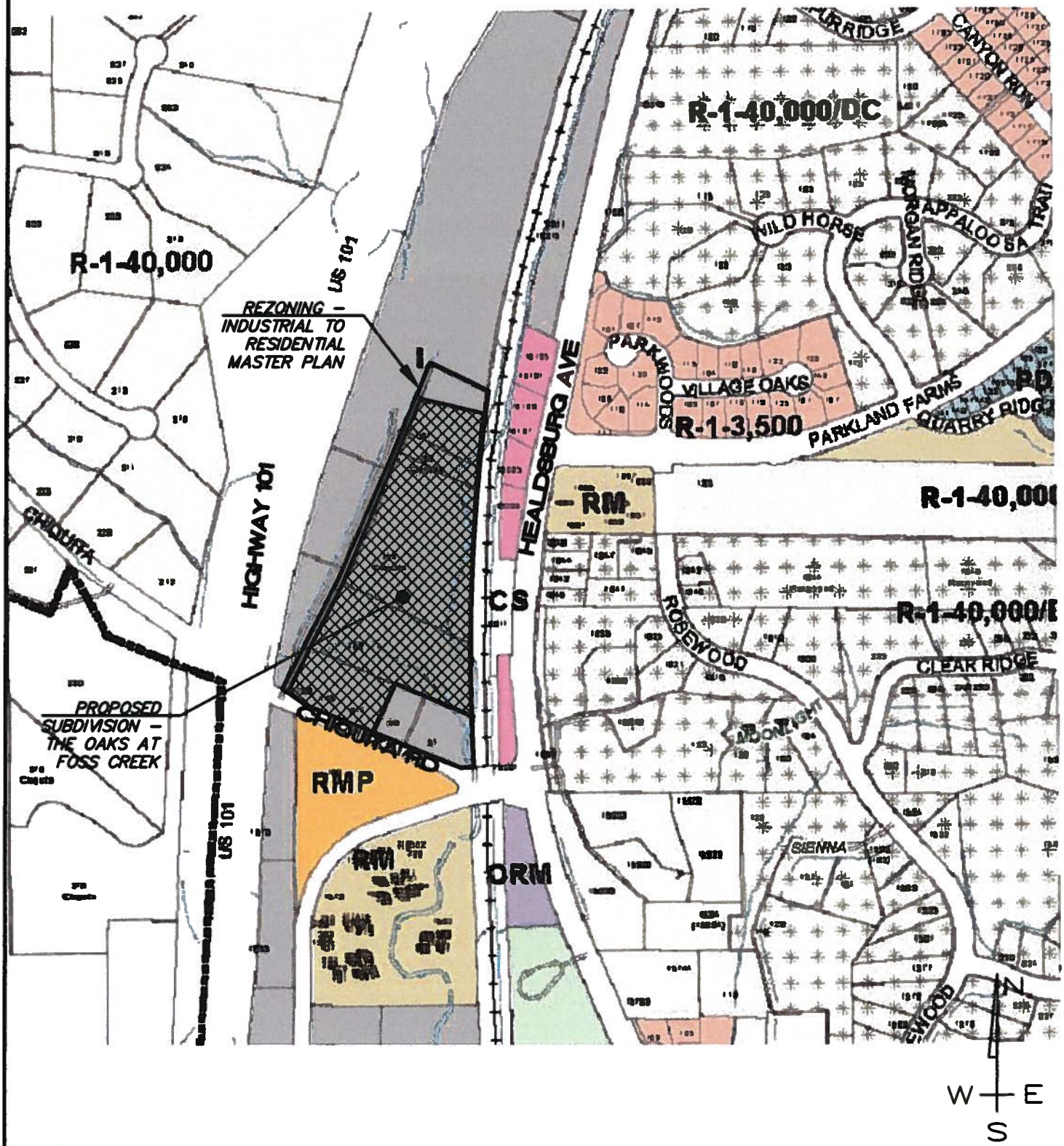
The Oaks at Foss Creek Residential Master Plan – Policy Statement

L. **Phasing.** Development may proceed in three phases, as indicted on The Oaks at Foss Creek tentative map.

M. **Parcels Outside of "The Oaks at Foss Creek" Subdivision.** The three residential parcels which have been included as a part of the RMP rezoning, but that are not included as part of the current Development Plan area, shall require preparation of a separate Development Plan in order to pursue any further subdivision or housing development; except for second dwellings and typical residential accessory structures which may be allowed consistent with the current provisions of the City of Healdsburg Land Use Code regulations.

N. **Expiration.** If the project is not pursued in accordance with this Policy Statement and the associated Oaks at Foss Creek Project Development Plan the Planning Commission within two years from the date of approval, and/or within any additional timeframe allowed based on an extension of time granted for the project, the Planning Commission shall review with the applicant(s) the reasons for not initiating the project development. If the development project is not pursued and the related Tentative Subdivision Map and Design Review Permit entitlements expire, the Planning Commission shall initiate consideration of reclassification, hold a public hearing and make a recommendation to the City Council to reclassify all or part of the area, including the three adjacent parcels, to the R-1-6000 district or other residential district(s) deemed appropriate by the Planning Commission.

Attachment B – EXHIBIT 3



SCALE: 1"=400'

DATE: JANUARY 5, 2017	**REZONING EXHIBIT**	**MUNSELLE CIVIL ENGINEERING**
JOB NO. 43–15	**THE OAKS AT FOSS CREEK**	CIVIL ENGINEERING ◆ LAND PLANNING
	APN 089-013-014, 013, 012, & 009	513 CENTER STREET
	111, 155, 157 & 163 CHIQUITA ROAD	HEALDSBURG, CA 95448
SHEET 1 of 1	HEALDSBURG, CA	(707) 395-0968

MUNSELLE CIVIL ENGINEERING LAND PLANNING

Exhibit 4

Planning Commission Resolution 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING A DESIGN REVIEW PERMIT AND TENTATIVE PARCEL MAP FOR THE OAKS AT FOSS CREEK RESIDENTIAL MASTER PLAN PROJECT LOCATED AT 51-167 CHIQUITA ROAD

WHEREAS, an application has been received from DRG Builders for a General Plan Amendment GPA2015-01, Rezoning LUA2015-02, Tentative Subdivision Map TM2015-08, Design Review Permit 2015-20, Lot Line Adjustment and Heritage Tree Permit to change 9.03 acres of land from an Industrial to Medium Density Residential land use designation, rezone the property from the Industrial to Residential Master Plan District, transfer a small portion of land from Simi Winery for road access, remove a 30 inch valley oak, and develop 7.41 acres of the property with 44 new single-family homes clustered on 4.7 acres with 7 affordable housing units and affordable housing fee payments, ("the Project"); and

WHEREAS, in conformance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the project and have been recommended by adoption of a separate resolution; and

WHEREAS, by adoption of separate resolutions the Planning Commission has considered and recommended approval of related General Plan Amendment and Rezoning requests which are incorporated by reference and subject to the conditions herein; and

WHEREAS, prior to taking action on the Project, and at a properly noticed public hearing on January 24, 2017, the Planning Commission reviewed the staff report, took testimony and received into the record all pertinent documents related to the Project.

NOW, THEREFORE BE IT RESOLVED that the Healdsburg Planning Commission can make the findings required to recommend the City Council approve the Design Review Permit, Lot Line Adjustment and Tentative Subdivision Map applications for the Oaks at Foss Creek Project as follows:

Design Review Findings:

1. *The proposed development and use shall be consistent with all applicable policies and requirements of the General Plan and Land Use Code.*

   As indicated in the General Plan compliance matrix attached as Exhibit 6 to the January 24, 2017 report to the Planning Commission the residential use and 6 unit per acre gross density are consistent with the Medium Density Residential Healdsburg 2030 General Plan land use designation that has been established for the property pursuant to GPA 2015-01, adopted by Resolution 2017-02, which allows 6 units per acre. The project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B, 1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A,

LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7. CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The proposed design of the development is consistent with the policies set forth in the Design Review Manual.*

   As proposed and conditioned the Residential Master Plan including the architectural plans, fencing and landscaping plans address the General design review criteria by preserving the riparian creek area and incorporating this feature as an amenity with development and pathways oriented to the creek, enhancing the Chiquita Road frontage with landscape planter setbacks and trees, providing a variety of materials, colors and house plans that would include high quality materials and details that would be complementary with the site and adjacent development, provides detailed window, fencing and landscape treatments, considers placement of windows, doors and porches to provide symmetry, interest and a sense of entry, includes substantial tree replacement and minimizes hardscape treatments, provides detailing for all sides of the building including garage entryways, minimizes lighting, and provides high quality roof materials with varied colors, and hip and gable roof forms, with architectural eave projections and detailing.

3. *The proposed development or use is consistent with the purposes of the zoning district in which it is located.*

   As noted in the PC Resolution 2017-03 rezoning district findings, incorporated herein by reference, the project includes a detailed Residential Master Plan including a Project Description and Policy Statement that shall guide development to create a unique neighborhood with adequate buffers between the non-residential development to the north and east, and orients to the adjacent residential development on Chiquita Road. Furthermore, the project includes riparian setbacks and tree protection measures in compliance with the requirements of the Land Use Code Chapter 20.24.

4. *The proposed development or use is consistent with any conditions imposed by the Planning Commission or City Council with respect to any matter related to the purpose of design review.*

   There are no previous conditions that apply to the site. Conditions of approval have been included in the resolution for the proposed project.

Tentative Subdivision Findings:

1. *The proposed map and its design and improvements are consistent with the general plan.*

   The project site would be adjacent to commercial development to the east, residential development to the south and an industrial winery use and access road. As discussed in the General Plan analysis discussion of the January 24, 2017 staff report, the site is more suited for a residential development project, which would allow for protection and preservation of the riparian and creek areas of the site. As noted in the Rezoning and Design Review findings, the project proposes a unique housing option with 7 affordable units which is consistent with the applicable Guiding Principles 1B, 1E, 1H, 2B, 2C, 2D, 2E, 3A, 3B, 4B, 4C, 4D, 4E, 6A and 6B, and the Goals and Policies of the General Plan Land Use Element LUA-A, LUA-A-7, LU-C, LU-C-1, LU-C-2, LU-C-3, LU-C-4, LU-C-5, Housing Element H-A, H-A-1, H-A-2, H-A-4, H-1, H-C, H-C-1, H-C-3, H-C-5, H-C-8, H-12, H-G, H-G-2, H-G-3, H-G-4, H-G-5, H-G-6, H-G-7, H-G-9, would address traffic and transportation impacts, provide adequate public services, and pay required traffic impact fee and parkland mitigation fee payments consistent with the Transportation and Public Services Elements T-A, T-A-1, T-A-2, T-A-3, T-A-4, T-A-5, T-A-6, T-A-7, T-A-8, T-A-9, T-A-15, T-A-16, T-A-17, T-B, T-B-1, T-B-2, T-C, T-C-1, T-C-2, T-C-3, T-D, T-D-1, T-D-5, PS-A, PS-A-1, PS-A-5, PS-D, PS-D-1, PS-D-2, PS-D-3, PS-E, PS-E-1, PS-E-2, PS-E-3, PS-F, PS-F-1, PS-F-2, PS-H, PS-H-2, PH-H-4, PS-H-5, and conserve and protect cultural and natural resources, provide riparian creek setbacks and protection of tree resources consistent with the Natural Resources Element, Community Design Element and Cultural Resource Element NR-B, NR-B-1, NR-B-2, NR-B-3, NR-C, NR-C-6, NR-E, NR-E-1, NR-E-5, NR-1, NR-2, NR-4, NR-6, CD-A, CD-A-5, CD-A-7, CD-A-10, CD-A-11, HCR-B, HCR-B-1 and HCR-B-2.

2. *The site is physically suitable for the type and proposed density of development.*

   As noted in the General Plan, Rezoning and Design Review findings, incorporated by reference, the site has adequate access from Chiquita Road and can accommodate the 6 unit per acre density through clustered lot development on 4.7 acres of the project area, with required 35 foot and 25 foot riparian creek setbacks provided, three bedroom homes with parking for two cars and guest parking for 14 guests, public roads that meet minimum 12 foot travel lane widths, drainage detention areas that accommodate site runoff, sewer, water and utility connections that will connect with municipal systems, a network of public walkways and a pedestrian connection provided to Grove Street.

3. *The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site is relatively level and will not provide challenges in regards to drainage, faults, liquefaction or slope instability. The Initial Study/Mitigated Negative Declaration prepared for the Project did not identify any impacts which cannot be mitigated to less than significant

levels. Further, the site provides required riparian setbacks and drainage improvements required to comply with local, state and federal requirements.

4. *The design of the subdivision and the type of improvements are not likely to cause serious public health problems.*

   All Project improvements will be designed and constructed in accordance with City standards to ensure protection of the public health. The Initial Study/Mitigated Negative Declaration prepared for the Project did not identify any impacts which cannot be mitigated to less than significant levels.

5. *The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

   Any utility, access, or drainage easements will be abandoned prior to any subdivision of the site is recorded (Final Map).

6. *Unless otherwise provided by the Subdivision Map Act, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.*

   The Project will be constructed in accordance with the energy conservation standards of the California Building Code. Further, the project will be wired for future solar on the rooftops and for electric vehicles in the garages. The clustered lot pattern will also minimize grading and hardscape impacts. Finally, the tree coverage and minimal paving will help reduce solar heat gain.

NOW, THEREFORE, BE IT RESOLVED that the Healdsburg Planning Commission recommends the City Council approve the Design Review and Tentative Map subject to the conditions of approval attached to this Resolution.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 24th day of January 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
PHIL LUKS, CHAIRPERSON	BARBARA NELSON, SECRETARY

Exhibit 5
CONDITIONS OF APPROVAL

Oaks at Foss Creek Subdivision Project

Address: 51, 99, 157-163 & 167 Chiqita Road
(APN: 089-013-009, 012 thru 016, 028, and portions of 020, 022 & 023)

Mitigated Negative Declaration
General GPA2015-01
Land Use Amendment LUA2015-02 (RMP District)
Major Design Review Permit DR2015-20
Tentative Subdivision Map TM2015-08

Mitigated Negative Declaration - Mitigation Measures

1. The mitigation measures identified for the Oaks at Foss Creek Project as contained in the Mitigation Monitoring and reporting program shall conditions of project approval, as included herein.

2. **MM AES-1:** Prior to issuance of grading and construction permits, the final design details of each proposed structure and final landscaping, fencing and improvement plans shall be reviewed and approved by the Planning and Building Department to ensure compliance with the project design details and tree protection and preservation measures as indicated on the Project Plans. Any revisions to the subdivision or building architectural design details that would significantly modify the design theme, scale, size, unit type, and/or location of structures or pathway and roadway improvement layout shall be subject to review and approval of the Planning Commission to ensure compatibility is maintained with the character of the site.

3. **MM AES-2:** Prior to issuance of grading permits for the project, the Applicant shall provide a streetscape lighting plan for the City of Healdsburg to review and approve. The plan shall include provisions to ensure that outdoor lighting is designed so that potential glare or light spillover to surrounding roadways and land uses is minimized through appropriate site design and shielding of light fixtures. The City will review the streetscape lighting plan to ensure that all lighting is directed downward and away from residences. This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as low-level illumination used as spot lighting for landscaping or bollard type pathway lighting. This type of lighting is allowed if it does not create a significant source of glare from visible light sources and spill over onto adjacent properties.

4. **MM AQ-1:** During construction activities, the following air pollution control measures shall be implemented:
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Exhibit 5
CONDITIONS OF APPROVAL

Oaks at Foss Creek Subdivision Project

- 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 roadways, driveways, and sidewalks shall be paved as soon as possible.
- Idling times shall be minimized either by shutting equipment off when not in use or by 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 visible emissions evaluator.
- A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Northern Sonoma County Air Pollution Control District's phone number shall also be visible to ensure compliance with applicable regulations.

These requirements shall be included in construction plans submitted for the project.

5. **MM BIO-1a:** Migratory Birds and Nesting Raptors. Prior to issuance of permits for grading, construction or tree removal the following measures shall be implemented.
    - If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1 through August 31), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 250 feet outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. Two surveys will be conducted, at least one (1) week apart, with the second survey occurring no more than two (2) days prior to tree removal. If no active nests are found, tree removal or construction activities may proceed.
    - If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones or alteration of the construction schedule.

6. **MM BIO-1b:** Special-Status Bats. Prior to issuance of permits for grading, construction or tree removal the following measures shall be implemented.
    - To reduce construction-related impacts to special-status bat species, a bat survey shall be conducted between March 1 and July 31 by a qualified wildlife biologist in the year prior to ground disturbance. If no bat roosts are detected, then no further action is required.

- If a colony of bats is found roosting on-site, then the following mitigation will be implemented to reduce the potential disturbance:
- If a female or maternity colony of bats is found on the project site, a wildlife biologist through coordination with CDFW shall determine what physical and timed buffer zones shall be employed to ensure the continued success of the colony. Such buffer zones may include a construction-free barrier of 200 feet from the roost and/or the timing of the construction activities outside of the maternity roost season (after July 31 and before March 1).

7. **MM BIO-2:** Oak Woodland Habitat. The following mitigation measures for impacts to oak woodland habitat shall be implemented prior to issuance of grading permits, during construction and post-construction as stated:
   a) Where it is feasible to avoid protected trees, vehicles and mechanical equipment shall be kept outside the dripline of these trees. Where encroachment into the protected tree zones may be necessary, the project Arborist shall provide additional protection measures including but not limited to additional mulch cover and barriers to protect the trunks of trees from damage.
   b) Maintain the existing grade within the fenced portion of the dripline and route drainage swales and all underground work outside the dripline. The project arborist shall review and certify that the grading plans achieve this requirement, and may recommend additional arboricultural practices to ensure compliance with the tree preservation and protection program, and the recommendations of the project arborist report.
   c) Place 4-inch layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing any fencing. Maintain this layer of mulch throughout construction.
   d) Temporary protective fencing shall be installed at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. The project arborist shall certify the tree protection zone, which shall be designated on construction drawings.
   e) Fencing shall be maintained in place for the duration of all construction activity in the area. No encroachment into the fenced tree protection areas without approval from the project arborist. Unauthorized entry or removal of tree protection measures may result in issuance of a stop work order until inspection and corrective action can be taken.
   f) Fencing shall be minimum 4 feet in height at all locations, and shall form a continuous barrier without entry points around all individual or groups of trees at the edge of the tree protection zone designated by the project Arborist. Barrier type fencing such as Tensar plastic fencing is recommended. Equivalent fencing may be installed as recommended by the project arborist. Post and cable fencing is not acceptable. Fencing shall be installed using standard quality "T" farm posts placed at least eight (8) feet on center and attached with ties as specified in the fencing detail of the arborist report.
   g) If any trenching within the protected zone of trees cannot be avoided, trenching for utilities shall avoid major roots and, if avoidance is impractical, tunnels shall be made below roots. Trenching is to be consolidated to serve as many units as possible. Trenching within the protected zone shall be done by hand to minimize impacts, and shall be completed under the

supervision of the consulting project arborist. Roots greater than 1 inch in diameter shall be cleanly hand cut as they are encountered. The project arborist shall provide additional specific recommendations for treatment of any roots encountered consistent with the recommendations of the arborist report.

h) Pruning to clean, raise, or provide necessary clearance shall be completed in accordance with the International Society of Arboriculture Pruning Standards, attached to the project arborist report (ANSI A300). Pruning shall occur under the supervision of an Arborist certified the by the ISA.

i) In areas where oaks or other protected trees cannot be avoided, replace trees removed with the same native tree species of a suitable size and number to compensate for the loss of the protected tree, at a minimum 3:1 ratio. The final tree selection, size, and replacement ratio shall be approved by the Planning and Building Department.

j) If the Planning and Building Director determines it would be infeasible to plant replacement trees on the same site or within immediately adjacent rights-of-way, an in-lieu equivalent fee may be paid based on a schedule of in-lieu fees established by the City Council. In-lieu fees collected shall be placed in a "Tree Planting and Maintenance Fund" to be used for the purpose of planting and maintaining trees throughout the City.

k) Tree protection requirements shall be indicated in construction documents and agreements. Contractors shall be informed of and acknowledge these requirements before commencing work on the site.

l) A preconstruction inspection shall be requested and obtained from the Planning and Building Department before initiation of any work, including a demolition or site clearing in areas adjacent to protected trees, to verify the tree protection measures have been implemented. Failure to comply with these mitigation measures may result in issuance of a stop work order until corrective action is taken.

m) A qualified project arborist shall review the tree protection measures prior to issuance of building permits and shall monitor work during construction to ensure all appropriate measures are implemented consistent with the recommendations of the project arborist report.

n) The project applicant shall conduct a monitoring and maintenance program for 5 years following planting to verify that all preserved and replacement trees have successfully reestablished and remain in good health and condition.

o) All tree pruning, planting, trimming of trees to be preserved and replaced within the subdivision shall be conducted by a qualified arborist.

p) The tree maintenance preservation requirements shall be included in final recorded subdivision documents including the Codes, Covenants and Restrictions established for the property.

8. **MM BIO-3:** Federally-Protected Wetlands. Prior to any specific project development approval or grading, the project proponent shall conduct a delineation of waters of the U.S. to determine the extent of USACE, RWCQB and CDFW potentially jurisdictional features that would be potentially impacted on-site. Any encroachment or fill in these USACE, RWCQB

and/or CDFW jurisdictional areas shall not occur unless a Section 404/Section 401 permit or Waste Discharge Requirement and/or Streambed Alteration Agreement, respectively, are acquired and the project proponent replaces the lost value of the jurisdictional area to the satisfaction of the resources agencies issuing the permits to ensure a no-net loss.

9. **MM BIO-4:** Ordinance-Protected Trees. If prior to issuance of grading permits or during construction the qualified arborist determines that project construction will require the removal of protected trees, then, in accordance with the Healdsburg Zoning Ordinance Section 18105, the project applicant shall file a Heritage Tree Removal Permit Application for the removal of heritage trees. For heritage trees that will not be removed as part of the project but may still be impacted through encroachment and development of project infrastructure, the tree protection procedures are outlined in the Healdsburg Municipal Code, Chapter 20.24, Article II Heritage Tree Protection.

10. **MM CUL-1:** In consultation with the Dry Creek Rancheria of Pomo Indians, a Native American Monitor shall be contacted by the project proponent and City and provided the opportunity prior to initiation of construction activities to be present during the initial phase of ground disturbance in order to brief construction staff on possible "TCR's" and check for the inadvertent exposure of cultural materials if deemed necessary by the tribe. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time.

    In the event a potentially significant culture resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the situation.

    The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement, and shall include this note on grading plans. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramic, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

    In the event of a discovery, the archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Healdsburg, the Northwest Information Center, and the State Historical Preservation Office (SHPO), if required.

11. **MM CUL-2:** In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery.

    The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5.

    The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery.

    The plan shall be submitted to the City of Healdsburg for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan. This requirement shall be noted in construction contract documents and on grading plans.

12. **MM CUL-3:** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. This requirement shall be noted in construction contracts and noted on project grading plans, as follows:

    If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:

    a) There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.
    b) Where the following conditions occur, the landowner or his or her authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
- The descendant identified fails to make a recommendation.
- The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

c) Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:
   - When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.

13. **MM GEO-1:** Prior to issuance of building permit, the project Applicant shall submit plans to the City of Healdsburg for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code seismic requirements and the recommendations of a design-level geotechnical investigation. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.

14. **MM HAZ-1:** Prior to the issuance of demolition permits for any structure constructed prior to 1978, the applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the applicant shall retain certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos or lead paint in accordance with federal and state law.

15. **MM HYD-1:** Prior to issuance of grading permits, a comprehensive hydrologic and hydraulic analysis is required to ensure the proposed project and facilities are adequate and safe. The elevation of the 100-year flood event needs to be determined for both Foss Creek and the tributary drainage, homes must have a foundation elevation at least 1 foot above this 100-year high water elevation, and all culverts must have adequate capacity to convey the 100-year flow without any increase in the backwater elevation. This will be addressed at Improvement Plan development stage.

Exhibit 5
CONDITIONS OF APPROVAL

Oaks at Foss Creek Subdivision Project

16. **MM NOI-1:** In accordance with General Plan Policy S-25 and the City's Municipal Code Chapter 9.32, the construction contractor shall comply with the City of Healdsburg Noise Ordinance and implement the following construction noise reduction measures, which shall be noted on construction plans:
    a) Construction activities shall be limited to between the hours of 7:30 a.m. and 6 p.m. on weekdays, and 8 a.m. to 6 p.m. on Saturdays. No construction shall occur on Sundays or legal holidays (i.e., state and federal holidays).
    b) Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment.
    c) Locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity.
    d) Utilize "quiet" air compressors and other stationary noise sources where technology exists.
    e) Erect temporary noise control blanket barriers in a manner to shield noise-sensitive uses.
    f) Control noise levels from workers' amplified music so that sounds are not audible to sensitive receptors in the vicinity.
    g) Designate a "disturbance coordinator" responsible for responding to complaints about project construction noise and taking reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction-site and include it in any notice sent to neighbors regarding the construction schedule.

17. **MM NOI-2:** In order to reduce exterior noise levels in all proposed private residential yard areas of the project, which may not otherwise be shielded from the ambient noise from the highway or rail lines, the minimum 6-foot-high private sideyard noise barrier fencing proposed around private yard areas should be located between the adjacent residences and/or at the side yard frontages, as shown in Exhibit 7. This would apply to fencing around all the private yard areas for homes as represented in Exhibit 7 (i.e., Exhibit 32 of the Illingworth and Rodkin report, dated April 20, 2016; MND Appendix F).

    The barrier shall be built without cracks or gaps in the face or large or continuous gaps at the base and shall have a minimum surface weight of 3.0 pounds per square foot. Acceptable materials include but are not limited to a wood-framed, stucco-faced wall or a solid wood wall. For a wood wall to meet these requirements, it is typically recommended that a homogenous sheet material, such as ¾-inch plywood, be used as a backing for typical 1-inch-thick (nominal) wood fence slats.

    The noise wall construction detail and locations shall be indicated on a master project plan sheet and on the individual plan sheets for the affected lots. This shall also be noted in project CC&R's.

Exhibit 5
CONDITIONS OF APPROVAL

Oaks at Foss Creek Subdivision Project

18. **MM NOI-3:** All proposed residential units shall include an alternate form of ventilation, such as an air conditioning system, to ensure that windows can remain closed for a prolonged period of time. The building plans approved by the City shall specifically note and reflect this requirement.

19. **MM TRANS-1:** Prior to the certificate of occupancy for the project, a nominal 4-foot-wide all-weather pedestrian pathway (asphalt sidewalk with asphalt curb) shall be provided by the project within the existing City right-of-way, along the north side of Chiquita Road and connecting the project site sidewalk improvements to the existing sidewalk facilities located east of the development at the intersection of Chiquita Road and Grove Street.

20. **MM TRANS-2:** In addition to standard traffic impact fees required for new residential development, the project shall pay its proportional share of additional identified unplanned roadway restriping improvements that are required to modify the Dry Creek Road/Grove Street to accommodate a left turn bay along the Dry Creek Frontage pursuant to City Standards. The project is required to fund its identified 3.1 percent share of the estimated $45,000 cost of this improvement, which would require a project payment of $1,386.00 prior to issuance of construction permits or occupancy of the project.

21. **MM TRANS-3:** Prior to the issuance of a building permit for the project, the project shall pay its proportional share towards the planned short-term improvement to install all-way stop signs at the US 101 southbound ramp intersection with Dry Creek Road and add left-turn lanes on Dry Creek Road at both intersections. The project's proportional share of this improvement is 18.6 percent of the projected cost.

General Plan Amendment (GPA015-01) Conditions of Approval

Planning & Building Department

1. The General Plan Amendment changing the land use designation of the site from Industrial to Medium Density Residential shall specifically apply to Assessor Parcel Number's 089-013-009, 012, 013, 014, 015, 016 and 028 which include the following:
    - Two existing residential parcels at 55 and 99 Chiquita Road containing 0.99 acres.
    - One existing residential parcel at 167 Chiquita Road containing 0.63 acres.
    - Five existing parcels containing existing residences and vacant lands on 7.28 acres.

2. The General Plan Amendment shall include the 0.13 acres of land that would be incorporated into the project through a Lot Line Adjustment (portions of APN's: 089-013-020, 022, and 023), to accommodate a portion of the proposed Oaks at Foss Creek Subdivision "Public Road A2".

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3. If the Lot Line Adjustment and Oaks at Foss Creek Subdivision is not pursued, staff may initiate an action to revert the General Plan land use designation of the 0.13 acre portion of land that is proposed to be taken from the adjacent Simi Winery parcels to the original Industrial land use designation.

Land Use Amendment (LUA2015-02) Conditions of Approval

Planning & Building Department

1. The Residential Master Plan, Rezoning and Development Plan approval shall be valid for an initial period of two (2) years, during which time the project shall be implemented through the recordation of a Final Subdivision Map for the project and completion of substantial subdivision improvements, as required by the conditions of approval for TM2015-08.

2. An extension of time may be requested prior to expiration of the initial two-year inauguration period. The time extensions for LUA 2015-02 shall be subject to the same extensions of time that are allowed for the related Tentative Subdivision Map TM2015-08 approval.

3. As stated in the Policy Statement, the three adjacent parcels that are not a part of the Oaks at Foss Creek subdivision shall remain developed with the existing single-family residences, and shall require a subsequent amendment to the RMP district in order to pursue any further subdivision or residential development.

4. If within two years after the establishment of the RMP district and the approval of the Oaks at Foss Creek Development Plan and Policy Statement by the City Council, and/or with any extension of time granted for the project, the construction specified in the development plan has not commenced, the Planning Commission shall review with the applicant(s) the reasons for not initiating the project development. If the development project tis not pursued and the related Tentative Subdivision Map and Design Review Permit entitlements expire, the Planning Commission shall initiate consideration of reclassification, hold a public hearing and make a recommendation to the City Council to reclassify all or part of the area to the original zoning district or other district(s) deemed appropriate by the Planning Commission.

Design Review Permit (DR 2015-20) Conditions of Approval

Planning & Building Department

1. Prior to issuance of building permits for the project the Final Subdivision Map shall be recorded consistent with approval TM2015-08 and all applicable conditions.
2. Plans submitted for construction of the project including the site plans, landscape plans, and architectural building plans shall be implemented in conformity with the Oaks at Foss Creek Subdivision approval TM2015-08, Residential Master Plan and Policy Statement approval LUA2015-02, Project Description and approved project plans, and the approved colors and

materials palette. This shall include proposed variation in building colors and materials to create distinctive residential elevations throughout the project. Minor changes that do not fundamentally alter the approved project design may be authorized by the Director of Planning and Building.

3. This approval shall run concurrently with TM2015-08 and any extensions of time that may be granted to the related Tentative Subdivision Map and Land Use Amendment approvals.

4. Revisions the architectural design style, mass, scale or site plan for the residential units shall be subject to review and approval by the Planning Commission. Minor changes to the design details may be permitted subject to review and approval by the Planning and Building Director. This shall include staff review and approval of the following details:

    a. Alternative main body color schemes shall be prepared for Plan 1A, Plan 2A, Plan 2B, and Plan 5B consisting of two main body colors, with the darker color applied to the first floor level and/or stucco wainscoting and a complementary upper story body color. Unique color options shall be prepared and presented for each of the plan types.

    b. Plan 3A, Plan 3B and Plan 4B shall be revised to improve the relationship of the third story with the floor(s) below, and minimize the bulk and mass of the third floor level. This shall be achieved by providing a different color and material selection on the first floor level, providing the same color and material selection on the second and third story level, and/or providing an upper story setback from the front at the third floor level in order to accommodate a roof element over the second story below.

    c. The color schemes shall be varied along each blockface to avoid creating any repetitive color patterns applied to adjacent units or a matching color scheme applied to the same unit types that are located on the same block.

    d. Exterior building colors shall have matte or low sheen, non-glossy finish.

    e. Exterior trim and accent colors shall remain complementary and distinguishable from the main body colors.

    f. Color schemes shall vary for each blockface to avoid any repetitive pattern.

5. The home types and placement shall be distributed on the lots as shown on the Development Plans. The final selection of building colors and materials for residence shall be approved for each lot by the Director of Planning and Building at the time of building permit, to ensure that the selection of materials and colors provides for variation in home styles as indicated on the project plans.

6. The final unit mix shall include the universal design elements as proposed in the Project Description, with zero step entry at front porches of 40 units and at the garages of 18 units, 3' wide doors, blocking in walls for future grab bars, and 23 plans with bedrooms on the ground floor level.

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7. All yard fencing shall be uniform in design, materials and appearance as indicated on approved project plans.
8. Permanent above ground and roofed accessory structures shall not be permitted in the subdivision. This condition shall not apply to incidental storage sheds and play equipment that are screened from view within the fenced private yard areas, and which do not require a building permit.
9. All enclosed garages shall be used exclusively for parking of resident vehicles. No personal storage may occur within garages. The homeowners association shall monitor and enforce this requirement.
10. The project shall pay all required school impact fees to the Healdsburg Unified School District prior to issuance of building permits.
11. The homeowners association shall be responsible for ongoing maintenance of trees and landscaping on the site, to ensure required landscaping and especially street trees and native oak woodlands are maintained in a healthy and thriving condition and that any tree pruning and maintenance is completed in compliance with the City Heritage Tree Permit requirements and good arboricultural practices, and as required by the project mitigation measures.

Tentative Parcel Map (TM 2015-08) Conditions of Approval

Planning & Building Department

1. A final lot line adjustment application shall be submitted and recorded prior to or concurrent with the Final Parcel Map to transfer the 0.13 acres of land from APN's 089-013-020, 022 and 023 to the project site to facilitate construction of Public Road A2 for the subdivision.
2. Prior to issuance of construction or grading permits, a tree permit shall be obtained for removal of Tree 75, a 30" Valley Oak located in Public Road A1, and for any other heritage trees, if any are subsequently identified for removal. Further, the final grading plans shall identify all trees to be preserved and removed and include a final evaluation by the project arborist that contains further detailed recommendations for the protection of these trees. The final evaluation shall also be used to determine whether any additional trees on the perimeter of the development project could also be preserved.
3. The final landscape plan shall clearly identify all of the existing trees located in the development area and outside of the building footprints and roadways, including those that will be retained and those proposed to be removed, with the tree number identified and the tree condition listed in a table on the plan sheet. Tree protection and planting measures shall also be included with the final landscape plans. Further, the final tree removal and protection

plan shall be modified based on an updated review of the final grading plan and recommendations provided by the project arborist.

4. The site, landscape and architectural building plans shall be implemented in conformity with the Oaks at Foss Creek Subdivision approval DR2015-20, Residential Master Plan and Policy Statement approval LUA2015-02, and Project Description and approved project plans, and as further conditioned herein.
5. Final CC&R's shall be submitted for review and approval that implement the project as presented by the Project Description, Policy Statement and Development Plans, which shall include maintenance of the public and private improvements within the subdivision, exclusive of the public roadway.
6. The Final Subdivision Map shall be filed within two years from date of approval or an extension of time shall be requested prior to the expiration date.
7. The Project shall be implemented in compliance with the Residential Master Plan approval LUA 2015-02
8. The site, landscape and architectural building plans shall be implemented in compliance with Design Review Permit DR2015-20 approval. This shall include providing landscaping within all common areas and pathways, residential front yard areas, and the Chiquita Road frontage with no less than seven 7 native oak trees two of which shall be minimum 48" size box and the remainder which shall be 15 gallon size or greater.
9. Final CC&R's shall be provided for review by the City Attorney, Housing and Planning and Building Department.
10. The Final CC&R's shall include a requirement that garage spaces shall not be used for storage and shall be maintained and used as parking spaces for the residences.
11. A five year landscape maintenance agreement shall be established for the project and/or each phase to ensure all landscaping and trees including existing protected trees are maintained in good repair and condition in a healthy and thriving condition. Any significant vegetation or loss of trees shall be immediately replaced with an equivalent type, size or quantity at time of replacement.
12. A Vegetation Management Plan shall be prepared for the health of trees and for public safety within the riparian area. The VMP shall identify recommended maintenance for trees and vegetation within the riparian area including removal of any invasive vegetation or any dead or hazardous trees, and timing for completion of the work and recommended routine maintenance practices, if any. No work within the stream channel shall be permitted without obtaining any required prior approvals or permits from the State Department of Fish and Wildlife. The VMP shall be submitted to the Planning and Building Department prior to issuance of any occupancy permits. The developer and ultimately homeowners association shall be responsible for implementing the VMP for the duration of the project.

13. Street names shall be indicated on the Final Subdivision Map, and subject to approval by the Planning and Building Department, Public Works Department and Fire Department.

Fire Department

1. The Final Subdivision Map and Final Improvement Plans shall maintain compliance with the revised Tentative Map dated September 28, 2016, which shall include review of final Fire Hydrant spacing, fire lanes, defensible space plans and project Architectural Plans with building roof eaves for three story structures that shall not exceed 30 feet.

2. The Emergency Vehicle Access proposed and required to be provided, from the north end of the site, across the Simi Winery Property and access drive (Montepulciano Road) is required for the project and shall be recorded on the Final Map.

Housing Department

1. Developer shall construct residential units on Lots 32, 33, 41, 42, (Phase 2) and on Lots 18, 19, 23 (Phase 3) that are to be sold at an affordable sales price to persons and families of low and moderate income (the "Inclusionary Units"). As provided below, prior to recording of a Final Map, the City Council shall approve the terms of an Inclusionary Housing Agreement governing and encumbering the project, as well as the form of an Affordable Housing Agreement and Declaration of Restrictive Covenants with Option to Purchase ("Regulatory Agreement") governing and encumbering each of the Inclusionary Units. The Inclusionary Housing Agreement shall be executed by and between the City and Developer and recorded concurrently with the recording of a Final Map; the Regulatory Agreement shall be executed by and between the City and the Housing Land Trust of Sonoma County for each Inclusionary Unit and recorded concurrently with the close of escrow on the sale of the Inclusionary Unit.

2. In satisfaction of Developer's obligation to provide very-low income units and to further mitigate affordable housing impacts, Developer agrees to pay the City a minimum in-lieu fee of $2,200,000 (the "Minimum Payment") to fund affordable housing services and programs in the City. Developer's obligation to pay the Minimum Payment to City shall be evidenced by a promissory note executed by Developer to be secured by a deed of trust recorded against Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2) and Lot 24 (Phase 3). No interest shall accrue on the Minimum Payment due under the promissory note. City shall agree to subordinate its deed of trust to the lien of Developer's construction financing. Payment on the promissory note shall be rendered concurrent with the close of escrow on the sale of Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2), and Lot 24 (Phase 3). The payment amount due at the close of

escrow for each Lot shall be based upon the difference between the cost to sell each Lot, which is hereby established as $417,000 per Lot, and the actual sales price of the Lot as evidenced by the purchase and sale agreement between Developer and the buyer of the Lot. City shall release the lien of its deed of trust encumbering a Lot upon receipt of the payment due under the promissory note at the close of escrow. In the event escrow closes on the sale of Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2) or Lot 24 (Phase 3) and no payment on the promissory note to City is made as required herein, City may withhold issuance of any and all subsequent building permits for the project until the outstanding payment due on the sale of said Lot or Lots is received in full. In the event escrow closes on the sale of Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2) and Lot 24 (Phase 3) and Developer causes payment on the promissory note to City to be made as provided herein, yet the Minimum Payment due under the promissory note remains outstanding, Developer shall pay City the remaining outstanding balance due under the promissory note concurrent with the close of escrow on the sale of the last of Lots 2, 11 (Phase 1), Lots 35, 43, 44 (Phase 2) or Lot 24 (Phase 3).

3. Prior to obtaining a demolition permit for the existing homes on the project site or grading permit for the project, Developer shall provide evidence to the City that relocation assistance in the amount of $5,000 each has been paid to any household currently residing on the project site that will be displaced as a result of this project.

4. Prior to Final Map recordation, the Developer shall submit and receive approval by the City Council for an Inclusionary Housing Agreement to detail the project's affordable housing obligation described herein, including but not limited to the Inclusionary Units to be constructed and sold by Developer, income restrictions on the households occupying the Inclusionary Units, the term of years said Inclusionary Units are to remain affordable to eligible households, the form of a Regulatory Agreement to be recorded against each Inclusionary Unit, the promissory note evidencing the Minimum Payment of $2,200,000, security for said Minimum Payment, and the timing of said Minimum Payment.

5. Developer shall work with the Housing Land Trust of Sonoma County on the affordable units, including but not limited to marketing, qualifying applicants and stewardship.

6. Developer shall provide evidence to the City that it has established a Homeowners Association Dues Subsidy Fund with the Housing Land Trust of Sonoma County and deposit funds in the amount of $10,000 prior to issuance of certificate of occupancy of the first Inclusionary Unit on Lots 32, 33, 41, 42, (Phase 2) and on Lots 18, 19, 23 (Phase 3). The

funds shall be used at the sole discretion of the Housing Land Trust of Sonoma County to off-set any future increase in Homeowners Association Dues in the event the Homeowners Association Dues become unaffordable (as determined by the Housing Land Trust of Sonoma County) to the Inclusionary Unit homeowner.

Community Services

1. Parkland fee payment shall be provided for acquisition of 0.88 acres of parkland required for the subdivision based on 2 acres per 100 single family residential units. The fee payment shall be calculated and paid prior to recordation of the Final Map based on the current fair market value of parkland.

2. Prior to recordation of the project's final map, the property shall be annexed into the appropriate Healdsburg Lighting and Landscaping District. All costs associated with the annexation shall be borne by the developer. Landscaping, trees and irrigation to be maintained by the District include those improvements located on the property's Chiquita Road frontage. The remaining landscaping, lighting and walkway improvements that are located within the subdivision are proposed to be privately maintained by the homeowners association.

Public Works

1. The water system shall be public.

2. Water meter boxes located in driveways shall be traffic rated (H-20).

3. The storm drainage system including grass lined swales and bio -retention basins shall be private, i.e. maintained by the Homeowner's Association.

4. The sewer system including the sewer pump station shall be public.

5. The Homeowner's Association dues structure shall include sufficient funds to reimburse the City for all costs associated with the maintenance, repair and replacement of the sewer pump station.

6. Sewer cleanouts and backflows located in driveways shall be placed in traffic rated (H-20) boxes.

7. The pedestrian circulation system shall be private, i.e. maintained by the Homeowner's Association with the exception of public improvements in the right of way along Chiquita Road frontage.

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CONDITIONS OF APPROVAL

Oaks at Foss Creek Subdivision Project

8. An easement to allow public access to Foss Creek shall be shown on the Final Map. Said easement shall encompass at least a portion of the pedestrian circulation system.

9. The developer shall construct an ADA compliant path of travel along the northerly side of Chiquita Road between the subdivision entrance and Grove Street.

10. Street structural section shall be 0.35' AC and 1.5' AB for residential roadways and 0.4' AC and 1.7' AB for the collector road.

11. The proposed points of access to the creeks for City Maintenance will need to be capable of supporting H-20 loading and will require the adjacent curb and sidewalk to be reinforced.

12. The existing bridge shall be evaluated to determine if it meets all the requirements both structurally and flood plain requirements.

13. A joint maintenance agreement shall be recorded for the shared driveway and any other private and/or shared facilities.

14. Design and construction of all public improvements shall conform to the City of Healdsburg Public Works Standard Specifications and Details unless otherwise approved by the City Engineer.

14. The developer shall comply with all aspects of the City's MS4 Program.

15. The improvement plans for the nominal 4 foot wide temporary asphalt (AC) path walkway along the north side of Chiquita Road shall be submitted for review and approval with plans submitted for the project frontage improvements. The temporary pathway AC curb with AC walkway will be acceptable. Consistent with preliminary site inspections, sufficient right of way and travel lane exists to allow adjustment to existing travel lanes in order to avoid trees and utilities and accommodate the minimum 4 foot path; with drainage to continue through a curb cut. The details shall be subject to final review and approval by the City Engineer. Permanent improvement including concrete sidewalk and roadway widening can be accommodated within the existing right of way space with future development of properties adjacent to this section of roadway or as a future public improvement project.

Electric Department

The following general comment(s) will be in effect throughout the project:

1. The City's General Plan requires the undergrounding of utilities as new development occurs. Further, it is the policy of the City of Healdsburg that all electric services shall be

underground. Therefore this project will be conditioned to underground all aerial facilities along the frontage of Chiquita Road and within the development.

2. Public utility easements (PUE) will be required along the frontage and at various locations within the development. At a minimum, the developer will provide a 5-foot public utility easement, back of sidewalk, for dry utilities along the frontage of Chiquita Road. The streets within the development will have PUE's located curb to curb with additional easements as necessary to accommodate required infrastructure. Additional public utility easements may be required as development occurs.

3. All work must be done in accordance with the City Electric Service Requirements. The City Electric Department will work with the contractor throughout the project to determine locations of electrical equipment. This may require the elimination, relocation or adjustment, of landscaping.

4. The final design for the electric facilities, services and estimation of service fees will be developed during the grading or building permit process, whichever comes first.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

Guiding Principles	Compliance Status
1 Identity	
B. Promote city-centered growth. Long before the citizens of Healdsburg voted for a 20-year Urban Growth Boundary in 1996, Healdsburg was defined by physical boundaries. The City will continue to focus inward - beyond 2016 - with infill development and redevelopment of underutilized sites. New development will be compact and efficient to make the best use of remaining lands. The City will identify areas that need special attention and develop strategies for them. The City will continue to work with Sonoma County to ensure that designated community separators surrounding the City remain in agricultural use and open space.	**Complies.** The project represents an in-fill housing project and maximizes the development potential of the site while preserving its natural character.
E. Protect neighborhood character. Healdsburg is a community of established neighborhoods with individual patterns of land use, landscape, circulation and built form that have evolved over time. New development shall respect neighborhood character, patterns, and forms.	**Complies.** The project makes every effort to respect the existing rural character of Chiquita Road with street tree replacement with large box oaks and would match the frontage design of Chiquita Grove development across the roadway.
H. Embrace the city's waterways. Healdsburg's identity, origins, history and ecology are directly linked to the Russian River watershed. The City will promote a healthy watershed along with an accessible interface between the community, Foss Creek and the river.	**Complies.** The project preserves Foss Creek and the unnamed tributary and interfaces with the creeks with pathways and homes facing the waterways.
2 Balance	
B. Manage residential growth to ensure a measured pace of development. In 2000, Healdsburg citizens approved by referendum a growth management program that limits the number of residential building permits each year. Although it is possible that the voters may modify the ordinance to remedy unintended impacts on housing affordability, the General Plan assumes that the underlying premise of limits on the pace of growth will be preserved.	**Complies.** The project would remain subject to housing allocations which currently would be available for the project in 2019.
C. Promote a mix of housing types and affordable housing distributed throughout the community. Healdsburg is located within one of the most expensive housing markets in the country. The City will strive to provide opportunities to meet existing and future housing needs while dispersing affordable housing throughout the community.	**Complies.** The project provides unique in-fill housing on small lots with 15% affordability included.
D. Ensure that infrastructure and services keep pace with development. The City will implement strategies to develop and upgrade community facilities where needed, address service deficiencies in existing areas where infill development is anticipated and require new development to provide its fair share of required services and infrastructure.	**Complies.** The project will provide new roads, walkways, sewer, water, drainage, and extension of electrical and other utilities to the site. Walkways and drainage systems would be privately maintained.
E. Maintain a jobs/housing balance. An erosion of Healdsburg's job base could damage the City's vitality and identity. The City will continue efforts to maintain a balance between housing inventory and jobs.	**Substantially Complies.** The project would add to the housing supply, which could be occupied by local workforce.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

3 Mobility	
A. Promote safe and convenient transportation alternatives. Transportation alternatives to motor vehicles benefit the environment and public health, while meeting the needs of those unable to drive. Healdsburg's circulation system will accommodate and encourage all modes of transportation, including pedestrian, bicycle and bus and rail transit. Streets shall be designed to accommodate all modes of transportation where feasible.	**Complies.** The project would connect to Grove Street with a temporary asphalt pathway, until such time as more permanent improvements are made along the adjacent properties between the site and Grove Street intersection.
B. Promote connectivity among neighborhoods and throughout the City. Healdsburg's historic street system is a traditional interconnected grid of narrow streets, on-street parking, street trees, and sidewalks that promotes pedestrian use. The City will maintain this pattern in existing neighborhoods and encourage connectivity and inclusiveness in new areas of development, including pedestrian and bicycle linkages.	**Complies.** The neighborhood roadway is only necessary to serve the 44 lots. However, the walkways in the subdivision will include public access easements and the subdivision will be connected to Grove Street with a temporary asphalt path along Chiquita Road as noted above.
4 Sustainability	
B. Protect the environment. The City will promote the protection of the environment through conservation of resources within the community and lead by example in its municipal processes and projects.	**Complies.** The project would preserve over 2.7 acres of land in a natural condition, protecting riparian areas and trees within a 35 foot riparian setback along Foss Creek and 25 foot riparian setback along the unnamed tributary.
C. Foster principles of sustainability and conservation. Land use patterns and programs should conserve resources to ensure that today's needs do not compromise the ability of the community to meet its future needs. The City will adopt policies that promote sustainable development and lifestyles, educate the public regarding sustainable building practices, and lead by example in its municipal projects.	**Complies.** The clustering of the lots preserves land resources. Further, the project will not preclude future use of solar which may be placed on rooftops. The project description includes a proposal to provide wiring for future rooftop solar panels and for electric vehicle charging in the garage.
D. Protect and enhance the natural habitat of Healdsburg's waterways. Russian River, Foss Creek and other waterways supply water to Healdsburg and provide important habitat for wildlife. New development will maintain riparian habitat or restore it to its natural condition, provide public and visual access to waterways and avoid back-on treatment adjacent to waterways. Sensitive site design will be utilized to protect unique biotic features.	**Complies.** As noted above the creeks would be protected with riparian setbacks. In addition. Site drainage would be directed to biofiltration and retention areas which will reduce contaminants from entering directly into the waterway.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

E. Preserve and enhance Healdsburg's urban forest. Healdsburg benefits from a healthy and diverse urban forest. It is an important part of the City's heritage and identity, creates a shade canopy which enhances the pedestrian environment, and has significant environmental benefits such as water retention, cooling effects, and oxygen generation. The City will preserve existing trees within the community and promote the extension and intensification of the traditional street tree pattern along city streets.	**Complies.** The site is heavily wooded with 248 trees surveyed on the developable site area. The project preserves a number of these trees, removing 108 trees mostly consisting of native oaks and one 30" oak tree. However, the project includes replanting of at least 30 trees within the development and along the project street frontage, in addition to preserving all trees in the 2.7 acre riparian setback area.
6 Livability	
A. Foster high quality design. As land available for development within Healdsburg's Urban Growth Boundary is limited, the City will promote development that is of high quality, enhances the livability of the community, and furthers the vision of Healdsburg as outlined in these Guiding Principles.	**Complies.** The project includes specific design standards for the buildings, fencing, and landscaping that would be required to be maintained for the life of the project. The materials and colors palette are varied to provide for differentiation between homes. The project considers its views from Chiquita Road.
B. Maximize opportunities for active and passive recreation. The City will work to provide parks, trails and recreation programs to meet the needs of its residents. Development on the northeast side of the City will provide connections to the Healdsburg Ridge Trail, Healdsburg's bicycle and pedestrian master plan, and access to vantage points and to the Russian River. Development along Foss Creek will provide connections to and extensions of the Foss Creek Pathway where feasible.	**Complies.** A network of trails is proposed along the creek areas, with pedestrian connection required to be provided to Grove Street.
General Plan Goals, Policies and Programs	
Land Use	
GOAL LU-A. Orderly development within well-defined urban boundaries maintained by the City's adopted Urban Service Area/Urban Growth Boundary.	**Complies.** The development would be essentially self-contained but designed to fit within the site constraints and with a relationship to Chiquita Grove along the street frontage.
Policies	
LU-A-7. The City will continue to manage residential growth within the Urban Growth Boundary in a manner that reflects the capacity of its public facilities.	**Complies.** The project is within the service capacities of City sewer, water and utility providers.
GOAL LU-C. A pattern and intensity of land use that respects residential neighborhoods as well as natural constraints and conditions.	**Complies.** The project respects its natural constraints as discussed herein.
Policies	

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

LU-C-1. Only low-intensity urban development and open space land uses shall be allowed in areas characterized by steep slopes, environmental hazards, scenic ridgelines and hillsides. Clustering of development in these areas shall be encouraged to preserve open space, meet the policies of the General Plan concerning natural hazards and scenic resources and minimize the costs of infrastructure improvements.	**Complies.** The site accommodates medium density residential development by appropriately clustering the residential development outside of the riparian areas.
LU-C-2. Intensive urban development shall be allowed only in areas that are relatively free of topographic, geologic and environmental limitations.	**Complies.** The site is relatively level and is suitable for medium density residential development.
LU-C-3. The integrity of distinct and identifiable neighborhoods, entries and districts shall be preserved and strengthened.	**Complies.** As noted above the project has been designed to provide a tree lined street frontage that respects Chiquita Road and relates to the adjacent Chiquita Grove project to the south.
LU-C-4. Development at the interface of different land use designations shall be designed to ensure compatibility between the uses.	**Complies.** The project provides roadways to separate itself from the Simi Winery project, natural creek buffer to separate itself from the commercial and railroad tracks, and orients itself to the riparian areas, Chiquita Road and adjacent residential development.
LU-C-5. Residential neighborhoods shall be protected from encroachments by undesirable non-residential uses.	**Complies.** The project provides a sensible extension of residential development in this area with appropriate buffers provided between the new residential and existing nonresidential development.
Housing	
GOAL H-A. Accommodation of Housing Development. Maximize opportunities for the development of a variety of housing types to accommodate anticipated growth, facilitate mobility within both the ownership and rental markets, and encourage a diverse community.	**Complies.** The project provides a new unique residential ownership product, consisting of reasonably sized homes on small in-fill and private lots.
Policies	
H-A-1. Maintain a supply of residentially-designated land that is adequate to accommodate Healdsburg's share of the regional housing need and facilitate residential turnover with relative ease.	**Complies.** The product type would include inclusionary housing and would be ownership housing on individual lots, which minimizes constraints for sale and transfer over time.
H-A-2. Encourage residential projects to develop at the higher end of the allowable density range.	**Complies.** The project maximizes the potential density of 6 units per acre.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

H-A-4. Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg.	**Complies.** The project includes market and below market rate housing and, as noted above, is on non-conventional small lot types. The lot sizes would maintain the housing mix and home sizes indefinitely
Programs	
H-1. Adequate Residential Land. Monitor the supply of residential land to ensure that sufficient developable land is planned and zoned for single family and multifamily residential development.	**Complies.** The project would provide 9.03 acres of additional residential land area.
GOAL H-C. Provision of Affordable Housing. Facilitate the provision of affordable housing for those who live and work in Healdsburg.	**Complies.** The project includes 7 affordable housing units .
Policies	
H-C-1. Maintain an adequate supply of land appropriate in terms of density and location for the development of housing affordable to lower- and moderate-income households.	**Complies.** The project includes 4 low income and 3 moderate income units in compliance with the inclusionary housing ordinance.
H-C-3. Facilitate the development of housing affordable to lower- and moderate-income households, including first-time homebuyers.	**Complies.** The project includes low and moderate income housing
H-C-5. Continue to require the provision of low- and moderate-income housing within residential development projects subject to the Inclusionary Housing Program.	**Complies.** The project includes low and moderate income housing in compliance with the IHO.
H-C-8. Strive to provide housing opportunities that are affordable to the local workforce.	**Complies.** The project contains inclusionary housing and would also provide an affordable housing fee payment with the sale of 6 of the market rate units.
Programs	
H-12. Inclusionary Housing Program. Continue to implement the Inclusionary Housing Program. Consider revisions to the inclusionary housing requirements, including a revision to include an inclusionary housing obligation for units under 1,300 square feet, which are currently (2014) exempt, and revisions to the current fee structure to be on a per-square-foot basis.	**Complies.** The project includes 7 inclusionary housing units.
GOAL H-G. Conservation of Energy. To promote energy conservation in residential development and reduce greenhouse gas emissions.	**Substantially Complies.** The new homes would be required to be energy efficient in compliance with the most current edition of the building code.
Policies	
H-G-2. Require energy-efficiency performance in new housing that meets or exceeds minimum State standards.	**Substantially Complies.** See comment above.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

H-G-3. Promote energy-efficient residential site development practices.	**Substantially Complies.** The unit clustering reduces yard maintenance, including watering required for landscaping.
H-G-4. Reduce residential cooling needs associated with the urban heat island effect.	**Complies.** The site area includes a significant amount of tree cover and minimizes paving.
H-G-5. Accommodate pedestrians, bicyclists, and transit in new residential development.	**Complies.** The project includes walkways and pedestrian connections with pedestrian improvements at Grove Street leading to sidewalks and transit stops at Healdsburg Avenue, as well as future path connections at Foss Creek.
H-G-6. Provide safe routes for bicycling and walking between housing and transit stops, commercial services, and schools.	**Complies.** See comment above.
H-G-7. Promote infill development to maximize the use of existing infrastructure and encourage patronage of alternative transportation modes.	**Substantially Complies.** The project is not a specific infill site but would build out a vacant parcel surrounded by existing development that would be served by existing infrastructure at Chiquita Road.
H-G-8. Require the planting of street trees as a part of all residential development projects.	**Complies.** At least 7 new/replacement oak trees are proposed along Chiquita Road, with existing and new trees throughout the subdivision.
H-G-9. Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees.	**Complies.**
Transportation	
GOAL T-A. A circulation system that is correlated with existing and proposed land use and provides for the efficient movement of people, goods, and services within and through Healdsburg.	**Complies.** The project includes a loop street system that is adequate to serve the 44 homes.
<u>Policies</u>	

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

T-A-1. The City shall strive to maintain at least a Level of Service (LOS) D operation during periods of peak traffic flow at critical intersections, and Level of Service C operation at all other times. These standards shall apply only to intersections of an arterial street with either another arterial or a collector street and intersections of two collector streets. LOS F operation shall be acceptable for a stop-controlled approach to a through street provided the higher levels of delay affect 25 or fewer vehicles per hour. Attainment of these levels of service shall be consistent with the financial resources available and the limits of technical feasibility.	**Complies.** The project will not cause existing intersections to fall below the City LOS standard, and would add incremental intersection delay to the SB101 offramp at Dry Creek Road, which is located outside of the City limits. The project will pay its fair share of traffic improvements required for City intersection improvements required to accommodate buildout under the General Plan, and will also pay its fair share of improvements required to mitigate its increase in traffic delays at Dry Creek Road/Grove Street and the US101 offramp.
T-A-2. Streets shall be dedicated, modified, extended, and constructed according to the street cross-sections as shown in General Plan Figure 6, Street Standard Cross-Sections with the following exceptions:	**Substantially Complies.**
a. In areas included in a specific plan adopted by the City, streets shall be dedicated and constructed according to street standards shown in such plans(s).	Not applicable.
b. Deviations from these cross-sections may be allowed where such improvements are infeasible or are needed to preserve neighborhood character, enhance pedestrian use or protect significant trees, upon a determination by the City Engineer that safe and adequate public access and circulation are preserved by such deviations.	**Complies.** The traffic engineer has reviewed and accepted the alternate road cross sections for the loop street roadway serving the subdivision, which includes at least 12 foot wide travel lanes with 90 degree parking provided off-street and sidewalks provided outside of the road right of way.
T-A-3. New local streets shall be designed to discourage heavy through-traffic within residential neighborhoods.	**Complies.**
T-A-4. New local streets shall ensure direct and adequate access to properties for emergency service vehicles.	**Complies.** The fire department has reviewed and confirmed the roadway design meets standards for EV access.
T-A-5. Major circulation improvements shall be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements required as a condition of approval.	**Complies.** Chiquita Road shall be improved to City standard along the project frontage.
T-A-6. Development that would necessitate circulation improvements prior to the development of land abutting those improvements to mitigate project traffic impacts shall be prohibited unless the improvements are made a condition of approval.	**Complies.** The project will be required to pay additional traffic mitigation fees to pay its fair share cost of unanticipated improvements required at Dry Creek Road/Grove Street and for the SB101 offramp at Dry Creek Road, which will require installation of all way stops to accommodate additional delays added to the intersection from new development proposed at the project site, 110 Dry Creek Rd. and 255 Dry Creek Rd.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

T-A-7. Circulation improvements that are not tied to abutting development, but are necessary to address traffic impacts of the major development, should be completed before or concurrent with construction of the major new development.	**Complies.** The City and County are currently pursing improvements to install the all-way stops required at the SB101 offramp and Dry Creek Road intersection.
T-A-8. The development of private streets in new residential projects is discouraged, except in extraordinary circumstances, such as environmental constraints and the desire to limit grading and impacts to native trees, or a determination by the City Engineer that the street is not a component of the main circulation system of the City (e.g., providing through access to other areas).	**Complies.** The roads would be public.
T-A-9. Street and traffic control development fees shall be assessed on all new development sufficient to fund system-wide capacity improvements. The fee schedule shall be periodically reviewed and revised as necessary.	**Complies.** The project shall be required to pay traffic mitigation fees for the net new AM and PM peak hour trips associated with the development.
T-A-15. Where consistent with the traditional street pattern of an existing area or neighborhood, the City encourages a gridiron pattern of streets and neighborhood interconnectivity.	Not applicable.
T-A-16. Work with the California Department of Transportation (Caltrans), Sonoma County and the Sonoma County Transportation Authority (SCTA) to plan and implement improvements to the Highway 101 interchanges at Dry Creek and Westside Roads, based on a fair share formula for cooperative funding of improvements among jurisdictions and agencies.	**Complies.** The City is working with Sonoma County to implement 101/Dry Creek Road interchange improvements.
T-A-17 . Work with Sonoma County to develop and adopt a fair share contribution formula toward major road improvements in the city. Where development projects in the county increase traffic in the city, work with the County to establish a nexus between these projects and any improvements needed to the city circulation system to accommodate this increase.	**Complies.** The project fair share cost of the interim all way stop control at the SB101/Dry Creek intersection have been determined, at 18.6% of the cost of the improvement.
GOAL T-B. Minimal traffic accidents and hazards.	**Complies.** The new roadway intersection at Chiquita Road has been evaluated and required to provide adequate sight distance for vehicles entering and leaving the subdivision.
<u>Policies</u>	
T-B-1. The creation or continuance of traffic hazards is prohibited in new development and other proposals requiring discretionary action by the City.	**Complies.** See comment above.
T-B-2. Special attention will be given to providing adequate corner sight distances at intersections and private access drives and roadways.	**Complies.**
GOAL T-C. Adequate provision of on-street and off-street parking.	**Complies.** The project provides off-street covered and uncovered parking for the residences, with at least 14 guest parking spaces to serve the subdivision. The number of guest parking spaces is equivalent to the amount that would be required for a multi-family development project, at 1 per 3 units.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

Policies	
T-C-1. If future growth in traffic volumes necessitates the removal of on-street parking places to provide additional traffic lanes, the lost spaces shall be replaced within the vicinity, if feasible, provided the replacement spaces do not adversely affect significant trees or other natural features.	**Complies.** The project includes at least 3 on-street parking spaces along the project Chiquita Road frontage.
T-C-2. New development shall provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of proposed development, except upon payment of a parking in-lieu fee. (Amended by Ord. 1139; Effective 8/20/14)	**Complies.** The project meets its parking obligation of 2 spaces per unit.
T-C-3. Exceptions from parking standards may be allowed only under unusual circumstances or if a project is for senior housing or affordable housing.	Not applicable.
GOAL T-D. Bicycle and pedestrian routes and facilities that provide safe and convenient access and an alternative to the use of motor vehicles.	**Substantially Complies.** The project is required to provide an interim all weather path to connect the project with improvements at Grove Street.
Policies	
T-D-1. The use of alternative transportation modes shall be encouraged by establishing a safe and convenient bicycle and pedestrian network interconnecting residential areas with recreation, shopping and employment areas.	**Substantially Complies.** See comment above.
T-D-5. The City shall promote and facilitate the use of bicycles with other transportation modes.	
Public Services	
GOAL PS-A. An adequate level of service in the City's water system to meet the needs of existing and projected development.	**Complies.** The project demand requires less than 1 percent of available water supplies, and the City supplies exceed anticipated demand during dry years.
Policies	
PS-A-1. The City will ensure the availability of water sources as necessary to serve planned development.	**Complies.** See comment above.
PS-A-5. The City will promote water conservation in both city operations and private development.	**Substantially Complies.** Landscape plans are subject to the City water efficiency requirements and new development is required to comply with efficiency standards established in the latest edition of the building code.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

GOAL PS-D. A storm drainage system that accommodates runoff from existing and projected development and prevents property damage due to flooding.	**Complies.** The project is not in a flood zone, and would contain several detention basins to contain runoff before it enters the Foss Creek tributary. In addition, a detailed hydrology study is required prior to issuance of building permits to confirm the calculated runoff and finalize designs of detention areas.
Policies	
PS-D-1. The City will continue to complete gaps in the storm drainage system in areas of existing development.	**Complies.** The project includes storm drainage improvements to accommodate the project.
PS-D-2. The City will provide for channel improvements to, and periodic tree and brush clearance along Foss Creek to maintain adequate capacity, provided appropriate environmental mitigation measures are taken.	**Substantially Complies.** The project provides access to the creek channel for routine maintenance.
PS-D-3. The City will continue to assess a drainage development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements.	**Complies.** The project shall pay its fair share cost of impact fees at time of building permit.
GOAL PS-E. Maintenance, at minimum, of current levels of police and fire services as new development occurs.	**Complies.**
Policies	
PS-E-1. The City will endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for emergency calls.	**Complies.** The project is within the City urban services area an will be served by existing police services.
PS-E-2. The City will offset the need for new Fire Department staff and equipment and improve fire safety by continuing to require built-in fire protection equipment in new development.	**Complies.** Fire sprinkler systems are required for new residential development.
PS-E-3. The City Fire Department will ensure that the design of new development facilitates access by firefighting apparatus.	**Complies.** The roadway access is sufficient.
GOAL PS-F. Maintenance of adequate facilities for the educational needs of Healdsburg residents.	**Complies.** School impact fees will be paid at time of building permit that will sufficiently address the requirements for this development.
Policies	
PS-F-1. The City will assist the Healdsburg Unified School District in its efforts to more efficiently provide school services and facilities to serve existing and future development.	Complies. See above.
PS-F-2. The City will coordinate residential development information with the Healdsburg Unified School District and assist the District by not issuing building permits until the school district has collected its impact fee as provided for by state law and district resolution.	Complies. See above.

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

GOAL PS-H. A park and recreation system that is suited to the needs and interests of Healdsburg residents and visitors.	**Complies.** The subdivision is required to pay a parkland dedication fee based on the 2 acre per 100 unit requirement per Healdsburg Municipal Code Chapter 17. Further, park maintenance impact fees are collected at time of building permit.
Policies	
PS-H-2. The City will plan for the acquisition and development of sites for the recreational needs of Healdsburg and the surrounding community.	**Substantially Complies.** See comment above.
PS-H-4. City park acquisition and development efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the Urban Service Area.	**Complies.** The 44 units equal 114 new residents (based on 2.59 persons per household); a minimum demand for 0.57 acres of new parkland using this ***minimum*** standard. The project includes open space but no new recreational facilities. The City has 43+ acres of public parkland, which is 16 acres short of its goal based on the current population (11,699). However, the City also maintains agreements with the school district for joint use of its playfields, has approved a 36 acre park as part of Saggio Hills development, is completing a Fitch Mountain Open Space Plan, continues to pursue improvement of Foss Creek paths, and has access to County open space in the area. Further, development of fewer than 50 lots can satisfy its requirement through payment of parkland fees, which are required as discussed above.
PS-H-5. The City will promote the provision of parks as part of new residential developments by continuing to assess park development fees on these projects, or accepting land for park purposes in lieu of park development fees, in part or in whole, based on a development agreement.	**Complies.** See comments above.
GOAL NR-B. Conservation and restoration of Healdsburg's native plants and wildlife, ecosystems and waterways.	
Policies	
NR-B-1. Channel improvements to, and tree and brush clearance activities along Foss Creek shall not unnecessarily disturb riparian vegetation, shall seek to maintain and provide a sufficient shade canopy over the creek, and shall use plants and natural materials to the extent feasible in bank stabilization projects.	**Complies.** The project will maintain Foss Creek in its natural condition and provide new planting to transition from the development to the riparian area.
NR-B-2. Large, mature trees that contribute to the visual quality of the environment or provide important wildlife habitat shall be protected.	**Complies.** No trees will be removed in the riparian area.
NR-B-3. New development shall be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of native plants, and important wildlife habitat.	**Complies.** See comment above.

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General Plan Consistency Table – Oaks at Foss Creek Project

GOAL NR-C. Preservation and enhancement of Healdsburg's natural setting.	**Complies.** The project preserves the creek riparian area and native oak woodland habitat in a 2.7 acre parcel with development clustered on 4.7 acres.
Policies	
NR-C-6. Protection of distinctive natural vegetation such as oak woodlands, riparian corridors, and mixed evergreen forest is encouraged.	**Complies.** See comment above.
GOAL NR-E . Reduce greenhouse gas emissions and increase energy efficiency communitywide.	
Policies	
NR-E-1. The City will reduce greenhouse gas emissions produced communitywide.	**Substantially Complies.** Development is subject to compliance with current building codes including CA Green Building Standards Code, which include reduction of greenhouse gas (GHG) emissions.
NR-E-5. The City will encourage the use of large-scale trees in new development to lessen heat build-up from solar radiation.	**Substantially Complies.** The site will remain heavily wooded with mature trees and include new trees along the roadways that will provide shading and cooling opportunities in the summer months.
Riparian Resources Protection	
NR-1. Develop and apply standard mitigation measures and conditions of approval on development permits to reduce siltation, sedimentation and pollution discharge into receiving waterways, both pre- and post-construction.	**Complies.** The project includes a detailed stormdrainage analysis and improvement that includes detention areas which would contain and control runoff to reduce pollution as well as the rate and volume of runoff which will reduce erosion and siltation potential.
NR-2. Continue to require Storm Water Pollution Prevention Plans (SWPPP) for development projects with a land disturbance of one acre or more that incorporate best management practices to preserve natural drainage systems; provide source control of construction site materials, wastes and chemicals; and control and treat runoff, both during and after construction.	**Complies.** The project is required to comply with SWPPP practices.
NR-4. Continue to enforce the riparian setback requirements of the Zoning Ordinance.	**Complies.** A 35 foot setback is provided from Foss Creek and 25 foot setback is provided from the drainage tributary on the project site.
NR-6. Continue to promote the use of native plant species and the use of appropriate species in and adjacent to riparian habitat areas through implementation of Zoning Ordinance regulations and adopted design guidelines.	**Complies.** The landscape plans propose planting considered suitable to transition from the development to the riparian area.
GOAL CD-A. Preservation and enhancement of the most desirable qualities of Healdsburg's built environment.	
Policies	

Exhibit 6
General Plan Consistency Table – Oaks at Foss Creek Project

CD-A-5. City project approvals and other actions relating to physical development shall be consistent with design guidelines set forth in the Design Review Manual, in addition to General Plan policies, the Zoning Ordinance and any specific plan design guidelines.	**Complies.** The project has been evaluated for compliance with the City Design Review Manual and all applicable policies and standards.
CD-A-7. The City will require the undergrounding of utilities as new development occurs to the extent that this does not adversely impact trees or cause similar undesirable consequences.	**Complies.** New utilities will be underground.
CD-A-10. The integrity of distinct and identifiable neighborhoods and districts shall be preserved and strengthened.	**Complies.** The project creates its own unique identity. However, it has been designed to relate with Chiquita Grove to the south and strives to provide a streetscape that is inspired by the existing rural streetscape.
CD-A-11. Landscaping shall be used in public and private development projects to enhance the city's visual qualities, provide shade and minimize glare.	**Complies.** The project includes minimum 8 foot wide landscape planter strips along Chiquita Road, street trees and landscaping that will enhance the character of the area.
GOAL HCR-B. Protection and preservation of Healdsburg's Native American cultural places.	**Complies.**
<u>Policies</u>	
HCR-B-1. The City will consult with culturally-affiliated Native American tribes prior to amending the General Plan and adopting or amending specific plans, and when a sacred site is to be placed in permanent open space, consistent with state law.	**Complies.** The City sent notices to Native American Tribes that might have traditional lands in the area, and responded to a request for consultation with the Dry Creek Rancheria Band of Pomo Indians. Staff conducted a meeting, a site visit and provided the cultural resource reports and information to the tribes. Consultation was concluded in compliance with state law and the environmental document adequately assesses the potential impacts to cultural resources. No tribal resources were identified nor are any anticipated to be discovered during development.
HCR-B-2. The City will work with culturally-affiliated Native American tribes to identify and appropriately address cultural resources and tribal sacred sites through the development review process.	**Complies.** See above.

ATTACHMENT NO. 8

EXHIBIT NO. 7

The Oaks at Foss Creek – Project Description *Revised Sept. 28, 2016

APN 089-013-012, 013, 014, 009* 111, 155, 157, 163* Chiquita Rd, Healdsburg CA

Project Team:

- DRG Builders Inc. Doyle Heaton, President & CEO
- Munselle Engineering, Cort Munselle, President
- Katherine Austin, AIA, Architect
- Jake Moss Designs, Landscape Designer
- Horticultural Associates, John C. Meserve, Arborist

Proposed Project Data*

- Gross acreage 7.41
- Net acreage 4.70 (63.4% buildable area)
- 2.71 acres (36.6%) Oak Woodland and Riparian Corridor left undisturbed
- Current General Plan designation and Zoning: Industrial
- Proposed General Plan Amendment and Zoning: Residential Master Plan (RMP)
- Proposed Number of Units: 44 single family homes
- Gross Density: 5.9 du/a
- Net Density: 9.4 du/a
- Parking required: 88, Parking provided: 96 spaces
    - 73 spaces in garages
    - 29 spaces on site
    - 15 spaces are reserved for the homes with a single car garage
    - 14 guest spaces

Proposed Unit Types and Counts*

(5) Plan 1 – 1822 SF, 1 Car Garage, 3Br 3.5 Ba, 2-Story, Master Br. on 1st Fl.
(15) Plan 2 – 1849 SF, 2 Car Garage, 3Br 2.5 Ba, 2-Story
(8) Plan 3 – 1985 SF, 2 Car Garage, 3Br 3.5 Ba, 3-Story,
(6) Plan 4 – 1997 SF, 2 Car Garage, 3Br 3.5 Ba, 3-Story, Bedroom on 1st Fl.
(10)* Plan 5 – 1218 SF, 1 Car Garage, 3Br 2.5 Ba, 2-Story, Duette (zero lot line)

Proposed Affordability Measures*

We are proposing to significantly increase the amount of housing considered affordable beyond what is required by providing 13 of the units (30%) at below market rate as listed below.

- (7) Plan 5 Units Workforce Housing at 80%, 100% and 120% of the Sonoma Co. median income (noted as BMR-A on the site map)
- (3) Plan 4 + (3) Plan 5 Units are Middle Income at 120% to 160% of the Median income (noted as BMR-M on the site map)

Proposed Universal Design Measures

A conscious effort has been made to make as many of the units as possible meet an array of Universal Design measures. This approach is very rare in a private development and provides needed housing for those of all ages and abilities. The zero step entry benefits visitors as well as residents. This allows individuals to remain in their homes as they age which helps to retain a sense of community.

- 40 of the 44 units to have a zero step entry at their front porches
- 18 units have zero step entries from their garages.
- The onsite walkways meet ADA accessibility standards which is not required in a private development
- Plan 2 has a master bedroom suite on the first floor
- Plan 3 has a bedroom on the first floor
- All plans have wide doors typically 3' to allow for the passage of a wheel chair
- All kitchens, bathrooms laundries and entries, while not necessarily designed to meet strict ADA guidelines are never the less designed for easy access for anyone in a wheel chair.
- Blocking for future grab bars can be provided and buyers can have the option to have special cabinets installed at the time of construction that can be adjustable as needed.
- Flooring options will be available at the time of construction. Hard surfaces will be an option for those that wish to avoid difficult surfaces for a wheelchair such as thick carpet.

Proposed Cluster Design Concept and Common Open Space*

The Oaks at Foss Creek is aptly named for all the oak trees clustered around two channels of Foss Creek that bisect the site. The homes are clustered on 4.7 acres of the 7.41 acre site. This leaves 2.71 acres (36.6%) of the site containing oak woodland and riparian corridor left undisturbed. This results in a net density of 9.4 dwelling units per acre.

A pedestrian pathway runs along one side of the riparian corridor to provide pedestrian access to a meandering park like open space. An internal pedestrian path network including an existing bridge across one branch of the creek connects all the homes, further creating a sense of community. Great care was taken to keep as close to the natural grade as possible with a minimum of cut or fill on the site.

Proposed Architectural Style

The Oaks at Foss Creek is imagined as a community. The design is intentionally of one style, acknowledging that this community is being created at one time and in harmony with each other. We are not attempting to emulate various styles to artificially inject variety. Variety is achieved by different materials, textures, colors and massing. The style is inspired by the beautiful existing Craftsman homes in Healdsburg. The color scheme is rich and made to fit in nicely with the dark color of the foliage that surround it. Two color schemes are proposed for each plan that at once provide variety but also relate to each other. Various roofing colors are chosen to provide variety and complement each specific color scheme. Colored window frames are proposed to further provide richness and variety. Trim colors are

also varied. Siding materials are a mix of horizontal lap siding of various widths, board and batt, shingle and stucco. With 10 different color schemes none repeat near each other.

Solar Orientation, Private and Semi-Private Open Space, and Privacy

- Wiring for future Solar Panels on roofs and for electric car charging in garage is provided. Orientation of roofs allows for maximum solar access for photovoltaic systems.
- Plans 1, 2 & 3 all have an internal courtyard on one side of the home. All of these courtyards were purposely oriented to either the south or west in order to get the most sunlight entering the private open space. They contain an easement so that the yard extends to the wall of the house adjacent. That adjacent wall is designed to provide privacy for that home by limiting windows on the first floor.
- Plan 4 has various orientations and takes advantage of semi-private front yard space behind a picket fence and some private side yard space depending on the orientation.
- Plan 5 has both a small private year yard and a semi-private front yard behind a picket fence with trellis at the gate.
- All of the homes have a front porch and upper deck. The three story units Plans 2 and 4, have an additional deck on the third floor. These provide additional semi-private outdoor spaces with various orientations to take advantage of sunlight and views.
- Great care was taken to provide cross ventilation in all homes with windows on all exterior wall rooms. These windows are designed to be a size to fit furniture underneath where expected and have obscure lower panes where used in bathrooms.
- Care was taken to alternate plan types so that like units are not next to each other. This increases privacy as windows are not looking into each other. There are only two locations where the same plan is next to each other. Lot 34 and 35 have been staggered so windows do not align. Lots 37 & 38 are not mirrored so windows do not align. This was carefully considered and arranged for privacy. Each plan type next to each other has a different color and material scheme.

Relationship to Existing Development, Circulation and Access

There is very little existing development next to this site. Two homes boarder the site to the East on Chiquita. Foss Creek and the rail road tracks form the majority of the area to the east. There is a vacant lot directly to the north with a home on the next lot and then Simi Winery to the north of that. To the west is the access road to Simi Winery, an embankment and the highway.

As part of the development, DRG has entered into an agreement with Simi Winery to do a lot line adjustment which will have the effect of splitting off the roadway to Simi Winery separating it from the roadway which accesses this proposed development. The current cross access in the middle of the roadway will be blocked off. No winery trucks will be accessing the roadway for the new development and no drivers from the development will be allowed to access the Simi Winery roadway.

By dividing the roadways from each other, the civil engineer was able to lower the road along the west of the development to match the existing grade of the site. This allowed us to minimize grading on site and to provide the accessible pathways and zero step entries to the units. As a result of this road lowering, however, the existing trees along the east side of the road need to be removed. This is covered

in the Arborist Report and our Landscape Architect is proposing extensive tree planting in the riparian corridor to help mitigate the necessary removal of trees.

An internal looped street is proposed that will function much like an alley so that the homes will either face each other, or face the riparian corridor. On Chiquita the homes face the road with a private road behind so that no garage faces Chiquita. Emergency vehicle access is provided by the looped streets.

Arborist Report, Retention and Removal of Trees*

Given that the proposed development is clustered away from 36.5% of the site that is in the riparian corridor, and development is located on the already disturbed part of the site, some trees will need to be removed. Please note that only one heritage tree is proposed to be removed. It is tree #75, a 30" Valley Oak, which must be removed in order to provide the roadway behind lots 1-6 and lots 7-11. We are proposing to save the large trees along Chiquita, trees 67, 68, 69 which necessarily pushes lots 1-6 northerly. The homes on lots 7-11 are restricted by the creek setback on the north. We are retaining trees 76, 81 and 82 to the north of those lots and a cluster of trees to the east of lot 7. There is no way to retain tree #75 and make that tight configuration work.

After an initial design of the lots and paths was done, an overlay showing the existing trees was reviewed. It was apparent that some changes could be done to save additional trees. The pedestrian pathways were rearranged and some surface parking was removed to save as many trees as possible.

***(Revised to reflect expanded Arborist Report)** A summary of the tree count is as follows:

- 248 Trees have been documented on site. 147 are in the Riparian Corridor. 101 are in the building area. An additional 40-50 trees are located between the creek and Healdsburg Avenue are not counted in the 248.
- 166 trees are proposed to remain
    - 147 trees are untouched in the riparian corridor.
    - 19 trees are being saved on site.
- 58 Oaks are proposed to be removed. The majority of the trees proposed to be removed are of small diameter 10" or smaller. Unfortunately a revision from our original design due to the increased width on Chiquita is resulting in the removal of trees 68 & 69. We propose to replace those trees with 48" box Coast Live Oaks to be planted in the parkway strip along Chiquita.
- 6 trees are listed as marginal in health and not recommended to be retained
- 15 trees are fruit and evergreen that are proposed to be removed
- 39 new Oaks are proposed to be planted as shown in the Landscape Plan.
    - 23 Valley Oaks
    - 16 Coast Live Oaks

Approximately 200 Oak Trees will be on site (existing and proposed) while 58 Oaks will be removed. We have made every effort possible to save trees where we could and plant as many trees as we feel make sense on the site. We believe in preserving existing natural amenities and feel that our proposed design strikes an appropriate balance.

*Proposed Landscape Design

The landscape design provides a variety of mostly native and drought tolerant plant material suitable for Healdsburg. The Plant Material palette includes trees found on the City's Master Street Tree List. All plantings will be watered with a water conserving drip emitter irrigation system using "smart" weather based controllers (clocks). The Landscape Plan and installation will conform to the State of California's Water Conserving and WUCOL guidelines.

Please refer to the "Mood Board" prepared by Jake Moss Designs for examples of the kind of plantings proposed. Landscape design is a critical component of creating a beautiful and peaceful community. This design combined with ease of maintenance it provides, strives to provide that environment.

Sustainable Design Measures

DRG Builders Inc. has been in the forefront of integrating Sustainable Design features into their developments through the Build It Green Program for many years. They continue to be committed to a very high level of design when it comes to sustainable measures. DRG will be meeting or exceeding all the requirements of the California Green Building Code. Just a few examples of these measures include using long lasting quality building materials, energy efficiency and minimizing waste, limiting grading and protecting existing natural features, providing excellent natural light and ventilation to all homes and using drought tolerant and water wise landscaping. Going beyond what is required the project will provide pre-wiring for roof top solar on all homes and include an electric supply in all garages for electric car charging. DRG Builders are forward thinking developers who anticipate the changing needs of its communities to meet the challenges of Climate Change and strive to be good global citizens.

Respectfully Submitted by Katherine Austin, AIA project Architect

***Note:** The revision reflects the following changes from the original submittal:

1. The addition of trees documented and counted in the riparian corridor and at lots 43 & 44
2. Two additional units on the north, lots 43 & 44
3. Lot 41 was changed to be two lots with a Plan 5, increasing the BMR-A units, now Lots 41 & 42
4. The allocation of Below Market Rate Units BMR-A and BMR-M as shown on the site plan
5. Parking changes due to increased width of Chiquita Road and water retention systems.
6. New Landscape Plan by Jake Moss Designs

Colors Available In The Healdsburg Area 95448

ATTACHMENT NO. Θ

EXHIBIT NO. 8

Timberline Ultra HD - Barkwood

Timberline Ultra HD - Birchwood

Timberline Ultra HD - Charcoal

Timberline Ultra HD - Hickory

Timberline Ultra HD - Shakewood

Timberline Ultra HD - Slate

Timberline Ultra HD - Weathered Wood

ARTISAN™ Series

ATTACHMENT NO. e

EXHIBIT NO. 9

AMSCO® WINDOWS

Make Your Home a Masterpiece.®

If you think your choice in vinyl windows is limited to boring white squares, think again. With the Artisan Series, AMSCO has engineered style and design into a functional vinyl window. With deep beveled edges, sturdy frames and a variety of styles, it's the architectural, aesthetically pleasing details you crave, all in low-maintenance vinyl. Combine that with your pick of six traditional and contemporary, durable colors, and you'll find your choices in a vinyl window are now anything but dull.

Beautiful colors that last and last and last and...

Now when you dream, you can dream in color. This co-extruded process fuses the color to the vinyl for excellent resistance to scratching and peeling and does not fade or chalk like paint. The superior solar reflective performance prevents heat build-up within the material; historically, a problem with darker color vinyl windows. And with six charming colors to choose from, you're sure to find a perfect match for your distinctive look.

Artisan Series colors:

* Exterior colors with white interior

Distinctive Grid Options

The Artisan Series gives you a multitude of grid options to add architectural interest both inside and out. Grids are available in 5/8 inch flat and 1 inch sculptured sealed between the glass for easy cleaning. Or choose a 1-inch beveled simulated divided lite grid for a more traditional look.

5/8 inch flat grids | 1 inch sculptured grids | 1 inch SDL grids

* Due to printing and screen limitations, colors shown are approximate and may not reflect actual colors. Request a product sample or color chip from your authorized AMSCO dealer prior to making any color decision.

Exhibit 10 - Aerial View

Healdsburg GIS Department

Legend

- Tax Parcels
- Municipal Boundaries

Date: 1/19/2017

0 380 760 Feet

For display purposes only. Not to be used for engineering or surveying purposes.

MACNAIR & ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS

ATTACHMENT NO. 1

EXHIBIT NO. A

MEMORANDUM

DATE:	1/17/17
TO:	Kraig Tambornini, City of Healdsburg
CC:	
FROM:	James MacNair
SUBJECT:	The Oaks at Foss Creek
RE:	Tree #75

Following are my observations and recommendations pertaining to Tree #75, a mature valley oak growing on The Oaks at Foss Creek project site.

Heritage Tree (Tree #75):

Physical Description:

Tree Species:	valley oak (*Quercus lobata*)
Estimated Tree Height:	55 feet ±
Estimated Crown Diameter:	50-60 feet ±
Trunk Diameter:	30.0 inches @ 2.0 feet above grade
Age Class:	Mature
Crown Class:	Dominant
Crown to Height Ratio:	n/a

Tree Structural and Health Description:

This mature valley oak has a symmetrical crown form and is a dominant tree on this part of the project site. The tree is in generally moderate health, except for a pit scale infestation (*Asterodiapsis spp.*). No significant structural defects were observed.

Construction Impact Discussion:

The current site plans show the tree as designated for removal. The tree is located in a driveway with parking spaces on the north side. No specific grading or utility plans are provided to show specific impacts. Recommendations are provided in the following section for potentially retaining

POST OFFICE BOX 1150 • GLEN ELLEN, CA 95442 • FAX: 707.938.1837 • PHONE: 707.938.1822

Trees Image:

View of tree from the east.

MACNAIR & ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS

MEMORANDUM

DATE:	1/17/17
TO:	Kraig Tambornini, City of Healdsburg
CC:	
FROM:	James MacNair
SUBJECT:	The Oaks at Foss Creek
RE:	Tree #75

Following are my observations and recommendations pertaining to Tree #75, a mature valley oak growing on The Oaks at Foss Creek project site.

Heritage Tree (Tree #75):

Physical Description:

Tree Species:	valley oak (*Quercus lobata*)
Estimated Tree Height:	55 feet ±
Estimated Crown Diameter:	50-60 feet ±
Trunk Diameter:	30.0 inches @ 2.0 feet above grade
Age Class:	Mature
Crown Class:	Dominant
Crown to Height Ratio:	n/a

Tree Structural and Health Description:

This mature valley oak has a symmetrical crown form and is a dominant tree on this part of the project site. The tree is in generally moderate health, except for a pit scale infestation (*Asterodiapsis spp.)*. No significant structural defects were observed.

Construction Impact Discussion:

The current site plans show the tree as designated for removal. The tree is located in a driveway with parking spaces on the north side. No specific grading or utility plans are provided to show specific impacts. Recommendations are provided in the following section for potentially retaining

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the tree.

Recommendations:

1.) Explore design options with the civil engineer to preserve the tree.

2.) The Tree Protection Zone (TPZ) for this tree is a 30-foot radius from face of trunk. The Critical Root Zone (CRZ) is 10 feet from face of trunk.

3.) General requirements are to avoid impacting roots within the CRZ and to implement tree protection procedures within the TPZ. These procedures include:

   a. Avoiding grading cuts to fullest extent possible within the TPZ. Depending upon vehicle load requirements and grading requirements, the driveway pavement could potentially be designed to maintain existing grade and limit soil and root impacts.

   b. Consider directional boring of underground utilities to avoid trenching within the TPZ and associated root loss. Alternatively, trenches and grading cuts can hand dug, or use an air spade, to cleanly cut roots at edge of work. This procedure allows for regeneration of the roots and limits risk of decay.

   c. Relocate probably two parking spaces to preserve the area within the CRZ.

4.) Treat the tree for the pit scale infestation and prune to remove dead branches and check for defects (crown cleaning) prior to grading.

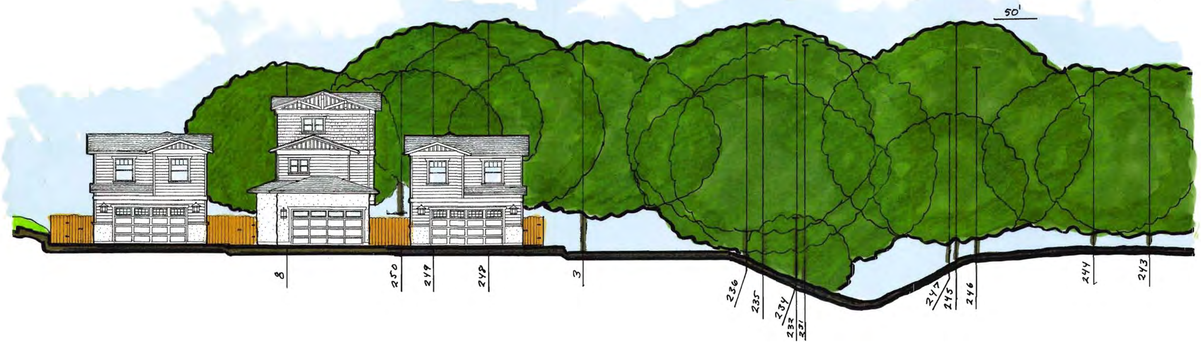
5.) Supplemental irrigation prior to grading/ trenching during the months of May through October will increase tolerance of the tree to impacts.

6.) If root loss is significant, supplemental irrigation post construction will be needed.

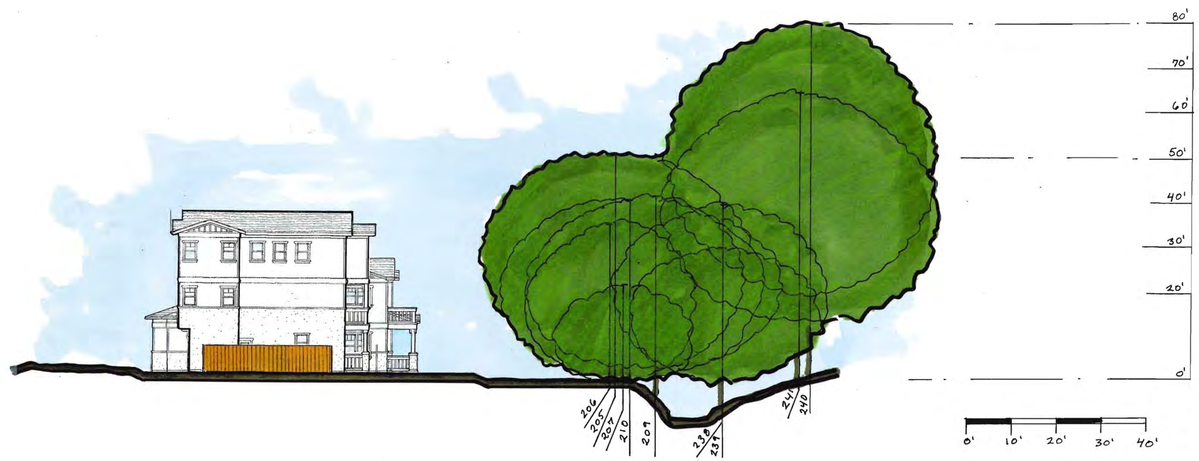
Trees Image:

View of tree from the east.

Tree#	Height	Radius
3	45	30
8	40	25
205	50	30
206	35	18
207	22	16
209	45	30
210	40	30
231	50	26
232	50	30
234	14	12
235	40	30
236	50	28
238	35	20
239	45	25
240	80	30
241	65	30
243	40	25
244	40	25
245	50	30
246	40	25
247	30	18
248	50	25
249	50	25
250	40	22



SITE SECTION A – A SHOWING LOTS 29 THROUGH 31



CHIQUITA RD VIEW EAST
SITE IS ON LEFT

SITE SECTION B – B SHOWING SIDE OF LOTS 25 & 26

CHIQUITA RD VIEW WEST
SITE IS ON RIGHT

CHIQUITA RD MID VIEW
LOOKING EAST

CHIQUITA ROAD STREET ELEVATION – EXISTING CONDITION ALONG PROJECT BOUNDARY

CHIQUITA RD MID VIEW
LOOKING WEST

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BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

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925.939.3473

THE OAKS AT FOSS CREEK

CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

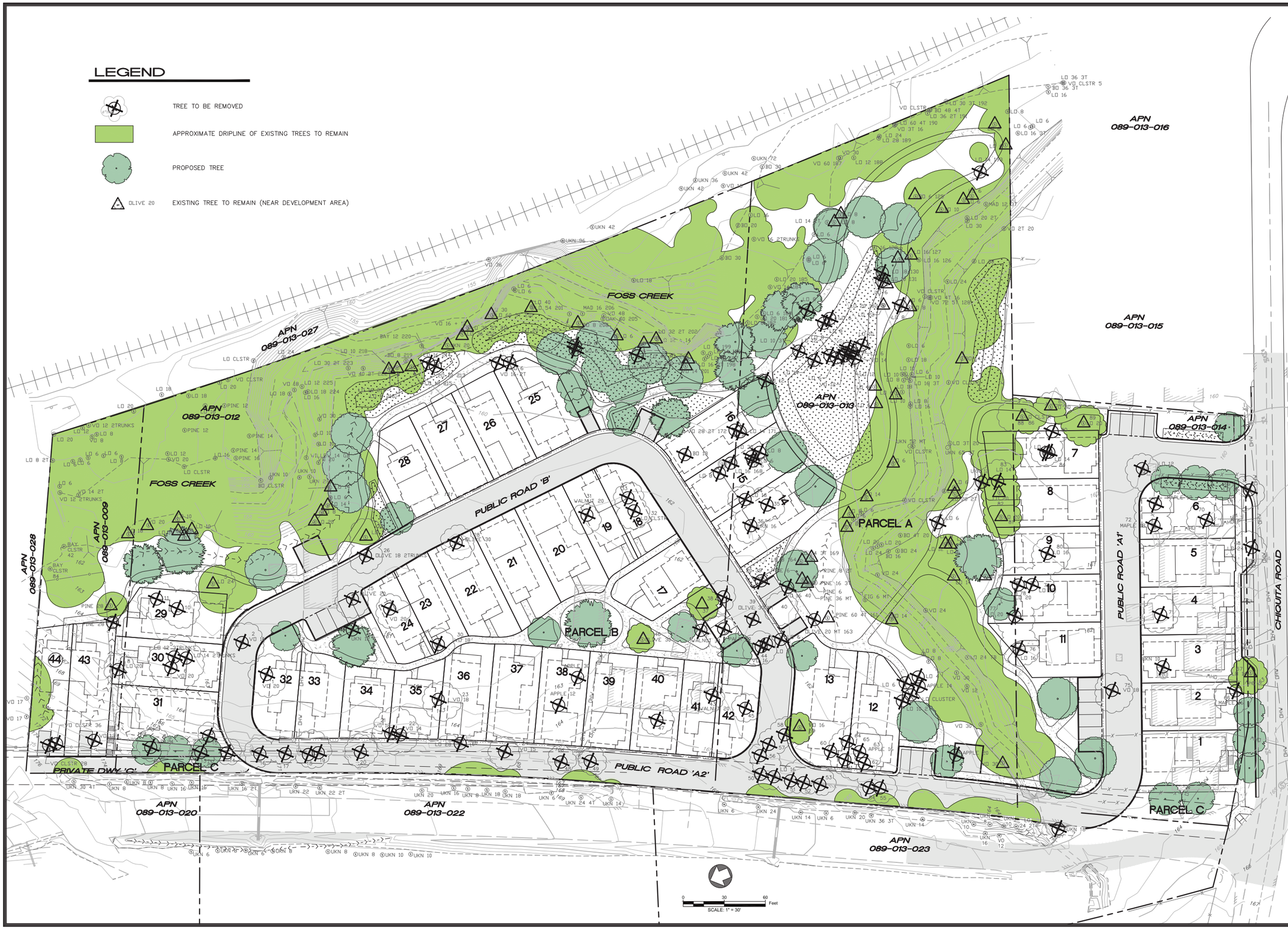
SITE SECTIONS

A0.4

DECEMBER 10, 2015

LEGEND

- TREE TO BE REMOVED
- APPROXIMATE DRIPLINE OF EXISTING TREES TO REMAIN
- PROPOSED TREE
- OLIVE 20 — EXISTING TREE TO REMAIN (NEAR DEVELOPMENT AREA)



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

REGISTERED PROFESSIONAL ENGINEER CORT L. MUNSELLE No. 69941 Exp. 9-30-18 CIVIL STATE OF CALIFORNIA

CORT L. MUNSELLE
RCE 69941
DATE

THE OAKS AT FOSS CREEK
TREE EXHIBIT

APN 089-013-014, 013, 012, & 009
111, 155, 157 & 163 CHIQUITA ROAD
HEALDSBURG, CA

JANUARY 12, 2017

JOB NO. 43-15

SHEET NO. 1 OF 1 SHEETS

P:\MCE JOBS\2015\43-15 DRG -CHIQUITA RD\DWG\43-15 TM OPTION 2.DWG 1/16/2017 10:52 AM

CHIQUITA ROAD LOOKING WEST

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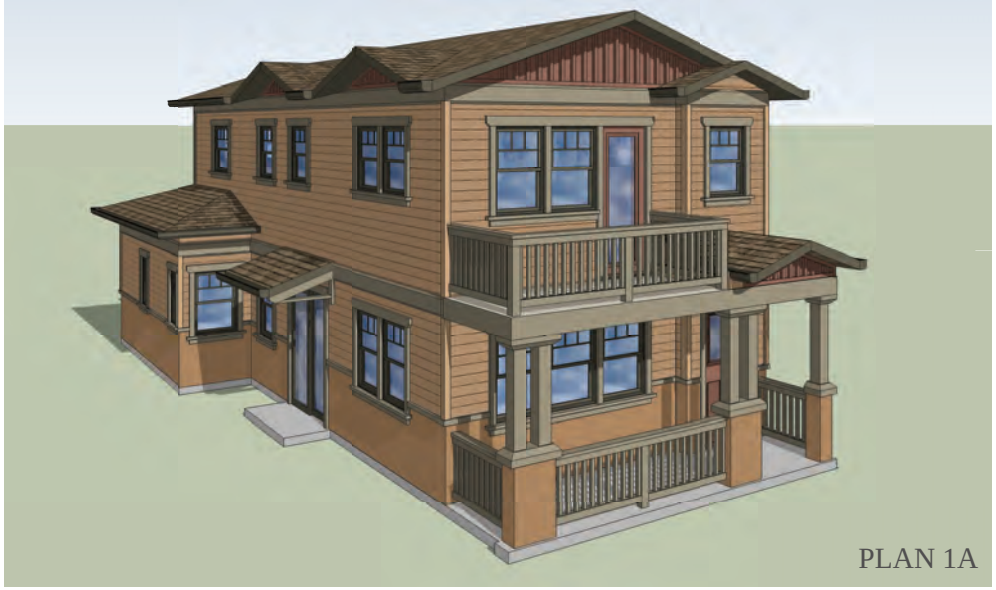
THE OAKS AT FOSS CREEK

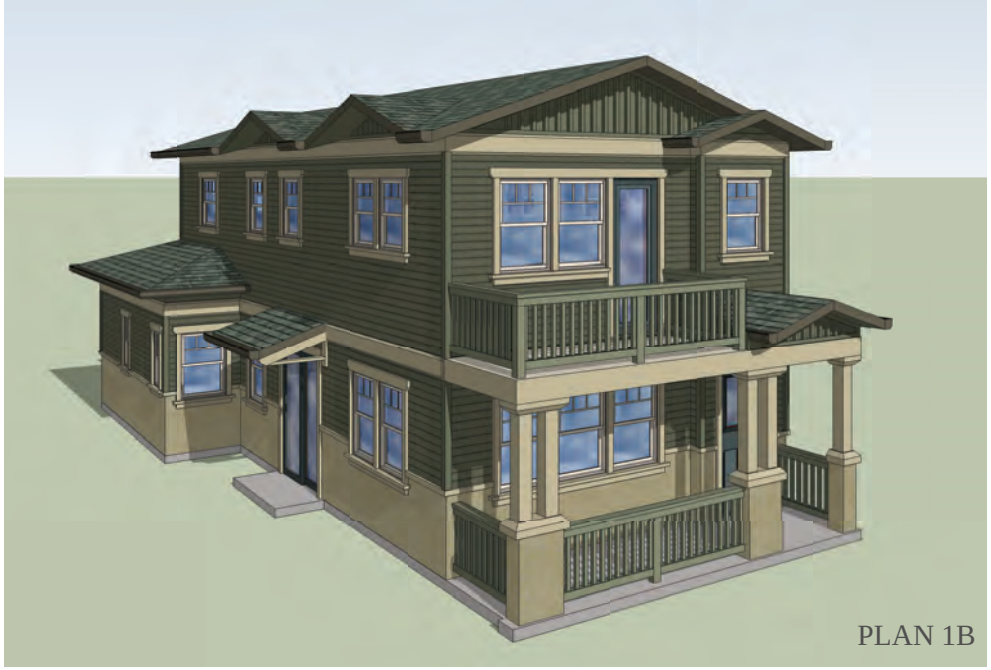
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

A0.3

DECEMBER 10, 2015



PLAN 1A



PLAN 1B

Materials List

Varies by Elevation Style

Roof:	Composition Shingle, Min 30 yr. 4:12 Pitch GAF Timberline Ultra High Definition Weatherwood, Slate, Barkwood, Birchwood
Fascia:	Metal Gutter over 2x6 Wood
Barge:	2x6 Wood
Walls:	Fiber Cement Lap Siding or Board and Batt Fiber Cement Shingles 3-Coat Stucco where shown
Trim:	Wood trim around windows and doors Wood and or stucco over foam at banding
Windows:	Dual Pane AMSCO Artisan Series Vinyl Taupe, Bronze, Autumn Red & Evergreen With internal grids where shown
Exterior Doors:	Fiberglass Stained or Steel Insulated Painted
Garage Door:	Insulated Metal Roll-Up w/ automatic opener
Details:	Eldorado Stone dry stacked Stone column bases Redwood, Ipe or Composite decking Wood pickets, columns and trim on decks
Ext. Lighting:	Dark Sky Compliant LED fixtures or can lights

PLAN 1

KATHERINE AUSTIN
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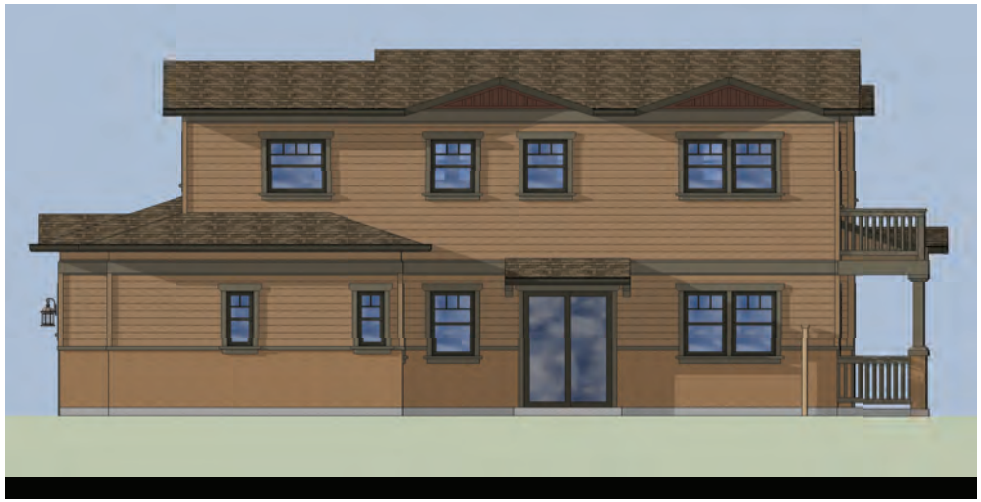
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

PERSPECTIVES
PROJECT DATA
PLANS 1A 1B

A1.1

DECEMBER 10, 2015



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR

PLAN 1A

0 1' 2' 4' 8'

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THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

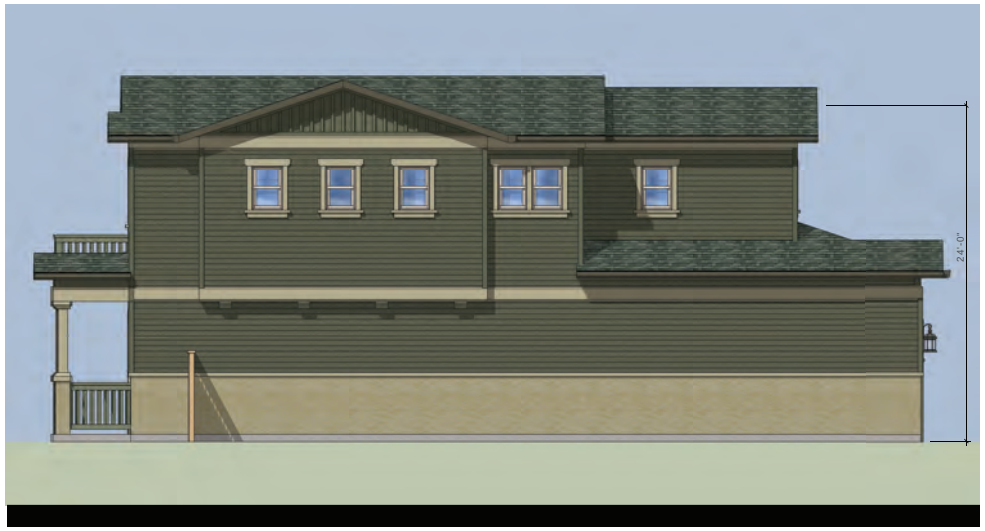
ELEVATIONS

A1.3

DECEMBER 10, 2015

LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR

PLAN 1B

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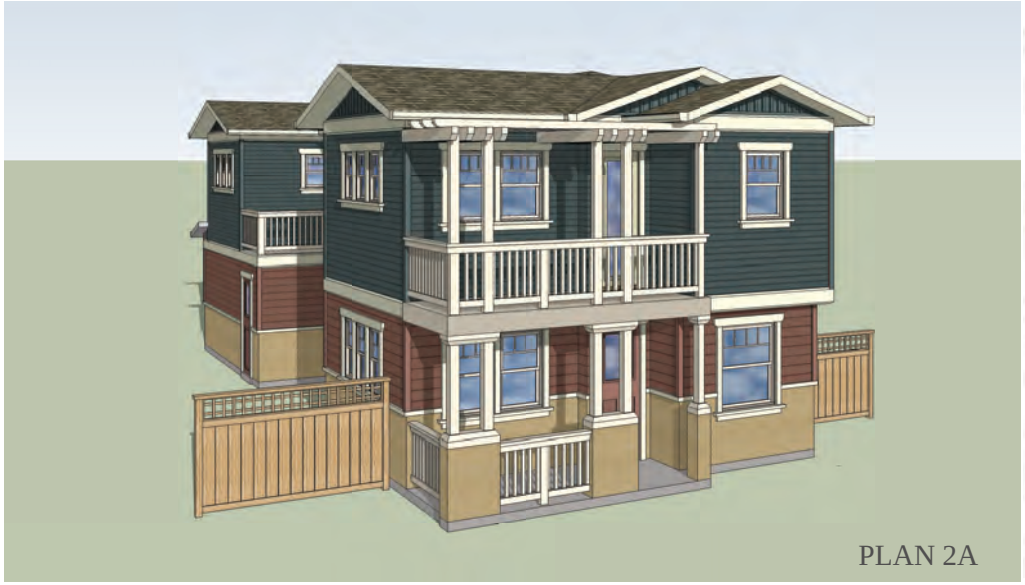
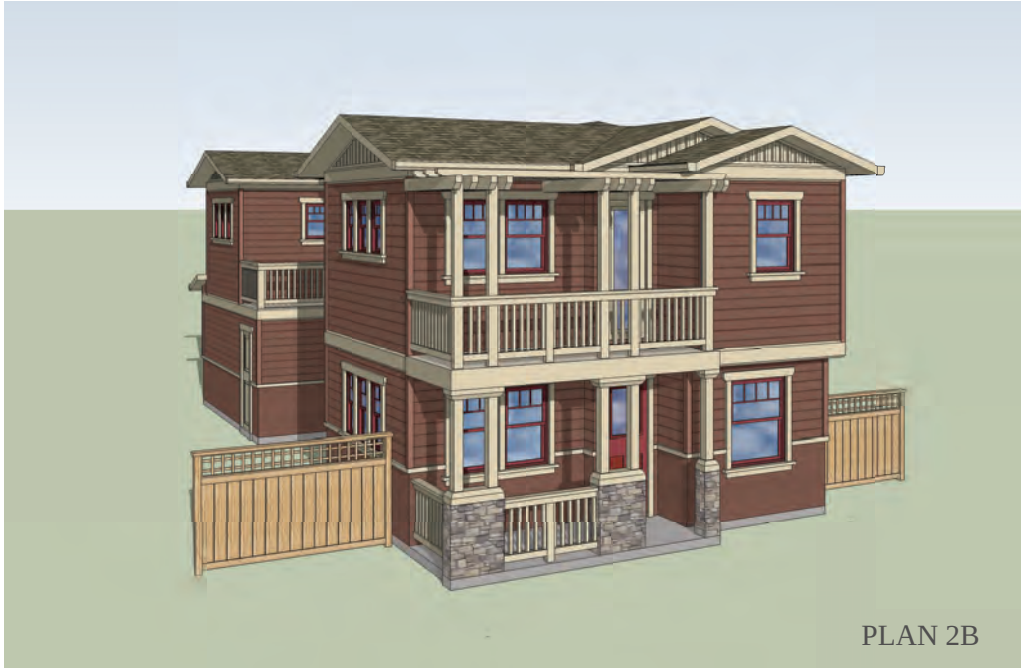
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A1.4

DECEMBER 10, 2015





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Garage Door:	Insulated Metal Roll-Up w/ automatic opener
Details:	Eldorado Stone dry stacked Stone column bases Redwood, Ipe or Composite decking Wood pickets, columns and trim on decks
Ext. Lighting:	Dark Sky Compliant LED fixtures or can lights

PLAN 2

KATHERINE AUSTIN
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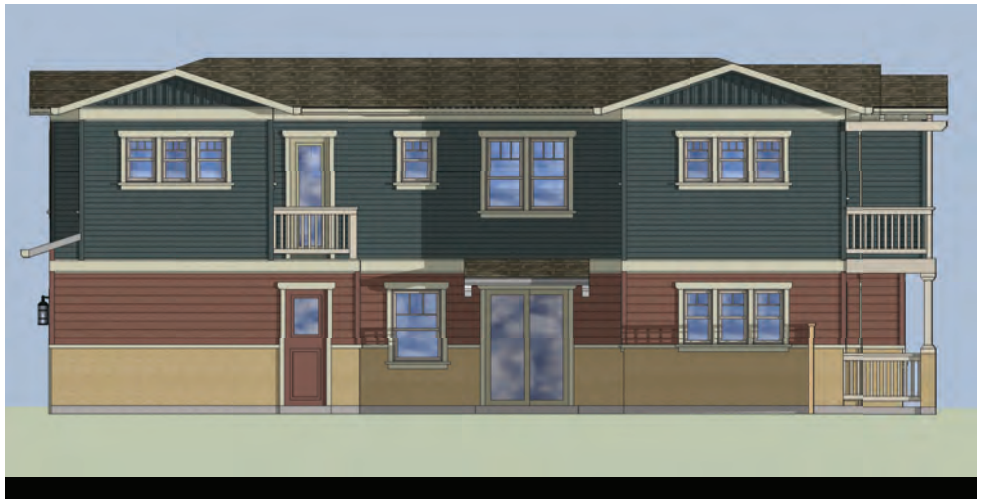
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

PERSPECTIVES
PROJECT DATA
PLANS 2A 2B

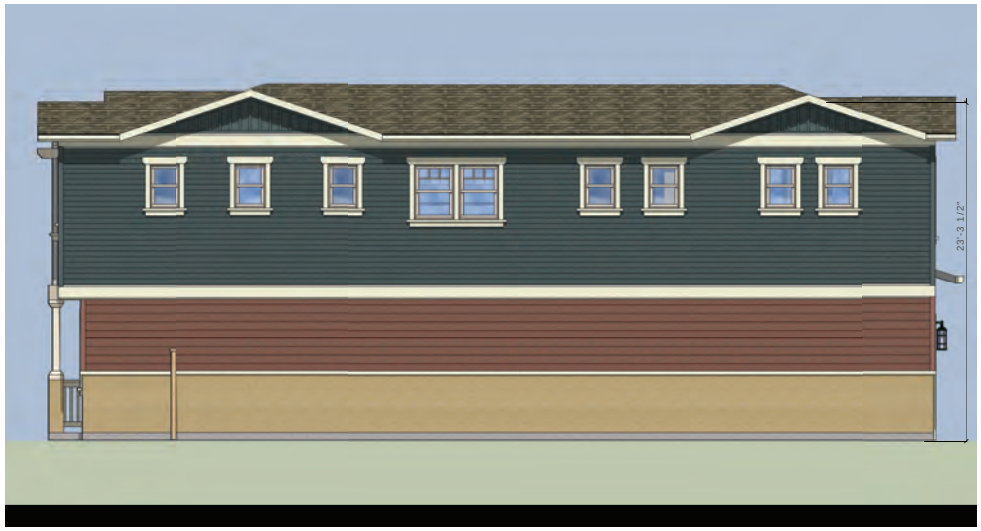
A2.1

DECEMBER 10, 2015



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR

PLAN 2A

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CA LICENSE No. C22389

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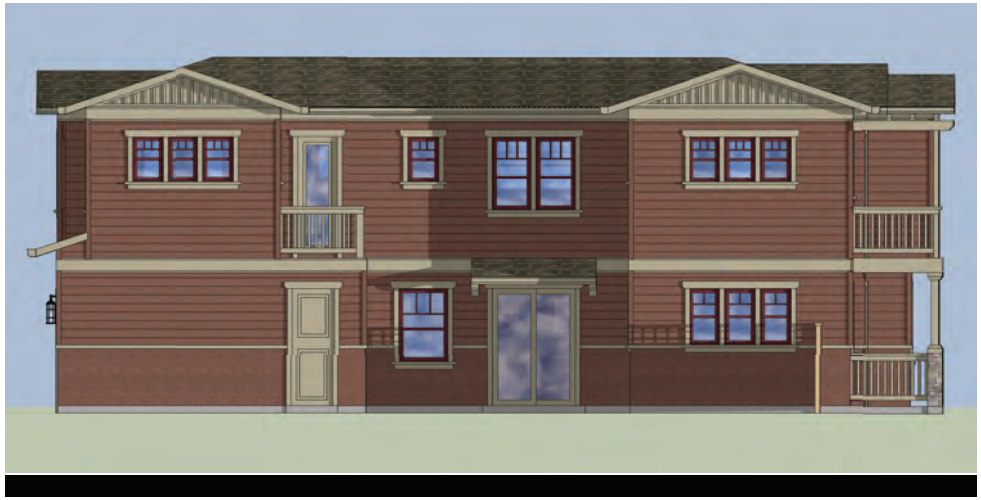
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A2.3

DECEMBER 10, 2015



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR

PLAN 2B

KATHERINE AUSTIN
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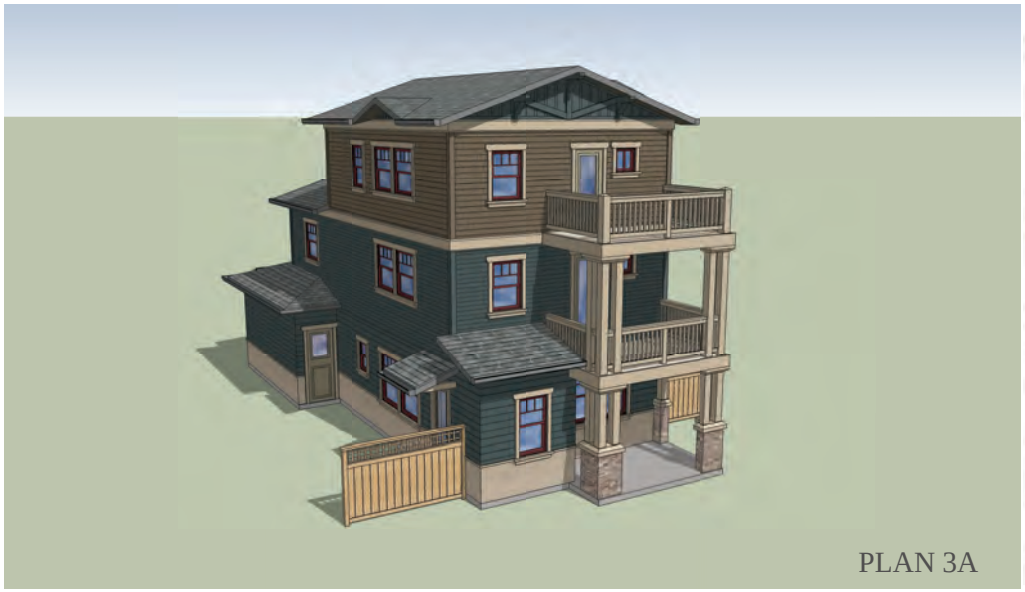
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A2.4

DECEMBER 10, 2015



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Ext. Lighting:	Dark Sky Compliant LED fixtures or can lights

PLAN 3

KATHERINE AUSTIN
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BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

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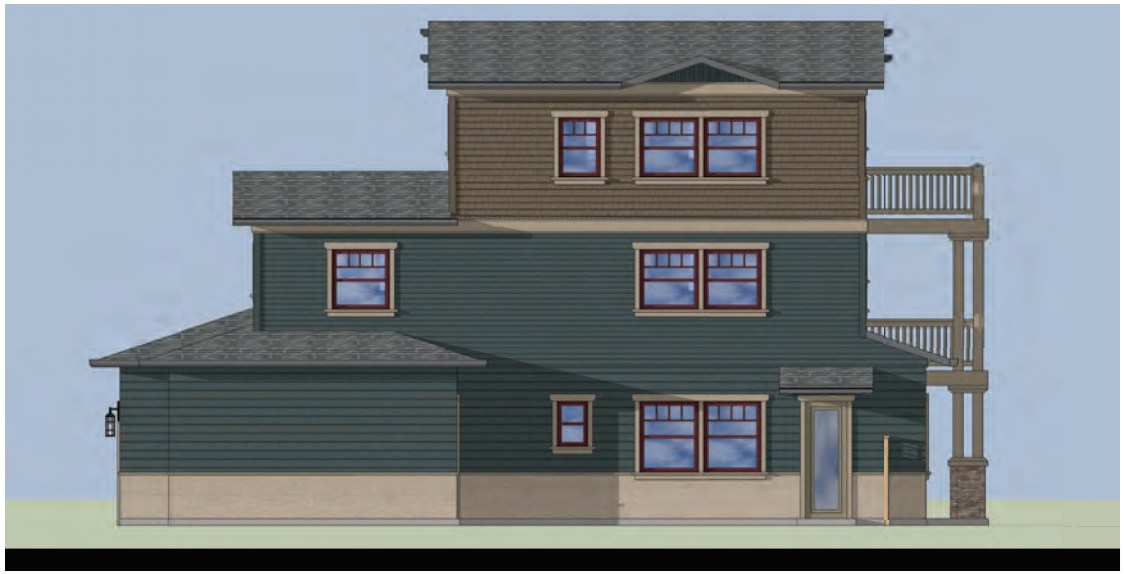
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

PERSPECTIVES
PROJECT DATA
PLANS 3A 3B

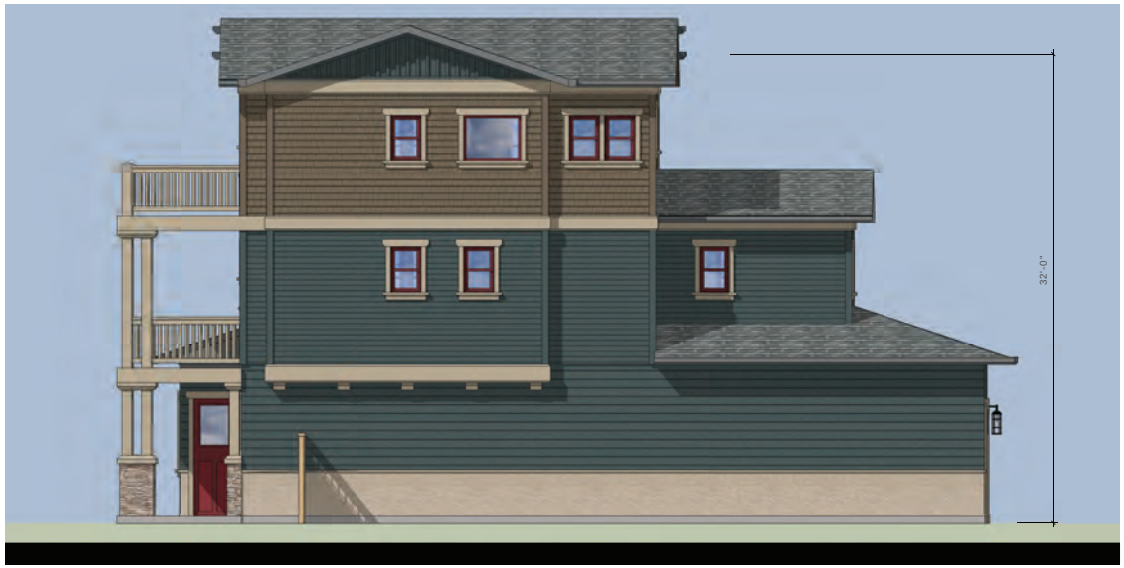
A3.1

DECEMBER 10, 2015

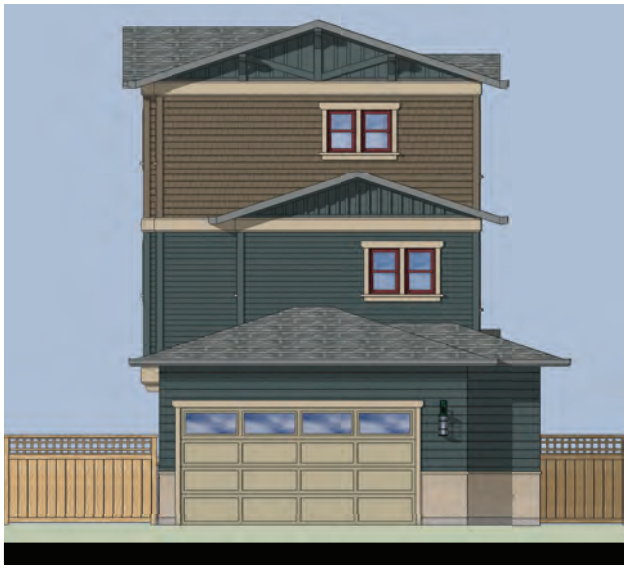


LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR

PLAN 3A

KATHERINE AUSTIN
AIA ARCHITECT
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BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

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PLEASANT HILL, CA 94523
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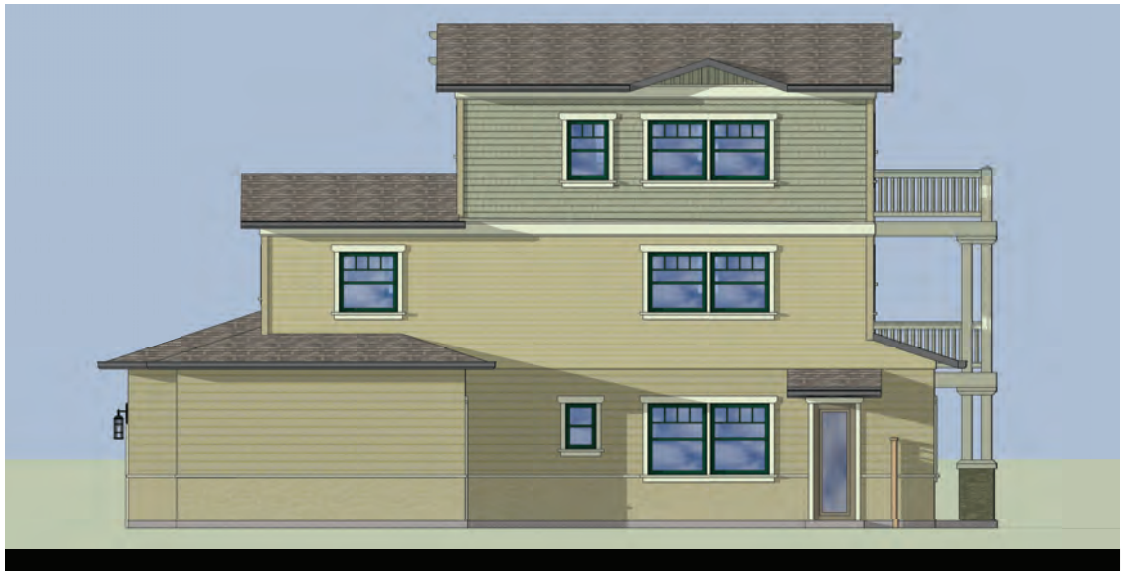
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A3.3

DECEMBER 10, 2015



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR

PLAN 3B

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

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THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A3.4

DECEMBER 10, 2015

Materials List

Varies by Elevation Style

Roof:	Composition Shingle, Min 30 yr. 4:12 Pitch GAF Timberline Ultra High Definition Weatherwood, Slate, Barkwood, Birchwood
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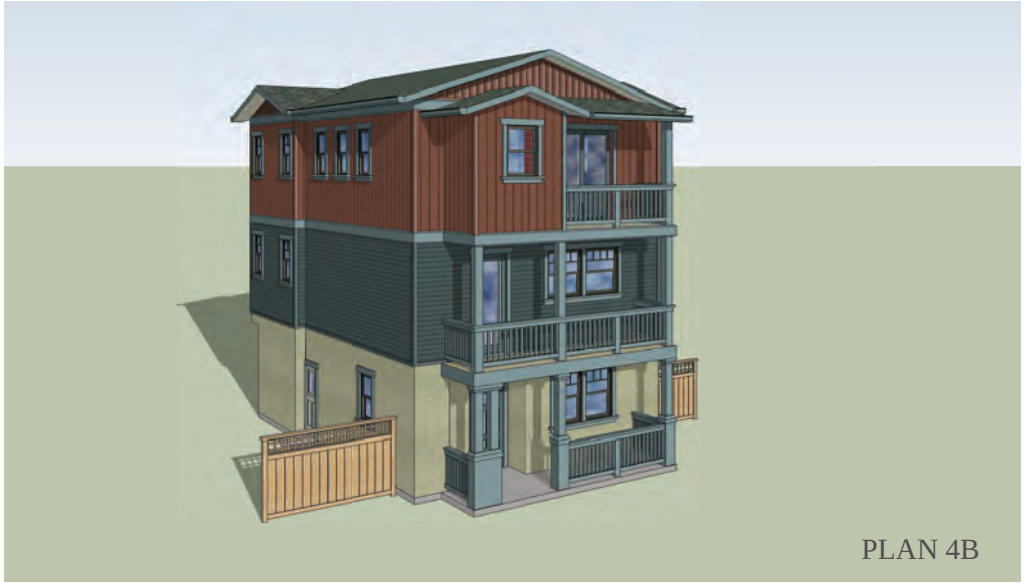

PLAN 4

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

PERSPECTIVES
PROJECT DATA
PLANS 4A 4B

A4.1

DECEMBER 10, 2015

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR

PLAN 4A

0 1' 2' 4' 8'

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A4.3

DECEMBER 10, 2015

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR

PLAN 4B

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A4.4

DECEMBER 10, 2015

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
PLAN 2B	PLAN 3A	PLAN 1B	PLAN 2A	PLAN 3B	PLAN 1A

CHIQUITA ROAD ELEVATIONS

KATHERINE AUSTIN
AIA ARCHITECT

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BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

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925.939.3473

THE OAKS AT FOSS CREEK

CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

A0.1

DECEMBER 10, 2015

CHIQUITA ROAD LOOKING EAST

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.

3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK

CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

A0.2

DECEMBER 10, 2015

Materials List

Varies by Elevation Style

Roof:	Composition Shingle, Min 30 yr. 4:12 Pitch GAF Timberline Ultra High Definition Weatherwood, Slate, Barkwood, Birchwood
Fascia:	Metal Gutter over 2x6 Wood
Barge:	2x6 Wood
Walls:	Fiber Cement Lap Siding or Board and Batt Fiber Cement Shingles 3-Coat Stucco where shown
Trim:	Wood trim around windows and doors Wood and or stucco over foam at banding
Windows:	Dual Pane AMSCO Artisan Series Vinyl Taupe, Bronze, Autumn Red & Evergreen With internal grids where shown
Exterior Doors:	Fiberglass Stained or Steel Insulated Painted
Garage Door:	Insulated Metal Roll-Up w/ automatic opener
Details:	Eldorado Stone dry stacked Stone column bases Redwood, Ipe or Composite decking Wood pickets, columns and trim on decks
Ext. Lighting:	Dark Sky Compliant LED fixtures or can lights

PLAN 5

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

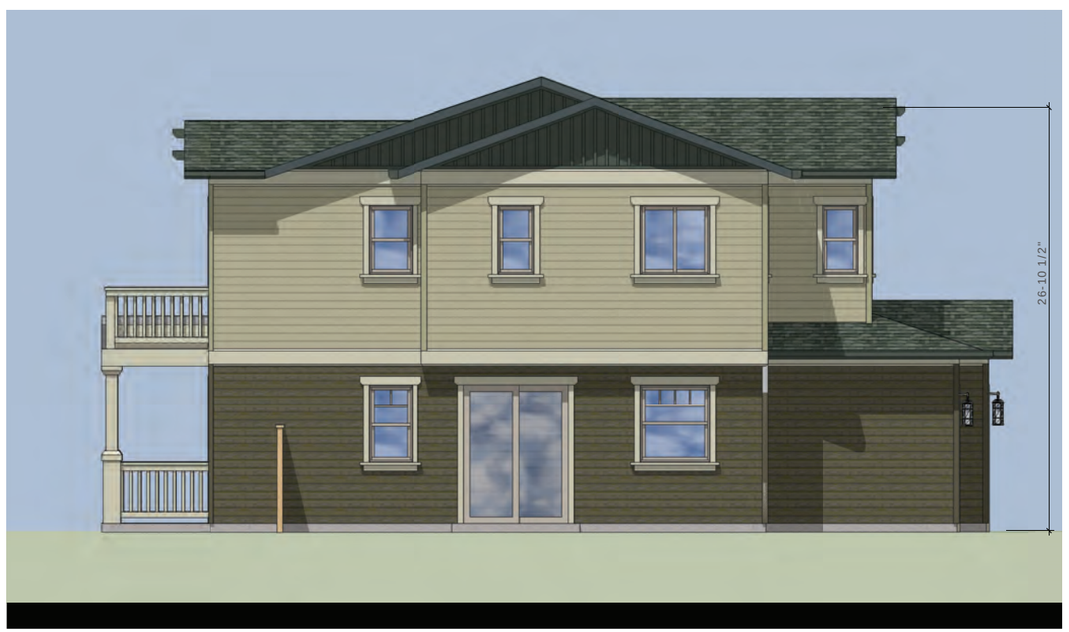
PERSPECTIVES
PROJECT DATA
PLANS 5A 5B

A5.1

DECEMBER 10, 2015

LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR

PLAN 5A

0 1' 2' 4' 8'

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

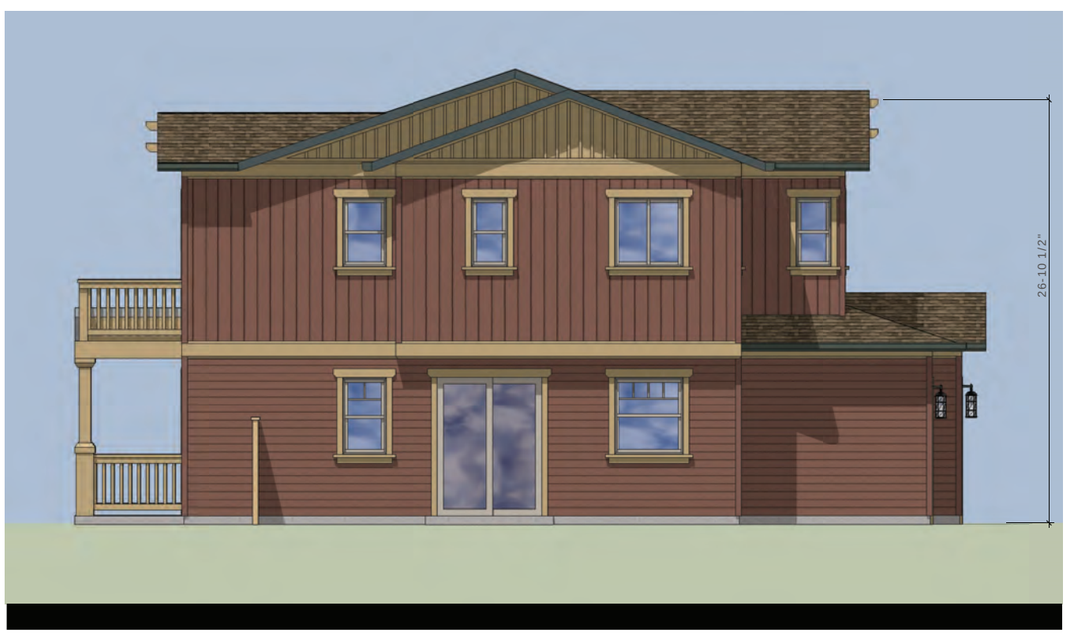
ELEVATIONS

A5.3

DECEMBER 10, 2015

LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR

PLAN 5B

0 1' 2' 4' 8'

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

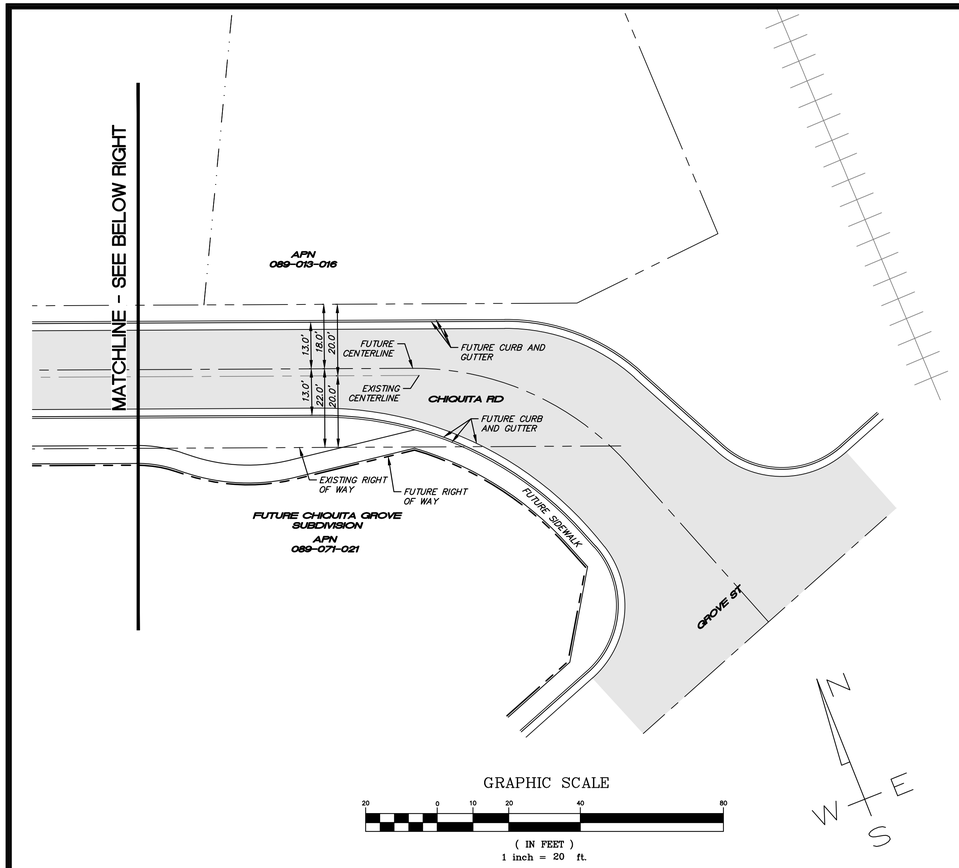
DRG BUILDERS, INC.
3496 BUSKIRK AVENUE SUITE 104
PLEASANT HILL, CA 94523
925.939.3473

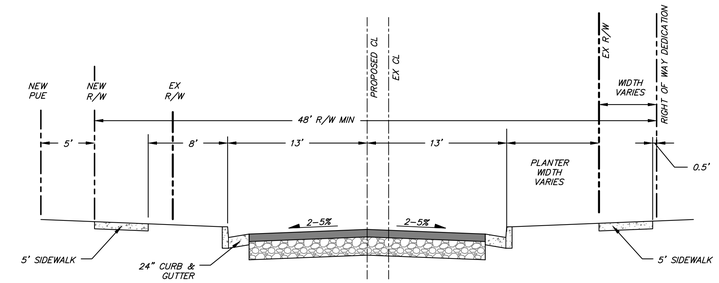
THE OAKS AT FOSS CREEK
CHIQUITA ROAD
HEALDSBURG, CALIFORNIA

ELEVATIONS

A5.4

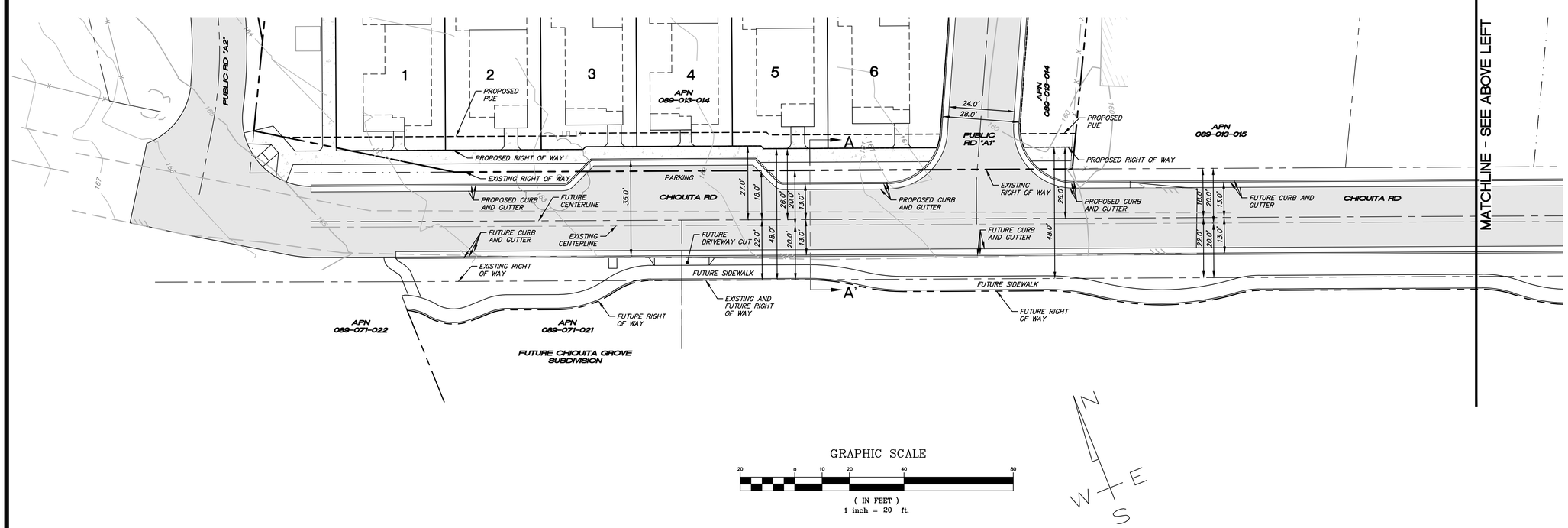
DECEMBER 10, 2015





SECTION A-A'
CHIQUITA ROAD

NOT TO SCALE



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER
CORT L. MUNSELLE
No. 69941
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
RCE 69941

THE OAKS AT FOSS CREEK
FUTURE CHIQUITA ROAD PLAN AND SECTION

APN 089-013-014, 013, 012, & 009
111, 155-157 & 163 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43-15

SHEET NO.
1
OF 1 SHEETS

P:\MCE JOBS\2015\43-15 DRG -CHIQUITA RD\DWG\EXHIBIT\43-15 CHIQUITA ROAD.DWG 9/28/2016 10:20 AM

LANDSCAPE PLAN

LANDSCAPING NOTES

DRIP IRRIGATION

Drip Zones to meet water efficient 'Water Efficient Landscaping Requirements' as per Code Section 20.16.105

Separate watering zones by low water to moderate plant requirements.

Install Hunter 'Pro C' Timer with water smart/solar technology.
New 15 gallon plants get 2"2 GPH emitters per plant.
New 5 gallon plants get 1"2 GPH emitters per plant.
New 1 gallon plants get 1"1 GPH emitter per plant.
NOTE: All other areas to be natural rainfall capable with no irrigation.

DRAINAGE

All ground areas (hardscape & plantings) to be encouraged to return to subsurface via "permeable" hardscape and/or uncompact topsoil/mulching.

Rain Garden Retention areas will provide storm water treatment that enhances the quality of downstream water bodies by using natural processes.

Vegetated Swale areas will slow runoff, promote infiltration, and filter pollutants and sediments in the process of conveying runoff.

LANDSCAPING

All topsoil and mulches shall be natural organic/amendment free. No fertilizer additives.

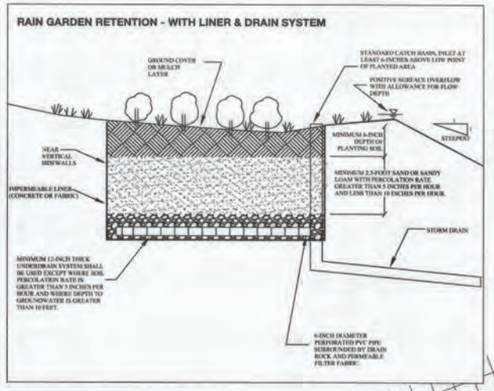
Plant all plants as indicated on plan.

Stake and tie all new trees.

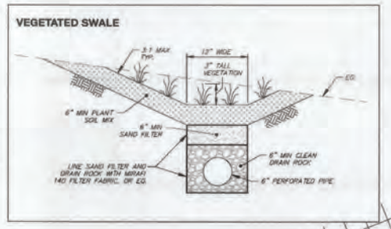
Install organic material in all new planter areas (to prevent weed growth & erosion).

* All landscaping shall be done in accordance to Healdsburg Municipal Code: 20.16.105 Water Efficient Landscaping.

RAIN GARDEN RETENTION - WITH LINER & DRAIN SYSTEM



VEGETATED SWALE



THE OAKS AT FOSS CREEK
CORT MUNSELLE: 707.395-0968
EMAIL: CORT@MUNSELLECIVIL.COM
CHIQUITA RD. HEALDSBURG, CA

SCALE 1" = 30'

JAKE MOSS DESIGNS
1506 DRY CREEK RD. HEALDSBURG, CA 95448 (707) 324-9228 JAKE@JAKEMOSSDESIGNS.COM LIC# 694366

DATE	9/2016
SCALE	1" = 30'
JOB	CHIQUITA
SHEET	
OF	SHEETS

LANDSCAPE PLAN

LANDSCAPING NOTES

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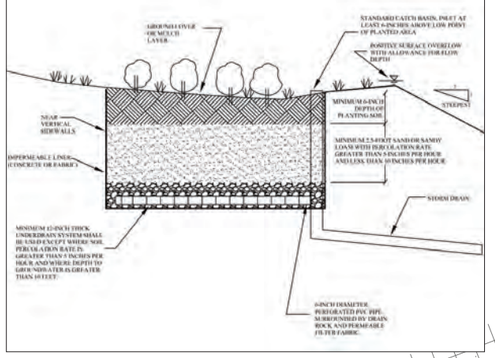
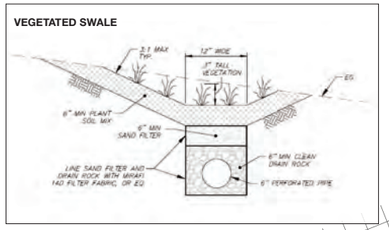
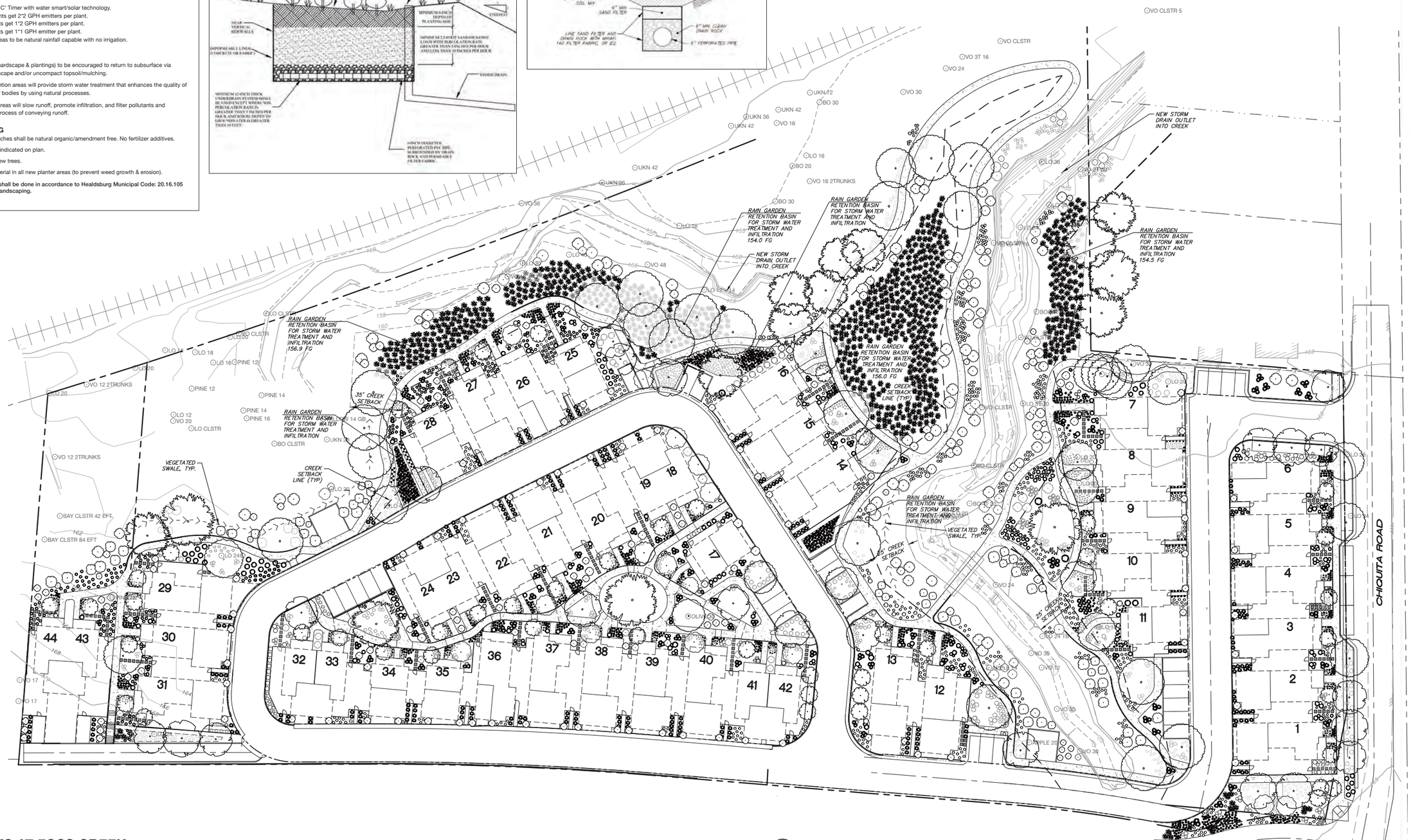
RAIN GARDEN RETENTION - WITH LINER & DRAIN SYSTEM



VEGETATED SWALE





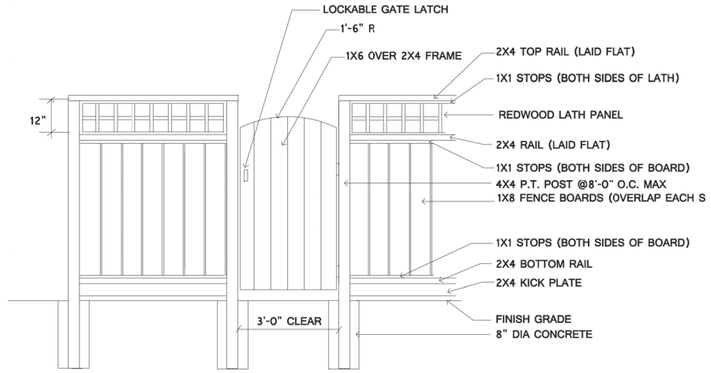
THE OAKS AT FOSS CREEK
CORT MUNSELLE: 707.395-0968
EMAIL: CORT@MUNSELLECIVIL.COM
CHIQUITA RD. HEALDSBURG, CA

SCALE: 1" = 30'

JAKE MOSS DESIGNS
1506 DRY CREEK RD. HEALDSBURG, CA 95448 (707) 334-9328
JAKEMOSSDESIGNS@YAHOO.COM LIC# 693386

DATE 9/2016
SCALE 1" = 30'
JOB CHIQUITA
SHEET
OF SHEETS

FENCE DETAILS

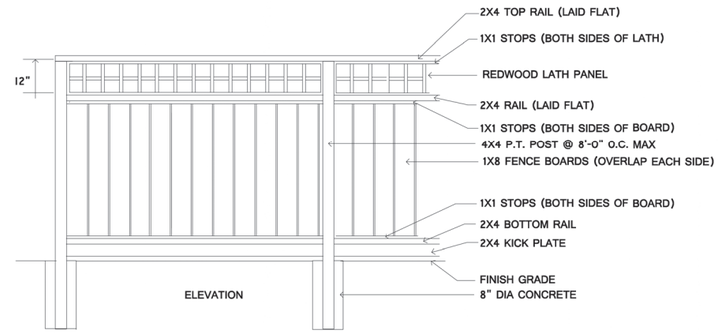


ELEVATION

NOTES
1. ALL WOOD SHALL BE CEDAR OR REDWOOD, PER BUILDER SPECIFICATIONS.

6' HIGH SIDE YARD GATE

TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



ELEVATION

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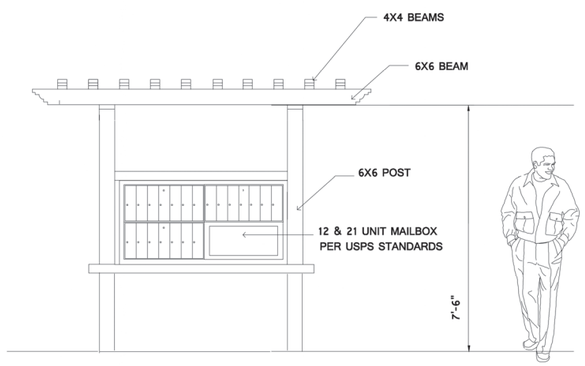
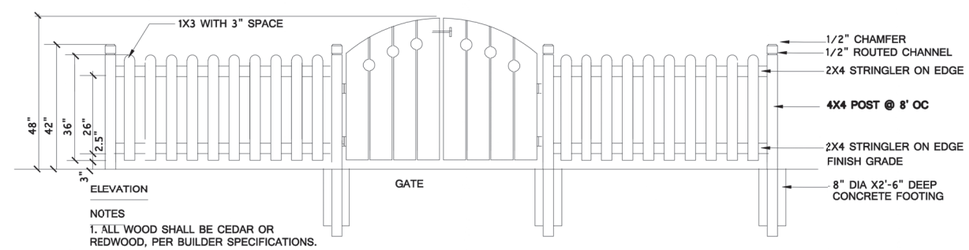


ELEVATION

MAILBOX



ELEVATION

NOTES
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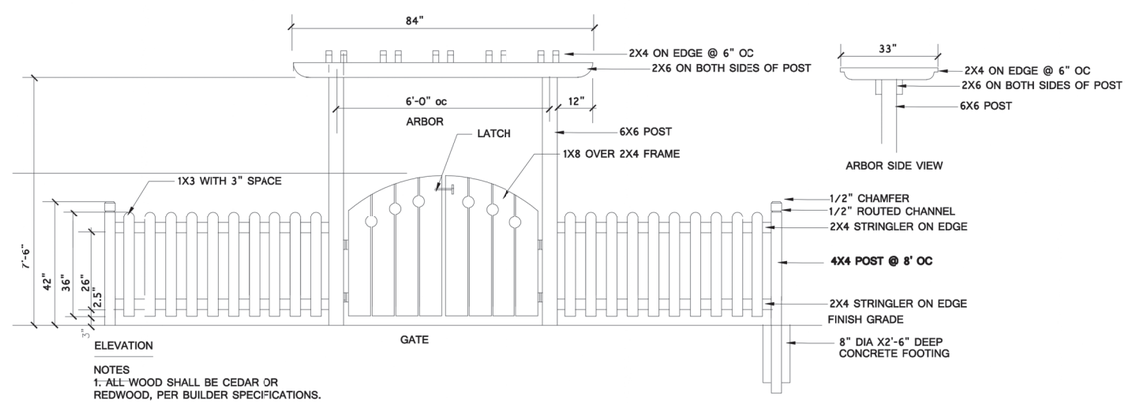
FRONT YARD WHITE PICKET FENCE & GATE



ELEVATION

NOTES
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FRONT YARD WHITE PICKET FENCE W/ ARBOR & GATE

THE OAKS AT FOSS CREEK
CORT MUNSELLE: 707.395-0968
EMAIL: CORT@MUNSELLECIVIL.COM
CHIQUITA RD. HEALDSBURG, CA

JAKE MOSS DESIGNS
1806 DRY CREEK RD. HEALDSBURG, CA 95448 (707) 324-9228 JAKE@JAKEMOSSDESIGNS.COM LIC# 894386

DATE 10/2016
SCALE 1" = 30'
JOB CHIQUITA
SHEET
OF SHEETS

TENTATIVE MAP
FOR
THE OAKS AT FOSS CREEK
111, 155, 157 & 163 CHIQUITA ROAD
HEALDSBURG, CA

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BMR-A	WORK FORCE HOUSING UNIT
BMR-M	MIDDLE INCOME HOUSING UNIT
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C	COMPACT
CB	CATCH BASIN
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
EG	EXISTING GROUND
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
(E), EX.	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FIRE	FIRE SERVICE MAIN
GB	GRADE BREAK
HOA	HOME OWNER'S ASSOCIATION
HT	HEIGHT
IFO	IN FAVOR OF
PCC	PORTLAND CEMENT CONCRETE
PVT	PRIVATE
PUE	PUBLIC UTILITY EASEMENT
R	RESERVED
R/W	RIGHT OF WAY
S=	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WL	WATER LINE
WM	WATER METER
WS	WATER SERVICE

PROPERTY LINE
NEIGHBORING PROPERTY LINE
PROPOSED CURB LINE
EXISTING CURB LINE
PROPOSED WALK
EXISTING WALK
PROPOSED RETAINING WALL
EXISTING FENCE LINE (TYPE VARIES)
6"SS PROPOSED SANITARY SEWER
6"SS EXISTING SANITARY SEWER
6"W PROPOSED WATER
8"W EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
SIDEWALK DRAIN
OHW EXISTING OVERHEAD WIRES
FLOWLINE
5% SLOPE AND DIRECTION
BMR-A
BMR-M
FIRE HYDRANT
STREET LIGHT

SHEET INDEX

C1	SITE LAYOUT
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITY PLAN
C5	CIRCULATION PLAN & DETAILS
C6	EASEMENT PLAN

PHASING

PHASE 1:	LOTS 1–11
PHASE 2:	LOTS 14–28
PHASE 3:	LOTS 12, 13, AND 29–44

COMMON PARCELS "A", "B" AND "C"

COMMON PARCELS A, B AND C EASEMENTS.
CITY OF HEALDSBURG ACCESS, PUBLIC DRY UTILITY, PRIVATE ACCESS, PRIVATE LANDSCAPE ACCESS AND EVA.

UTILITIES

SEWER SERVICE:	CITY OF HEALDSBURG
WATER SERVICE:	CITY OF HEALDSBURG
GAS/ELECTRIC:	PG&E/CITY OF HEALDSBURG
CABLE/TELEPHONE:	AT&T/AT&T
FIRE PROTECTION:	CITY OF HEALDSBURG

ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED

BENCHMARK

CITY OF HEALDSBURG BENCHMARK #205, BRASS DISK IN WELL MONUMENT IN THE CENTERLINE OF HEALDSBURG AVENUE AT PAUL WITTKE DRIVE.
NAVD 1988 ELEVATION = 154.38

ADDITIONAL PROJECT DATA

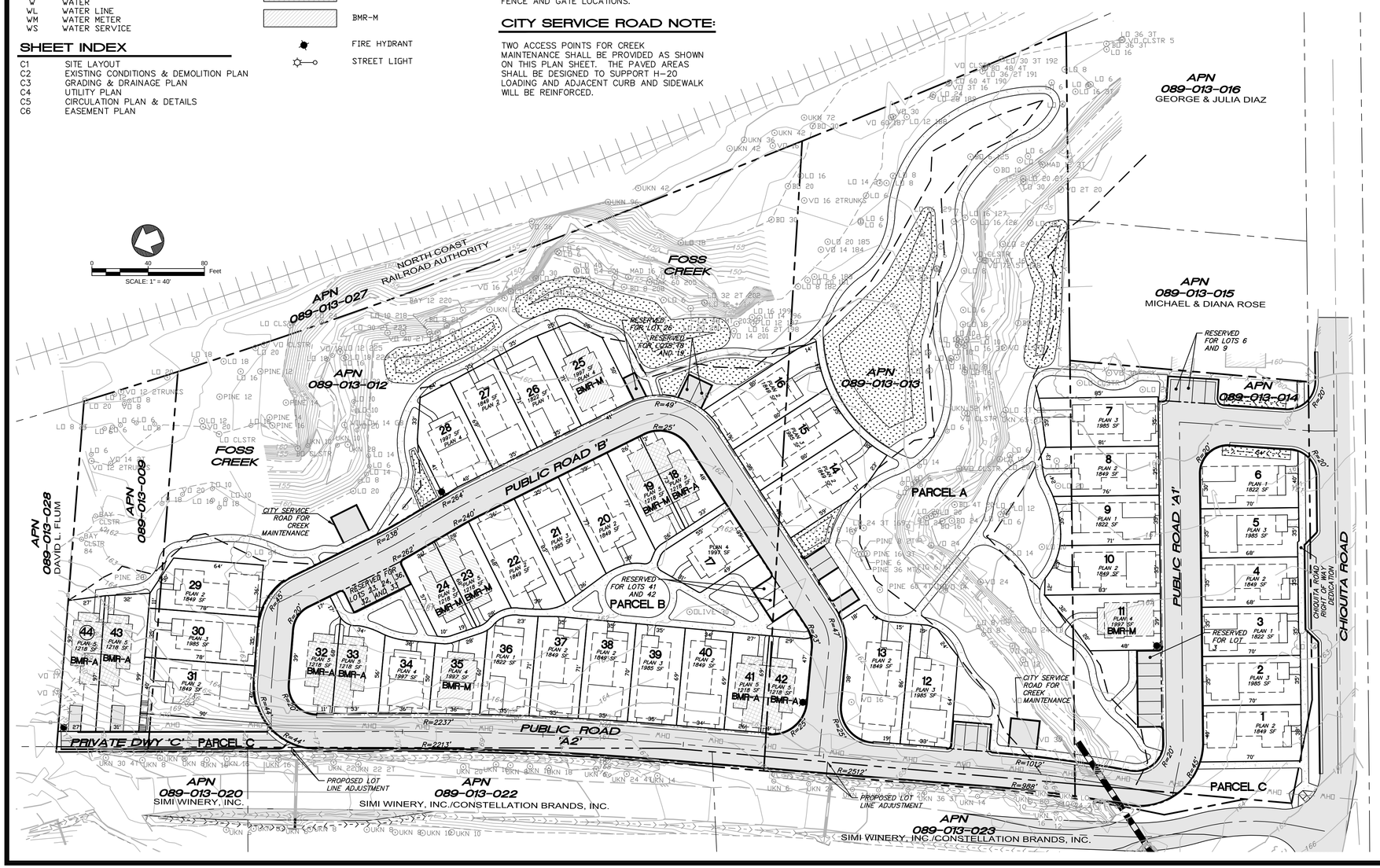
NEAREST FAULT ZONE: RODGERS CREEK FAULT ZONE
LANDSLIDES: NO KNOWN SLIDES ON SITE.
FLOOD ZONE: FEMA FLOOD HAZARD MAP INDICATES THE SITE IS OUTSIDE THE STUDY LIMITS

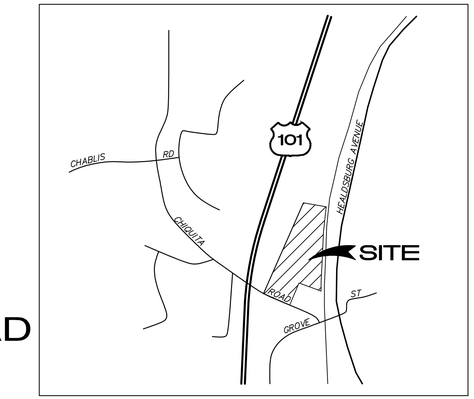
FENCING/GATE NOTE:

SEE LANDSCAPE ARCHITECT'S PLANS FOR FENCE AND GATE LOCATIONS.

CITY SERVICE ROAD NOTE:

TWO ACCESS POINTS FOR CREEK MAINTENANCE SHALL BE PROVIDED AS SHOWN ON THIS PLAN SHEET. THE PAVED AREAS SHALL BE DESIGNED TO SUPPORT H-20 LOADING AND ADJACENT CURB AND SIDEWALK WILL BE REINFORCED.





VICINITY MAP

NO SCALE

OWNERS

IDA SCIARRA
4192 MISSION ST.
SAN FRANCISCO, CA 94112
PHONE: (415) 585–0561

NETTRREAL LLC
2977 MILL CREEK ROAD
HEALDSBURG, CA 95448

BENJAMIN B. BYRD
727 SE CASS AVE. #421
ROSEBURG, OR 97470

BIOLOGIC CONSULTANT

ANALYTIC ENVIRONMENTAL SERVICES
1801 SEVENTH STREET, STE 100
SACRAMENTO, CA 95811
PHONE: (916) 477–3479

ARBORIST

JOHN MESERVE
HORTICULTURAL ASSOCIATES
PO BOX 1261
GLEN ELLEN, CA 95442
PHONE: (707) 935–3911

DEVELOPER

DRG BUILDERS, INC.
3496 BUSKIRK AVE, STE 104
PLEASANT HILL, CA 94523
PHONE: (925) 939–3473

CIVIL ENGINEER

CORT MUNSELLE
MUNSELLE ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 395–0968

ARCHITECT

KATHERINE AUSTIN
179 SOUTHEAST RICE WAY
BEND, OR 97702
(707) 529–5565

LANDSCAPE ARCHITECT

JAKE MOSS DESIGNS
1506 DRY CREEK ROAD
HEALDSBURG, CA 95448
(707) 324–9228

PROJECT DATA

ADDRESS:	111, 155, 157 & 163 CHIQUITA ROAD HEALDSBURG, CA
APN:	089–013–014, 013, 012, & 009
EXISTING GENERAL PLAN DESIGNATION:	INDUSTRIAL
EXISTING ZONING:	INDUSTRIAL
PROPOSED GENERAL PLAN DESIGNATION:	RM – MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING:	RMP – RESIDENTIAL MASTER PLAN
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENTIAL
EXISTING USE:	RESIDENTIAL AND INDUSTRIAL
PROPOSED USE:	34 SINGLE FAMILY HOMES 10 DUET UNITS 3 COMMON PARCEL
GROSS DENSITY:	5.9 UNITS/ACRE
NET DENSITY:	9.4 UNITS/ACRE

SITE INFORMATION

EXISTING PARCEL AREA:	7.28 AC	
AREA ADDITION	0.13 AC	
GROSS PARCEL AREA:	7.41 AC	
NATURAL CREEK AREA:	2.71 AC	
NET SITE AREA:	4.70 AC	
PUBLIC R/W	1.04 AC	
COMMON AREA SIZE:	PARCEL A = 3.45 AC	(INCLUDES 2.71 AC NATURAL CREEK AREA)
	PARCEL B = 0.21 AC	
	PARCEL C = 0.15 AC	
	3.81 AC TOTAL	
AVERAGE LOT SIZE:	2,540 (0.058 AC)	
SMALLEST LOT SIZE:	1,797 SF (0.041 AC)	
LARGEST LOT SIZE:	3,846 SF (0.088 AC)	
TOTAL LOT AREA:	111,710 SF (2.56 AC)	
BELOW MARKET RATE UNITS:	LOTS 11, 18, 19, 23, 24, 25, 32, 33, 35, 41, 42, 43 & 44	
MIN. FLOOR AREA RATIO:	0.30	
MAX. FLOOR AREA RATIO:	0.56	
PLAN TYPE COUNT:	PLAN 1 – 5 UNITS PLAN 2 – 15 UNITS PLAN 3 – 8 UNITS PLAN 4 – 6 UNITS PLAN 5 – 10 UNITS	
PARKING COUNT:	GARAGE	73 SPACES
	ADDITIONAL ON–SITE	29 SPACES
	GUEST	(14 SPACES)
	PRIVATE*	(15 SPACES)
	TOTAL PARKING	102 SPACES (88 REQUIRED)

* RESERVED FOR SINGLE CAR GARAGE UNITS

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395–0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER
CORT L. MUNSELLE
No. 69941
Exp. 9–30–18
CIVIL
STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
RCE 69941

THE OAKS AT FOSS CREEK
SITE LAYOUT
APN 089-013-014, 013, 012, & 009
111, 155, 157 & 163 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43–15

SHEET NO.
1
OF 6 SHEETS

P:\MCE JOBS\2015\43-15 DRG -CHIQUITA RD\DWG\43-15 TM OPTION 2.DWG 9/28/2016 9:35 AM

LEGEND

TREE TO BE REMOVED

NOTE:
HERITAGE PERMIT REQUIRED TO REMOVE TREES WITH DIAMETER 30" AND LARGER AS MEASURED 2' ABOVE GROUND.

APN 089-013-027
APN 089-013-012
APN 089-013-028
APN 089-013-009
APN 089-013-013
APN 089-013-014
APN 089-013-015
APN 089-013-016
APN 089-013-020
APN 089-013-022
APN 089-013-023

FOSS CREEK
PUBLIC ROAD 'A2'
CHIQUITA ROAD

TREE TO BE REMOVED (TYP)
ABANDON WELL PER COUNTY REQUIREMENTS
FENCE TO BE REMOVED
BUILDING TO BE REMOVED (TYP)
REMOVE OVERHEAD UTILITIES TO EXISTING BUILDINGS (TYP)
15' RIGHT OF WAY EASEMENT PER DOCUMENT NO. 2014092321
EX DRIVEWAY TO BE REMOVED & REPLACED
ALL EXISTING OVERHEAD UTILITIES ALONG PROJECT FRONTAGE AND WITHIN THE SUBDIVISION LIMITS TO BE UNDERGROUNDED PER CITY PUBLIC WORKS AND ELECTRIC DEPARTMENT REQUIREMENTS
10' WIDE PG&E EASEMENT PER 2819 O.R. 199
EX CREEK CROSSING TO REMAIN. DOCUMENTATION WILL BE PROVIDED WITH IMROVEMENT PLAN SUBMITTAL TO DEMONSTRATE THE BRIDGE MEETS STRUCTURAL, DRAINAGE AND FLOOD PLAIN REQUIREMENTS. SHOULD THE BRIDGE NOT MEET THESE REQUIREMENTS A NEW BRIDGE DESIGN WILL BE PROPOSED.
EX ACCESS ESMT TO BE ABANDONED
REMOVE EX 48" CULVERTS
RELOCATE EXISTING HYDRANT PER CITY STANDARDS
RELOCATE EXISTING SIGN
ALL EXISTING UTILITY SERVICES TO EXISTING STRUCTURES TO BE ABANDONED PER CITY REQUIREMENTS (TYP)
6" PRIVATE SS TO BE ABANDONED
ABANDON WELL PER COUNTY REQUIREMENTS

0 30 60 Feet
SCALE: 1" = 30'

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER CORT L. MUNSELLE No. 69941 Exp. 9-30-18 CIVIL STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
RCE 69941

THE OAKS AT FOSS CREEK
EXISTING CONDITIONS & DEMOLITION PLAN

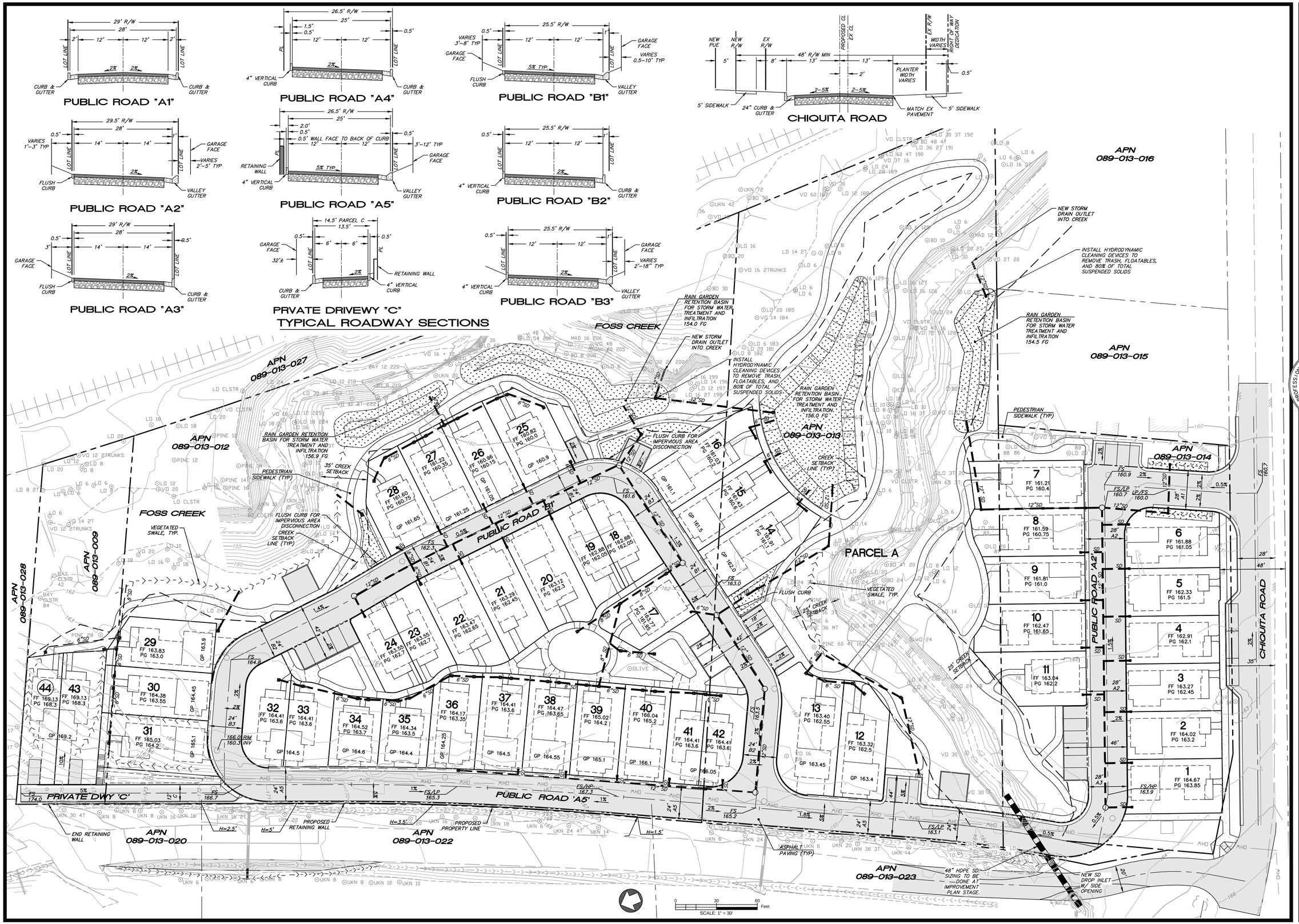
APN 089-013-014, 013, 012, & 009
111, 155, 157 & 185 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43-15

SHEET NO.
2
OF 6 SHEETS

P:\MCE JOBS\2015\43-15 DRG -CHIQUITA RD\DWG\43-15 TM OPTION 2.DWG 9/28/2016 9:35 AM



REVISION	DESCRIPTION	BY	DATE

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CIVIL ENGINEERING • LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER
CORT L. MUNSELLE
No. 69941
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
RCE 69941

THE OAKS AT FOSS CREEK

GRADING & DRAINAGE PLAN

APN 089-013-014, 013, 012, & 009
111, 155, 157 & 163 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

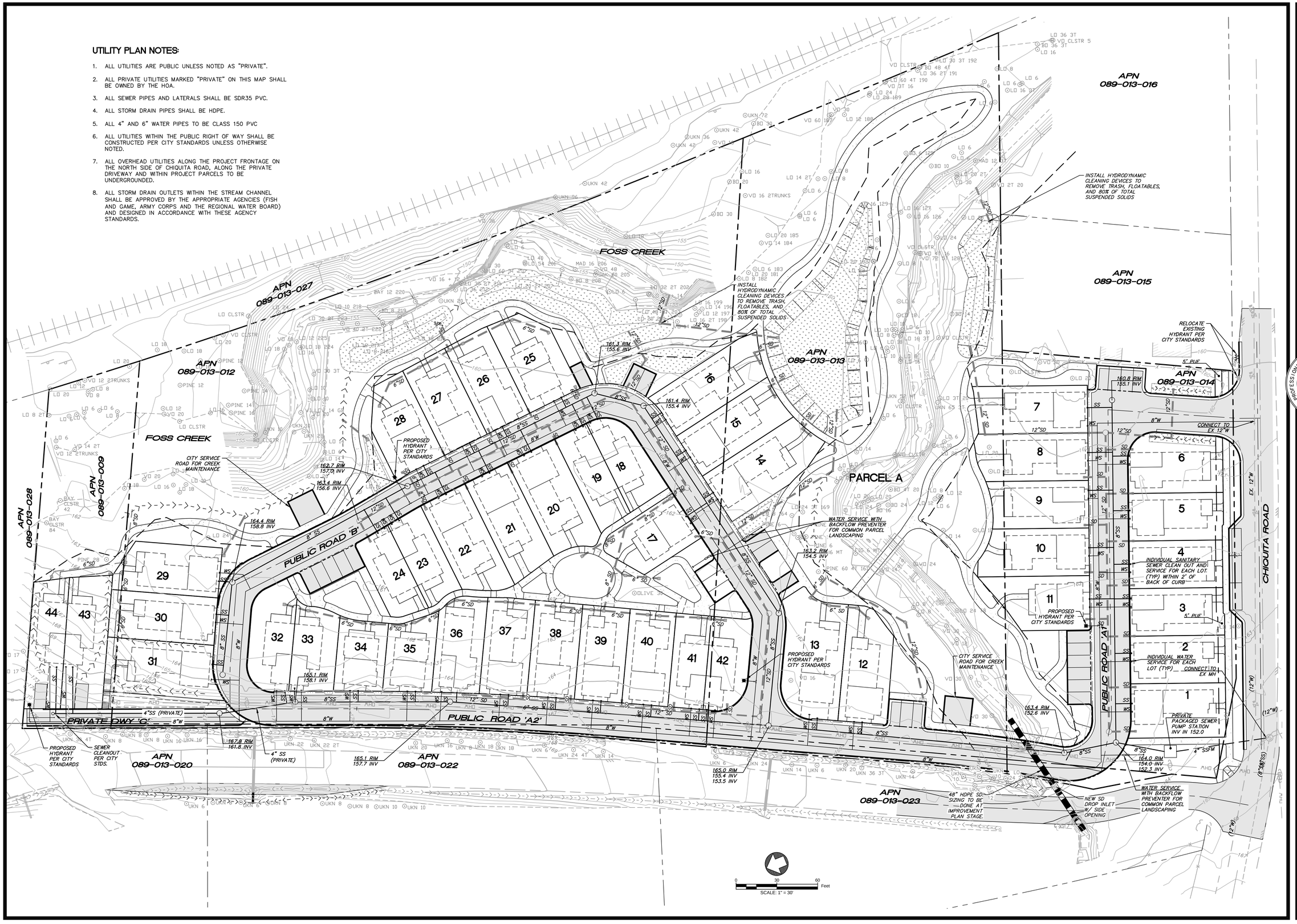
JOB NO. 43-15

SHEET NO. 3 OF 6 SHEETS

P:\MCE JOBS\2015\43-15 DRC -CHIQUITA RD\DWG\43-15 TM OPTION 2.DWG 9/28/2016 9:34 AM

UTILITY PLAN NOTES:

1. ALL UTILITIES ARE PUBLIC UNLESS NOTED AS "PRIVATE".
2. ALL PRIVATE UTILITIES MARKED "PRIVATE" ON THIS MAP SHALL BE OWNED BY THE HOA.
3. ALL SEWER PIPES AND LATERALS SHALL BE SDR35 PVC.
4. ALL STORM DRAIN PIPES SHALL BE HDPE.
5. ALL 4" AND 6" WATER PIPES TO BE CLASS 150 PVC
6. ALL UTILITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STANDARDS UNLESS OTHERWISE NOTED.
7. ALL OVERHEAD UTILITIES ALONG THE PROJECT FRONTAGE ON THE NORTH SIDE OF CHIQUITA ROAD, ALONG THE PRIVATE DRIVEWAY AND WITHIN PROJECT PARCELS TO BE UNDERGROUNDED.
8. ALL STORM DRAIN OUTLETS WITHIN THE STREAM CHANNEL SHALL BE APPROVED BY THE APPROPRIATE AGENCIES (FISH AND GAME, ARMY CORPS AND THE REGIONAL WATER BOARD) AND DESIGNED IN ACCORDANCE WITH THESE AGENCY STANDARDS.



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REVISION	DESCRIPTION	BY	DATE

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513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER
SCOTT L. MUNSELLE
No. 69941
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

SCOTT L. MUNSELLE
RCE 69941
DATE

THE OAKS AT FOSS CREEK

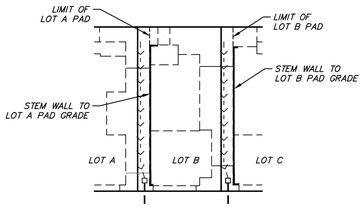
UTILITY PLAN

APN 089-013-014, 013, 012, & 009
111, 155, 157 & 159 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43-15

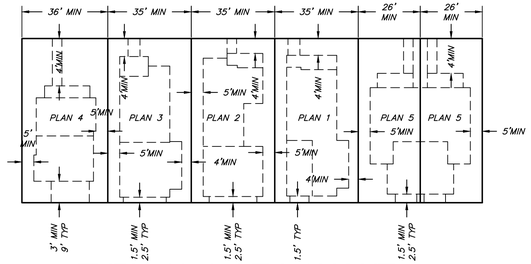
SHEET NO.
4
OF 6 SHEETS



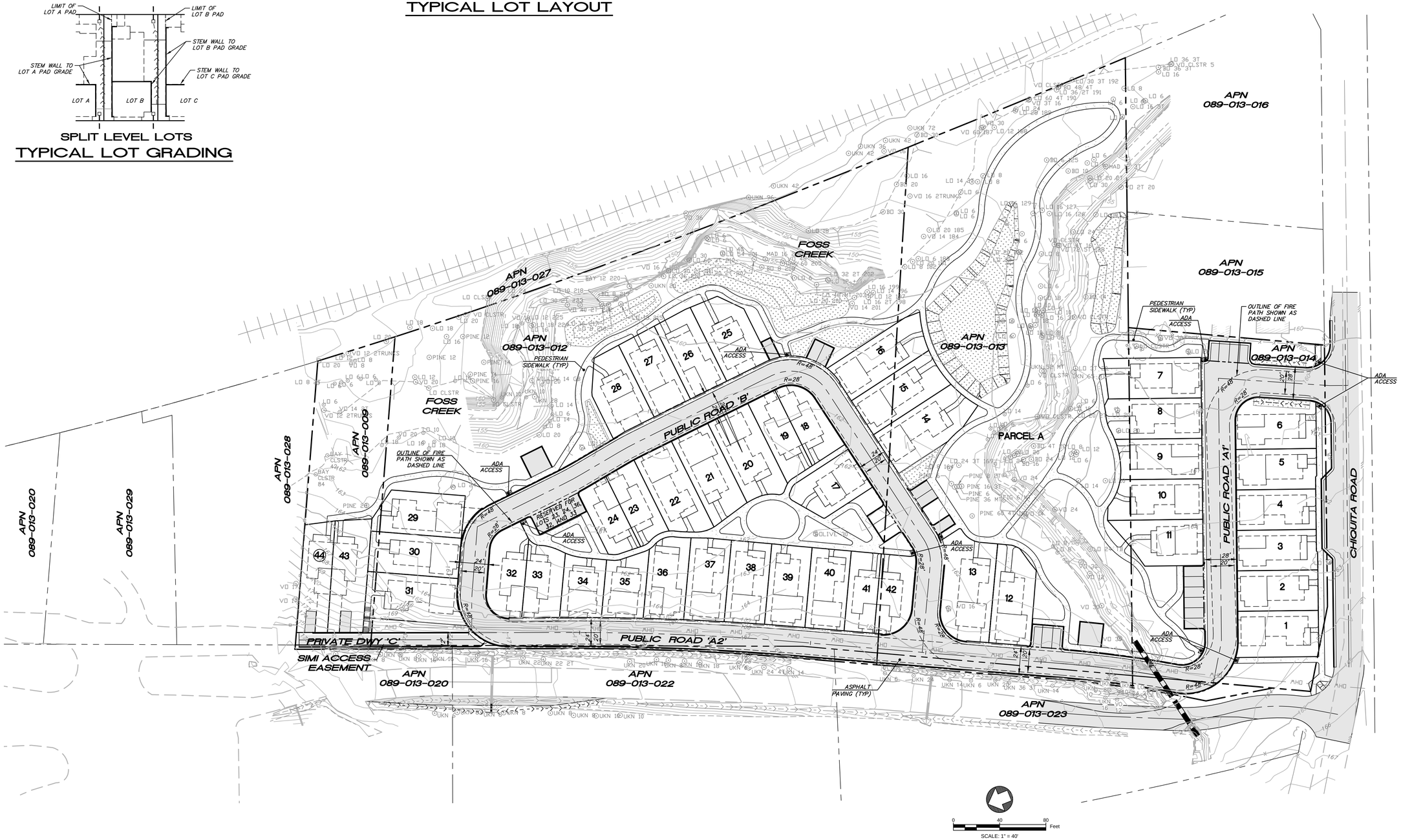
SINGLE LEVEL LOTS

SPLIT LEVEL LOTS

TYPICAL LOT GRADING



TYPICAL LOT LAYOUT



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REVISION	DESCRIPTION	BY	DATE

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513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER • SCOTT L. MUNSELLE • No. 69941 • Exp. 9-30-18 • CIVIL • STATE OF CALIFORNIA

SCOTT L. MUNSELLE DATE
SCOTT L. MUNSELLE
RCE 69941

THE OAKS AT FOSS CREEK

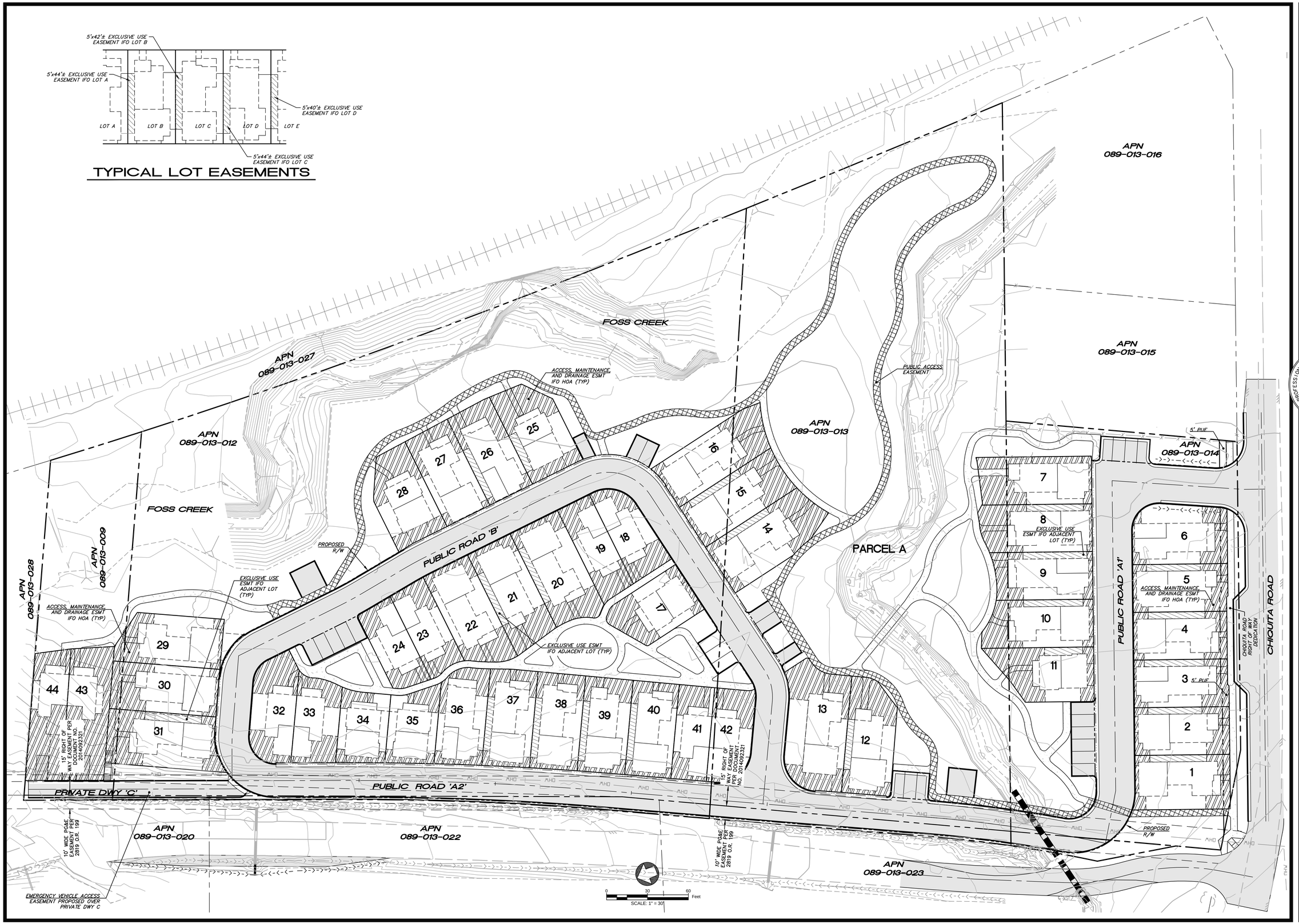
CIRCULATION PLAN & LOT DETAILS

APN 089-013-014, 013, 012, & 009
111, 155, 157 & 165 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43-15

SHEET NO.
5
OF 6 SHEETS



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REVISION	DESCRIPTION	BY	DATE

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HEALDSBURG, CA 95448
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REGISTERED PROFESSIONAL ENGINEER
SCOTT L. MUNSELLE
No. 69941
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

SCOTT L. MUNSELLE DATE
RCE 69941

THE OAKS AT FOSS CREEK

EASEMENT PLAN

APN 089-013-014, 013, 012, & 009
111, 155, 157, & 165 CHIQUITA ROAD
HEALDSBURG, CA

SEPTEMBER 28, 2016

JOB NO.
43-15

SHEET NO.
6
OF 6 SHEETS

Agenda Item #:	4B
Meeting Date:	January 24, 2017
Prepared By:	Kraig Tambornini, Senior Planner
Reviewed By:	Barbara Nelson Barbara Nelson Planning and Building Director

REQUEST FOR PLANNING COMMISSION ACTION

PROPERTY ADDRESS: 165 Grove Court

APPLICANT: Carole Sauers

PROPERTY OWNER: Carole Sauers

SUBJECT: Design Review 2016-20 for a new 11,560 square foot industrial building located at 165 Grove Court, a 1.81 acre property.

RECOMMENDED ACTION(S):

By motion, it is recommended that the Planning Commission approve Resolution No. 2017-05 granting approval of Design Review Permit DR2016-20, based on the recommended findings and subject to the recommended Conditions of Approval in Attachment 1.

PROJECT DESCRIPTION:

The project proposes construction of an 11,560 square foot rectangular industrial building with 21 on-site parking spaces on a portion of a 1.81 acre vacant industrial parcel.

SITE & VICINITY DESCRIPTION:

The industrial site is a level property located east of Grove Street between Chiquita Road and Dry Creek Road, and is one of four industrial parcels on Grove Court. Foss Creek tributary runs across the property from the north to south. The east half of the site is heavily wooded. Oak Grove Apartments is located along the north boundary. The railroad right of way runs along the east boundary, on the opposite side of the property past Foss Creek. The south and west parcels are developed industrial lots, consisting of one-story metal buildings.

The property uses only one-half of the site development area. There remains an equivalent amount of development potential on the opposite side of the creek. However, the development of this portion of the site will require a creek crossing and streambed alteration agreement with State Fish and Wildlife, and significant tree removal.

APPLICABLE GENERAL PLAN AND LAND USE CODE INFORMATION:

General Plan & Zoning Consistency

The project is consistent with the General Plan Industrial land use designation, which provides for manufacturing, warehouse, storage and similar uses, and is within the maximum allowable floor area ratio (FAR) of 050. The property is not within a specific plan area.

Land Use (Zoning) Code

The project is located in the Industrial (I) zoning district which permits warehouse and manufacturing buildings and uses. The project complies with the Industrial District zoning standards as follows:

➢ *Industrial District (Chapter 20.08)*

- **Development Standards:** The property complies with setback requirements, and I district development standards as illustrated in the following table:

Standard	Required	Proposed
Front Yard:	15'	49'
Side Yard:	10'	10'
Rear Yard:	10'	11'
Floor Area Ratio:	0.50 Max.	0.15
Height:	40'	29'11"
Riparian Setback:	35'	35'

A 10-foot minimum setback is required from the interior side and "rear" property lines. The northern boundary line has been determined to qualify as a rear setback, consistent with Section 20.16.005 "yard areas" for a cul-de-sac lot. Given the rectangular shape of the parcel, this could be designated a sideyard with the west interior boundary line designated as a front yard. Regardless, a minimum 10-foot setback is also required from this property boundary given that the adjacent property is zoned residential (RM). Therefore, the maximum setback requirement applies in any case. As designed, the project provides a minimum 10-foot setback from the interior (side) boundary and minimum 11-foot setback from the rear yard boundary, which abuts the RM district. The project is also subject to a 40-foot maximum height limit given that it is adjacent to the RM zoned property. The building height complies, at 29'11" overall feet to the top of the cupola.

➢ *General Development Standards (Chapter 20.16)*

- **Outdoor Storage and Uses/Refuse Enclosure:** The project meets applicable standards for providing a trash enclosure, and has no other outdoor uses proposed. Section 20.16.070 requires trash enclosures to be provided for all residential, commercial and industrial development. The project proposes a small trash enclosure measuring 8' by 20'. This should accommodate at least two 4 yard or two 6 yard bins. The enclosure area generally meets the standards for service required for the site, with front entry access which is required by the municipal waste collection operator (Redwood Empire Disposal). A condition of approval is recommended that the final design shall be verified with the waste hauler that the design is adequate for service needs based on the anticipated tenant(s). If needed, there is sufficient space to increase the depth of the enclosure to accommodate larger or additional bins.
- **Landscaping:** The project complies with the landscaping ratios as follows:

Standard	Required	Proposed
12 percent of vehicle accommodation area	16,950 parking lot area * .12 = 2,028sq. ft.	10,800 square feet of landscape area associated with this project (44,800 square feet of total site area is landscaped or remains undeveloped)
Landscape Planter Dimension (Adjacent to ROW)	Not Applicable	NA

Standard	Required	Proposed
1 Canopy Tree per 10 parking spaces on the perimeter and intervals between parking islands.	2 trees	13 trees, planted along the perimeter of the parking lot.
Interior landscaping required to separate parking rows	Not applicable	Not applicable
Three Feet (3') height within Vision Triangle Required at Driveways	Not applicable	Not applicable
Six Inch (6") curb or barrier required for parking abutting landscaping	6" curbing for parking along boundaries	6" curbing is provided. Curb stops may be needed for spaces along south boundary (to avoid obstruction of drainage swale)

- Parking: The project would comply with the parking standards, subject to minor revisions, as follows:

Standard	Requirement	Proposal
Manufacturing/Wholesale: Min 1 space per 500sf of gross floor area; *Warehouse: 1 space per 1000 sf up to 10ksf, plus 1 space per 2500sf above 10ksf.*	Manufacturing/Wholesale: 11,560/500 = 23 spaces Warehouse: 10,000/1000 (10spaces) + 1,560/2500 (1 space) = 11 spaces	21 spaces. This would accommodate a mix of manufacturing and storage industrial occupancy.
90 Degree Standard, 9x19 *90 Degree Compact, N/A*	9x19 Standard 8x16 Compact, 25% of total parking supply is recommended per the Design Review Manual)	9x18 with 1' overhang into the walkway at the building and the drainage swale at the south boundary. This would reduce the walkway dimension to less than 4-feet. Revision is required to increase the stall depth of spaces 8-11 to 19' with 24' backup, modify spaces 12-15 to compact and spaces 16-21 to standard. This could result in loss of space 21 or the landscaping island adjacent to space 21. Five (5) (25% of total) compact spaces at 8x18 may be allowed subject to design review approval. If compact is not permitted, the parking supply would need to be revised and likely would require removal of as many as 5 spaces (i.e., spaces 12-15 and space 21 conflict with standards as proposed.
ADA Parking	1 van accessible for up to 25 space lot	1 van accessible space provided

Standard	Requirement	Proposal
Driveway	20' driveway aisle (primarily applies to the width of drive aisles)	18' driveway access is proposed and may be approved as recommended by City Engineer, Fire Department and Planning Commission. The existing narrow frontage access dictates the narrow 18' apron at the street. The narrower and angled access drive has been reviewed on sheet C2 to demonstrate it provides sufficient maneuvering for large trucks entering (and exiting) the site.
Backup Space	24'	24' (except for space 21)
Turnaround/Maneuvering Area	Maximum of 2 maneuvers	Space 21 includes located at the end of the parking row has been widened to increase maneuvering area and satisfy the backup and maneuvering standard.
Setback	10 feet min. from entry	Parking is outside of the access stem, in excess of the 10 foot requirement.
Sufficient lighting required with max 14' standards	14' tall light standard height	Two (2) 14' tall light standards are proposed. Additional standards may be required and must be located where they would not conflict with parking overhangs. Building mounted wall packs are also included.
Loading Areas: One berth up to 30,000 sf gross floor area	1 berth measuring 12 feet by 45 feet in length and 14 feet clearance.	Civil sheet C1 shows 1 loading berth area adjacent to parking space 8. However, as designed it does not appear feasible that a large truck could make the maneuvers required to occupy this area, which also would block drive aisles. It is however feasible for loading to occur alongside the building in or adjacent to drive aisles, which should be sufficient for this relatively small warehouse building. Further, depending on the occupancy of the space, the demand for parking and loading will change. If the building is demised into two tenant spaces the need for large truck deliveries may not occur. As a condition of approval, a revised loading area location shall be presented for review to accommodate any large truck deliveries at the site, with adequate clearance for vehicle maneuvering.

Standard	Requirement	Proposal
Bicycle Parking: Lockable parking required for buildings over 5,000 sf	No set amount established by ordinance or in the Healdsburg Bicycle & Pedestrian Master Plan.	None proposed. A condition of approval is required to ensure a bicycle rack is provided near the entry to the building to accommodate bicycle parking. At a minimum, a two space bicycle rack should be provided. The Sonoma County Bicycle and Pedestrian Plan recommends 1 rack per 15 employees with a minimum of 8 spaces per location for an industrial building over 10,000 square feet. Sonoma County regulations require 1 bicycle space per 5 automobile spaces.

- Signs. Generally, businesses may be allowed one square foot of sign area per foot of width of building frontage, not to exceed 200 square feet in aggregate. No signs are proposed at this time. A separate sign permit shall be required for future signage. The building can readily accommodate wall signage. Staff recommends that as a condition of approval signage shall be subject to review and approval by the Planning and Building Director.

➢ *Environmental and Historic Resources Protection (Chapter 20.24)*

- Heritage Tree Protection: The landscape plan identifies that several trees would be removed in the parking area, along the north and east side of the project. Trees in the riparian area would be preserved, and the remainder of the site to the east which is heavily wooded would not be developed at this time. The landscape architect has identified that none of the trees to be removed have a trunk size greater than 18". Therefore, they are not subject to the Heritage Tree ordinance.
- Riparian Setback: A 35 foot setback is required from Foss Creek, and provided. The creek boundary and setback have been determined by a licensed civil engineer and shown on the Civil Plans.

DESIGN REVIEW DISCUSSION/ANALYSIS:

Healdsburg Municipal Code Section 20.28.105.B requires major Design Review by the Planning Commission for a new industrial building. This would also typically include signage for a project that requires Planning Commission action. The Healdsburg Design Review Manual has been established to support conduct of design review. The project is not in an Urban Design District. The applicable criteria of the design review manual are provided as Exhibit 4, and discussed as follows:

Site Planning – The guidelines encourage that a project shall consider its relationship to existing development, on-site development, site amenities, the adjacent residential uses, as well as parking and landscaping enhancement.

The site is an interior industrial lot that is not in a highly visible location, and the plan maximizes site utility. The project satisfies the applicable height and setback requirements of the district. The site plan is considered to be logical and appropriate for development of the industrial lot and is consistent with the development pattern on the adjacent industrial parcels. Considering the Foss Creek setback protections required and provided for the project, the overall landscaping plan is supported with trees and planting along the perimeter and at the front entry.

Architecture – The guidelines recommend selection of colors, materials, roof elements and lighting that is compatible with the site and surroundings. Further, the guidelines encourage attention to entryways, doors, windows, utilitarian equipment and mechanical equipment screening.

The design reflects its purpose as storage/warehouse with standing seam metal roofing and metal siding, pre-finished metal fascia, awnings and brushed aluminum light fixtures. The one-story metal building is compatible with the one-story metal buildings constructed on the adjacent parcels. A four-tone color scheme is proposed that is unique to the building, which includes lighter building accents for the eaves and vents and awnings, lighter color for rollup and man-doors, medium main body color with a darker color for the main entry projection. The color scheme adds interest to the building. Additionally, the building provides a defined main entry, a ventilation cupola and building vents integrated into the design, and attractive horizontal metal awnings over doorways to provide further interest in the building façade as well as weather protection.

Signage – The guidelines promote signage that is conservative, designed for identification, and harmonious with the building. No sign details are proposed at this time. The building and site can accommodate signage. Future signage would be subject to review and approval, which is recommended to be handled at the staff level.

ENVIRONMENTAL ANALYSIS:

The project qualifies for a Class 32 exemption from the California Environmental Quality Act (CEQA), pursuant to the CEQA Guidelines Section 15332, which applies to in-fill development on properties that are 5 acres or less in size, located in an area that is surrounded by existing development and served by existing urban infrastructure, and which would not be in an environmentally sensitive location. The subject site is a graded and level industrial lot that is served by a public road and has access to all necessary utilities at the public street. The findings for use of this exemption would be satisfied as follows:

A. *The project is consistent with the applicable general plan designation of Industrial and all applicable general plan policies, as well as with applicable zoning designation and regulations as the project conforms to all development standards for Industrial zoned properties.*
B. *The proposed development occurs within city limits on a project site of no more than five acres (subject property is 1.81 acres) substantially surrounded by urban uses, including industrial and residential uses.*
C. *The project site has no value as habitat for endangered, rare or threatened species as it is currently vacant, and is considered an urban area according to the City of Healdsburg General Plan Background Report.*
D. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Anticipated traffic levels are well below the City threshold for requiring a traffic study found in its CEQA Implementation Procedures of 2,000 trips per day. Noise levels would be typical of those found in industrial areas and would not exceed the City's noise ordinance. Air quality impacts will be avoided with implementation of condition of approval no. 6 related to dust control measures during construction. And water quality would not be negatively impacted as the required setback from Foss Creek is maintained and a significant bio-retention area is proposed between the proposed development and Foss Creek. Additionally, the project was reviewed by City Departments, and there was no indication that the project would result in any said significant effects. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.*
E. *The site can be adequately served by all required utilities and public services. The project was*

reviewed by City Departments, including the Electric and Public Works Departments, and the proposed use can be accommodated within existing capacities.

FISCAL INFORMATION:

The project is a privately funded development project and does not involve the use of public funds. All costs associated with entitlement review have been submitted, and subsequent building permit reviews and inspections shall be paid by the developer.

DEPARTMENT COMMENTS:

The application been referred for review by all City Departments and it has been found that the project can be constructed in a manner that would comply with the applicable standards that would be required by each of the reviewing departments. Comments received have been incorporated into the proposed conditions of approval.

FINDINGS:

The Planning Commission is required to make the following findings in order to approve a Major Design Review application; staff has provided suggested findings below.

<u>Major Design Review Application 2016-20</u>

A. *The proposed development is consistent with the Healdsburg General Plan 2030 policies, as follows:*

   The industrial building is consistent with the Industrial land use designation, and would comply with the zoning standards adopted to implement the applicable General Plan policies. There are no site specific policies applicable to this site or development.

B. *The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Design Review Manual, as may be amended from time to time.*

   The architecture and site design and building color scheme comply with the applicable industrial design review criteria as discussed in the January 24, 2017 staff report to the Planning Commission. Specifically, the building height and setbacks respect the adjacent multi-family residential use to the north, the project provides landscaping enhancement on the perimeter, high quality metal building materials and finishes, screening of mechanical equipment and trash areas, building accents and defined entry features that add interested and a four-tone color scheme that would be harmonious with the site and building design.

C. *The proposed development or use is consistent with the purposes of the zoning district in which it is located.*

   The industrial use is consistent with the Industrial zoning designation. As discussed in the January 24, 2017 staff report to the Planning Commission. As proposed and conditioned, the project complies with all applicable land use, setback, height, parking, landscaping, screening and signage standards established in the Land Use Code.

D. *The proposed development or use is consistent with any conditions imposed by the Planning Commission with respect to any matter related to the purpose of design review.*

The project would include conditions of approval that have been identified as required to ensure compliance with the Land Use Code. The conditions of approval would not require any significant changes to the project proposal and can be implemented with final plans submitted for building permits.

EXHIBITS:

1. Resolution No. 2017-05 Approving DR2016-20
2. Conditions of Approval (PC Resolution Attachment A)
3. Aerial Vicinity Map
4. Industrial Design Guidelines Excerpt
5. Project Plans

Exhibit 1

PC RESOLUTION NO. 2017-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING A DESIGN REVIEW PERMIT DR2016-20 FOR A NEW 11,560 SQUARE FOOT INDUSTRIAL BUILDING AT 165 GROVE STREET (APN: 009-071-017

WHEREAS, on December 2, 2016, Carole Sauers submitted an application for a new 11,560 square foot industrial building on the 1.81 Industrial parcel at 165 Grove Street; and

WHEREAS, the application was accepted as complete and noticed for hearing on January 13, 2017; and

WHEREAS, on January 24, 2017, at a properly noticed public hearing the Planning Commission considered the application DR2016-20 for construction of the new industrial building and related site improvements, including all pertinent documents, the project staff report, and received public comments before making its decision; and

WHEREAS, the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32) categorical exemption which applies to in-fill development as the project complies with each of the following findings contained in the State CEQA Guidelines for use of the exemption:

A. *The project is consistent with the applicable general plan designation of Industrial and all applicable general plan policies, as well as with applicable zoning designation and regulations as the project conforms to all development standards for Industrial zoned properties.*
B. *The proposed development occurs within city limits on a project site of no more than five acres (subject property is 2.08 acres) substantially surrounded by urban uses, including industrial and residential uses.*
C. *The project site has no value as habitat for endangered, rare or threatened species as it is currently vacant, and is considered an urban area according to the City of Healdsburg General Plan Background Report.*
D. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Anticipated traffic levels are well below the City threshold for requiring a traffic study found in its CEQA Implementation Procedures of 2,000 trips per day. Noise levels would be typical of those found in industrial areas and would not exceed the City's noise ordinance. Air quality impacts will be avoided with implementation of condition of approval no. 6 related to dust control measures during construction. And water quality would not be negatively impacted as the required setback from Foss Creek is maintained and a significant bio-retention area is proposed between the proposed development and Foss Creek. Additionally, the project was reviewed by City Departments, and there was no indication that the project would result in any said significant effects. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.*
E. *The site can be adequately served by all required utilities and public services. The project was reviewed by City Departments, including the Electric and Public Works*

Departments, and the proposed use can be accommodated within existing capacities.

NOW, THEREFORE BE IT RESOLVED that the Healdsburg Planning Commission does hereby approve DR2016-20 based on the following findings and subject to Conditions of Approval provided as Attachment A:

A. *The proposed development is consistent with the Healdsburg General Plan 2030 policies, as follows:*

   The industrial building is consistent with the Industrial land use designation, and would comply with the zoning standards adopted to implement the applicable General Plan policies. There are no site specific policies applicable to this site or development.

B. *The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Design Review Manual, as may be amended from time to time.*

   The architecture and site design and building color scheme comply with the applicable industrial design review criteria as discussed in the January 24, 2017 staff report to the Planning Commission. Specifically, the building height and setbacks respect the adjacent multi-family residential use to the north, the project provides landscaping enhancement on the perimeter, high quality metal building materials and finishes, screening of mechanical equipment and trash areas, building accents and defined entry features that add interested and a four-tone color scheme that would be harmonious with the site and building design.

C. *The proposed development or use is consistent with the purposes of the zoning district in which it is located.*

   The industrial use is consistent with the Industrial zoning designation. As discussed in the January 24, 2017 staff report to the Planning Commission. As proposed and conditioned, the project complies with all applicable land use, setback, height, parking, landscaping, screening and signage standards established in the Land Use Code.

D. *The proposed development or use is consistent with any conditions imposed by the Planning Commission with respect to any matter related to the purpose of design review.*

   The project would include conditions of approval that have been identified as required to ensure compliance with the Land Use Code. The conditions of approval would not require any significant changes to the project proposal and can be implemented with final plans submitted for building permits.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 24th day of January, 2017, by the following vote:

AYES:
NOES:

ABSENT:
ABSTAIN:

Approved:

Attest:

Phil Luks, Chair

Barbara Nelson, Secretary

Exhibit 2

ATTACHMENT A
PC RESO 2017-05

CONDITIONS OF APPROVAL

165 Grove Street Industrial Building
(APN: 009-071-017)
Major Design Review Permit DR2016-20

Planning & Building Department

1. Plans submitted for construction of the project including building colors, materials, finishes and site plan details shall be substantially the same as presented for approval consisting of Architectural plans A-1 through A-7 prepared by Ken LaFranchi and dated 01/05/17, Civil plans C1 and C2 prepared by Kurt Kelder and dated 01/13/16, and Preliminary Planting Plan (2 pages) prepared by Phil Manoukian dated 1/12/2017; except as further conditioned herein. Any modification to the approved plan must receive prior approval of the City of Healdsburg. Minor modifications may be approved by the Planning and Building Director; major modifications will require Planning Commission approval.

2. The location of mechanical and accessory utility facilities shall be identified on the building permit plans. All such equipment shall be screened from view. The storage of materials outside is not approved.

3. Occupancy of the building for other than warehouse and storage uses is limited to the available parking supply, as approved on final plans submitted and approved for issuance of a building permit.

4. Compact parking spaces may be permitted for not more than 25% of the parking area. At least one ADA accessible parking space is required based on the proposed number of spaces provided on-site.

5. The final trash enclosure details shall be submitted for review and approval based on the design and sizing specifications recommended by the local municipal waste collection provider.

6. The final parking plans shall be revised as follows:
    a. A curb stop shall be required for parking spaces along the south boundary to allow a 1 foot overhang into the drainage swale but prevent vehicles wheels from blocking drainage flow.
    b. Parking spaces 8-11 shall be revised to provide a 19' deep standard space with 24' of backup space provided, in order to avoid blocking the minimum required 4' walkway adjacent to the building or the drive aisle.

c. Parking spaces 12-15 shall be changed to compact parking in order to avoid blocking the minimum required 4' walkway adjacent to the building or the drive aisle.
d. Parking spaces 16-21 shall be revised to standard parking spaces, which may result in loss of space 21 or reduction in adjacent landscaping island at the end of this parking row. Overhang into the landscape area may be allowed where it would not conflict with placement of any trees or light standards.
e. A bicycle rack shall be installed at the main entry to the building.

7. Final lighting plans shall be provide demonstrating sufficient illumination of the parking area will be provided, without causing excessive lighting or glare, or spillover onto adjacent properties or the riparian area. All light standards shall be no taller than 14-feet.

8. Revised details for a loading berth shall be provided subject to review and approval by the City Engineer and Planning and Building Director. Loading space shall be accessible and shall not block required vehicle maneuvering areas.

9. Signage for the building shall be subject to review and approval by the Planning and Building Director. This review shall be conducted to ensure consistency with this approval, the Sign regulations and sign design criteria in the Design Review Manual.

10. Design Review 2016-20 shall lapse and become void one year following the date on which the approval became effective, unless a building permit is issued prior to this date, and construction is commenced and diligently pursued toward completion of the project.

11. All requirements of the City's Public Works, Utilities and Fire Departments provided in response to the Design Review application are required to be met prior to issuance of a building permit or occupancy.

Fire Department

1. Sprinkler System: A fire sprinkler system conforming to NFPA-13 (2016 Edition) shall be installed in the proposed building. Plans for said system shall be submitted to, and approved by the fire department prior to installation under separate cover. Said system shall be monitored for flow and tamper of all control valves by an approved central station. Approved locking Fire Department Connection caps shall be provided. New system shall also include new fire hydrants located within 100 feet of the FDC, or as approved by the fire code official, except where existing fire hydrants are at locations that satisfy this requirement. Also see Fire Alarm below. CFC 903.2, CFC 901.4, City Ordinance 1157, Sec. 903.2.20.3 – 903.2.20.6, 903.3.1, 903.3.7, 903.4, Table C105.1 Footnote g
2. Fire Main Underground: A separate plan submittal to the Fire Department is required for the underground fire (protection) main. Installation shall meet the requirements of NFPA-24 (2016 Edition) and fire department standards. Submit two sets of plans with details and the permit fee.
3. Encroachment Permit: An encroachment permit may be required from public works prior to perform any work on this project.

4. Fire Alarm: A fire alarm system shall be installed that meets the requirements of California Building Code. Installation shall be in accordance with NFPA-72 (2016 Edition). The fire alarm system capable of supervising the new or extended fire sprinkler system for flow and tamper shall be installed in the structure(s) requiring sprinklers. System shall include an audible and visual alarm as required. Plans for said systems shall be submitted to and approved by the fire department under separate cover prior to installation. CFC 907.2, City Ordinance 1157, Sec. 903.4.1, 903.4.2, 907.2.8.1
5. FDC Location: With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section 507.5.1.1). City Ordinance 1157, CFC 912.2 *FDC will be located as not to block the driveway to the building when connected to the existing fire hydrant on Grove Ct.*
6. Fire Hydrant: Fire hydrants shall be located within 100 feet of the FDC, or as approved by the fire code official. City Ordinance 1157, Table C105.1 Footnote g *The existing fire hydrant within Grove Court meets this requirement.*
7. Turn Around: Provide and approved turnaround for fire department's apparatus equipment, per the City of Healdsburg Fire Prevention Standard No. 4. This can be found on the City of Healdsburg website under the Fire Department, Fire Prevention page. *The turnaround shown meets this requirement.*
8. No Parking Fire Lane Signage: No parking/tow away fire lane signs shall be installed. Such signs shall be approved and placed at locations specified by the fire department in accordance with fire prevention standard No. 4, CFC-503.3. Healdsburg Public Works Standards: ST-10, ST-11 *Signs shall be installed where the fire department turnaround is located.*

Electric Department

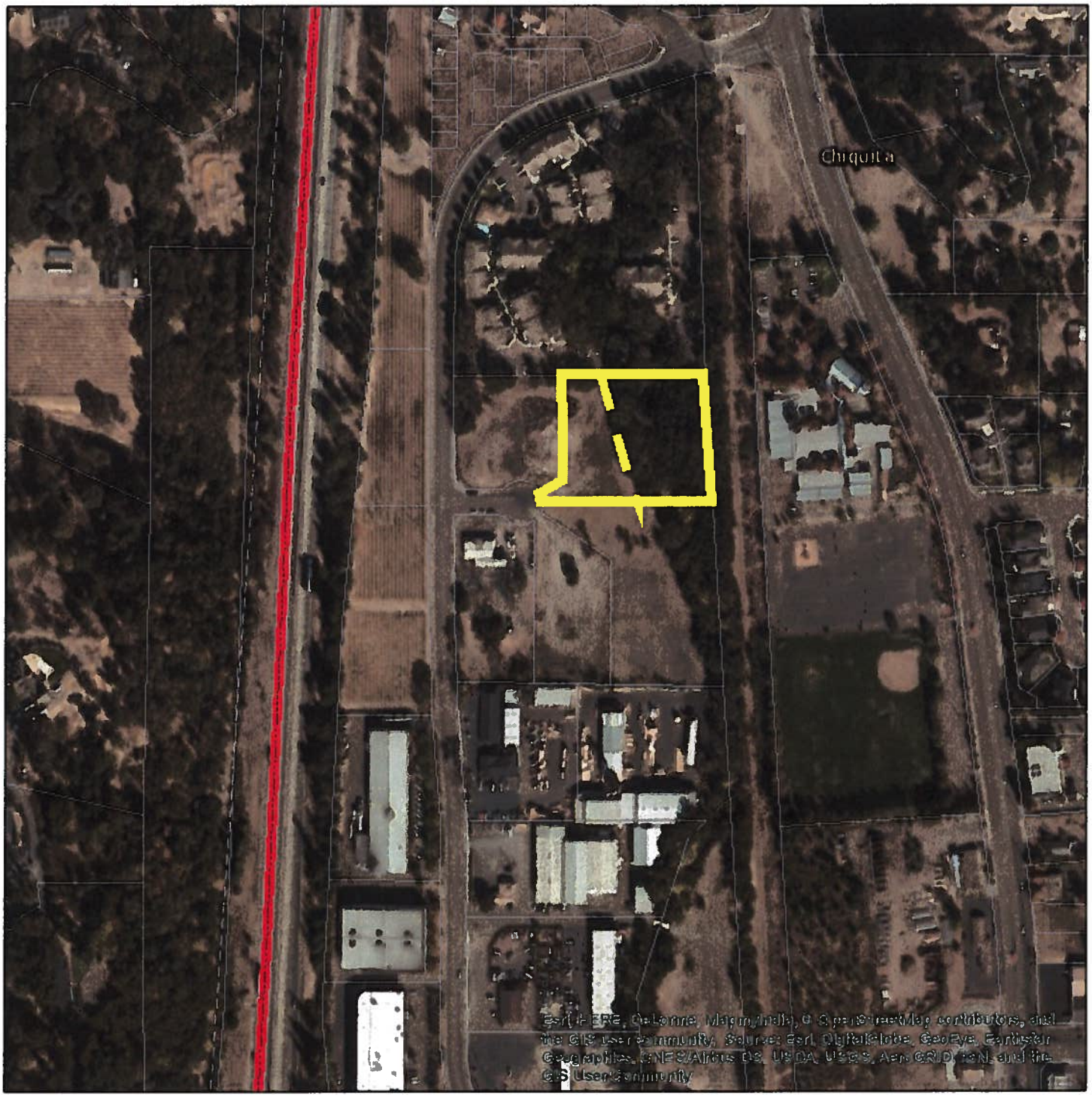
The following general comment(s) will be in effect throughout the project:

1. In general this project will require a pad-mounted transformer and other utility equipment. All utility equipment (new and existing) must be located outside of locked gates, providing twenty-four hour access to City personnel. A minimum of three feet of clear space is required around the transformer with an additional eight feet of clear space in front of the transformer.

2. All work must be done in accordance with the City Electric Service Requirements. The City Electric Department will work with the contractor throughout the project to determine locations of electrical equipment. The final design of the service and estimation of service fees will be developed during the building permit process.

3. Public utility easements will be required across this site and will be determined during the building permit process.

Exhibit 3 - Aerial Vicinity Map



Healdsburg GIS Department

Legend

- Tax Parcels
- Municipal Boundaries

Date: 1/19/2017

0 190 380 Feet

For display purposes only. Not to be used for engineering or surveying purposes.

ATTACHMENT NO. Ø

EXHIBIT NO. 4

Section 12 Industrial Development

1. **Purpose**

   Design Review of industrial development is intended to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area, and to produce an environment of stable, desirable character.

2. **Applicability**

   These Design Guidelines shall apply to the design of all development and improvements in the M-L Limited Industrial District, the M-G General Industrial District and the M-C-I Mixed Commercial and Industrial District. Development on Old Redwood Highway between Highway 101 and Bailache Ave. shall conform to the Design Guidelines for Old Redwood Highway in terms of the areas of concern specifically covered by those provisions; however, these Design Guidelines shall apply in all other respects.

3. **Scope of Design Review**

   The following areas shall be considered in the design review process:

   A. Site Planning

      (1) Appropriateness of setbacks, site coverage and building heights.

      (2) Adequacy of parking and vehicular and pedestrian circulation.

      (3) Relationship to abutting or adjacent sites and land uses.

      (4) Preservation of natural site amenities.

      (5) Use of landscaping.

      (6) Use of outdoor lighting and furniture.

   B. Architecture

      (1) Scale, mass, bulk and proportion.

      (2) Compatibility with the desirable qualities of the neighborhood and/or streetscape.

      (3) Compatibility of building materials and details for all structures within a project.

      (4) Relationship to other structures, parking and accessory elements of a site.

      (5) Screening of utility and mechanical features.

      (6) Design of fences and walls.

   C. Signage

      (1) Appropriateness of sign design, color and materials.

      (2) Relationship to building(s), site and landscape elements.

      (3) Lighting of sign(s).

4. **General Design Standards**

   While encouraging the broadest possible range of individual and creative design, the following standards shall apply to all development.

A. Relationship to Existing Development

(1) New development is not necessarily required to match surrounding existing development; however, in areas with a distinct character, compatibility with such design elements as setbacks, massing, materials, colors, roof pitch and wall openings is encouraged.

(2) The siting and orientation of buildings should be sensitive to the pedestrian or vehicular nature of the abutting street(s) wherever possible, considering the nature of the proposed use.

B. On-site Relationships

(1) A project containing many buildings should consider the size and massing of all buildings in relationship to each other.

(2) Multi-tenant projects should have a unified design theme, including the consistent use of architectural elements, materials, colors and textures. Additions and alterations should be consistent with and enhance the design theme.

(3) Inaccessible yards and similar outdoor spaces that would tend to be ignored, thereby leading to the accumulation of trash and weeds, should be avoided.

(4) Consideration should be given to the design of all of a building's elevations.

C. Preservation of Natural Site Amenities

Waterways, view, mature trees and tree groupings, and significant vegetation should be preserved and incorporated into development proposals. Such features should be considered as strong site design determinants.

5. Colors and Materials

A. Building Colors

Building colors should be compatible with the surrounding area and should reinforce the visual character of the environment of the proposed building. Generally, building colors should be subdued and not garish, and should not become "signing" for the building or site.

B. Building Materials

(1) The use of building materials that reflect the "natural" character of the City, such as wood, stone and brick, is encouraged.

(2) All exposed metal surfaces should have factory-applied finishes.

6. Openings

A. Entryways

(1) Public entrances to buildings should be clearly defined and integrated with building and landscape designs. They should be architecturally detailed to serve as focal points and pleasant invitations to visitors.

(2) Public entryways to centers, complexes and other multi-tenant projects should be defined through special landscaping or other type of design treatment.

B. Windows and Doors

(1) The placement and detailing of windows and doors should be considered an integral part of the architectural composition. The location of openings should not be determined solely by interior requirements.

(2) The color and tinting of glass should be compatible with the color of the exterior walls.

7. **Utilitarian Design Elements**

A. Utilities and Mechanical Equipment

(1) All new utility lines on and serving a project site shall be underground. Above ground reduced pressure backflow devices and other required aboveground facilities shall be screened by landscape or other means.

(2) Mechanical equipment and accessory utility facilities, including roof-top equipment, shall be screened from view or integrated with the design of the building. This requirement shall apply to the construction of new buildings and to any alterations of mechanical systems of existing buildings that results in significant changes in such roof-top equipment and appurtenances.

B. Trash Enclosures

Trash areas shall be concealed from public view.

8. **Other Design Considerations**

A. Roofs

When exposed to view, roofs are a significant element in establishing a building's appearance and character and should be an attractive part of its total design.

B. Exterior Lighting

Exterior lighting shall be stationary and deflected away from adjacent properties. The light source shall not be visible off-site. Free-standing light fixtures should be limited to a height of 15 feet and the fixture style and design should be compatible and consistent with the building design.

C. Handicapped Access

Handicapped access shall be provided in accordance with the requirements of Title 24 of the State Building Code.

D. Address Display

The address of all buildings shall be displayed in a manner acceptable to the Healdsburg Fire Department.

9. **Impact Minimization**

A. Enclosure of Activities

Wherever possible, all business, service and processing activities shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, permitted outdoor storage and displays, gasoline service stations, and utility substations and equipment installations.

B. Screening Adjacent to Residential Zones

Wherever industrially zoned property abuts a residential zone a solid decorative fence or wall, or other appropriate screening, shall be erected along the property line abutting the residential zone when the industrial property is improved.

10. **Landscaping**

Landscaping planning should be an integral element of a project's design. Sensitive landscaping helps buildings blend with their surroundings.

A. Landscape Design

(1) Plans and specifications for landscaping, irrigation systems, tree preservation and slope planting for erosion control shall reflect use of the following:

a. Planting material of a type, size and placement compatible with the project and surrounding land uses.

b. Sound soil preparation and planting practices, and,

c. Proper irrigation for healthy plant growth and maturation and the avoidance of the watering of buildings, public ways and pedestrian access.

(2) Planting area soil should be tested and soil amendments should be incorporated into the soil to correct any deficiencies identified by the test.

(3) The scale and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings generally should be complemented by large-scale landscaping. Landscaping of sites on major streets should include large-scale trees.

(4) The use of indigenous, native plant materials is encouraged.

(5) Live plant materials generally should be used in all landscaped areas. Bark should be utilized as mulch; not as a permanent form of ground cover.

(6) Landscaping should be used to separate parking areas from buildings, to provide a visual landscaped foreground for buildings and to enhance the perimeter of a project.

(7) Water-conserving landscape design is strongly encouraged.

B. Installation

All landscaping and planter areas shall be installed consistent with a project's approved landscape plan, prior to final building permit sign-off for the project.

C. Maintenance

Landscaped areas shall be continually maintained in good condition and kept clean and weeded. Dead or dying plant material shall be replaced consistent with the approved landscape plan. Plantings shall be maintained under optimum growing conditions.

D. Irrigation

All landscaped areas shall be served by an automatic irrigation system that includes an adequate backflow device. Sprinklers shall be spaced to assure complete coverage of a landscaped area. Water conserving irrigation design is encouraged.

E. Slope Planting

Slopes shall be planted with hardy, well-adapted and drought-resistant plants. Rooted cuttings of permanent ground cover plants shall be planted or the slopes shall be hydroseeded.

F. Open Space Areas

Landscape plans for open space areas containing significant natural vegetation should preserve existing vegetation to the greatest extent feasible and enhance them through supplemental planting with appropriate species.

11. Parking Design

A. Landscaping of Vehicle Accommodation Areas

(1) Landscaped areas shall be distributed throughout the vehicle accommodation area to visually separate parking areas into small increments. The vehicle accommodation area means the area of a site used by vehicles for access, circulation, parking and loading and unloading activities.

(2) A minimum of one tree shall be provided for every 10 parking spaces and located so as to visually disrupt long rows of parked vehicles (trees may be clustered). Canopy-type trees should be used to provide a relatively consistent tree cover that will shade the pavement and vehicles.

(3) Where vehicles are to be parked immediately adjacent to a public or private street, a screen with a minimum height of 30 inches, measured from the finished surface of the parking area, shall be provided.

(4) Landscaping shall be provided between a building and a contiguous parking or circulation area in a manner satisfactory to the Planning Commission.

(5) All landscaping within vehicle accommodation areas should be contained within a brick or masonry planter box or by a concrete curb not less than six inches high.

B. Lighting

(1) Public parking areas designed to accommodate three or more vehicles shall have lighting facilities capable of providing sufficient illumination at every point of the parking area.

(2) Any parking area illumination, including security lighting, shall be so arranged as to reflect away from adjoining properties and rights-of-way.

C. Common Driveways

Driveways which provide vehicular access to more than one site are encouraged.

D. Location of Loading Spaces

(7) Loading spaces required by the Zoning Ordinance shall be located immediately adjacent to the exterior wall of the building they serve or within the building.

(8) Loading spaces shall not be located in any required front or side yard setback.

(9) The location of loading spaces should consider potential impacts on adjacent uses.

(10) Loading spaces should be so located and designed so that trucks are not required to back into a public street for ingress or egress. Truck maneuvering areas should be provided on-site where necessary to comply with this requirement.

(11) Loading spaces should be concealed from public view.

12. Fences and Walls

The following standards shall apply to the design of fences and walls:

A. All sides of perimeter fencing exposed to public view should be finished in a manner compatible with the building, property and neighborhood of which it is a part.

B. Fences and walls shall be maintained in a neat and orderly condition

C. No portion of a wall or fence shall be used for advertising or display.

13. Outdoor Storage and Service Areas

Outdoor storage and service areas shall be subject to the following design standards:

A. All raw material, equipment and finished projects shall be kept in an approved storage area.

B. Storage and service areas should be screened from off-site view wherever possible.

C. Storage areas should be limited to the rear of a site.

14. Signs

A. Signs should primarily identify the business, establishment or type of activity conducted on the same premises, or the project or service offered thereon.

B. They should be restrained in size and design, and, as an identification device, should not excessively compete for the public's attention.

C. A sign's materials, colors, textures, size, shape, height, placement and design should be harmonious with the building, property and neighborhood of which it is a part.

(1) A monument design is required for freestanding signs. Such signs should have a maximum overall height of eight feet, including any base.

(2) A sign's illumination should utilize the lowest possible level consistent with adequate identification and readability, and should be directed solely at the sign or be internal to it. External lighting sources should be unobtrusive in design.

(3) A sign program shall be required for all projects. Such a program shall include exhibits showing the location, size, color, materials, lighting and orientation of all proposed signs and any existing signs proposed to remain.

(4) Freeway-oriented signs are unacceptable.

(5) No portion of a sign should extend above the building façade to which it is affixed.

15. Building Setbacks and Height

A. Setbacks Adjacent to Public Right-of-Way

Structures shall be set back from any public right-of-way a minimum distance of 15 feet. Improvement in this 15-foot setback area shall be limited to landscaping, curb cuts and associated driveways, and monument signs

B. Building Height

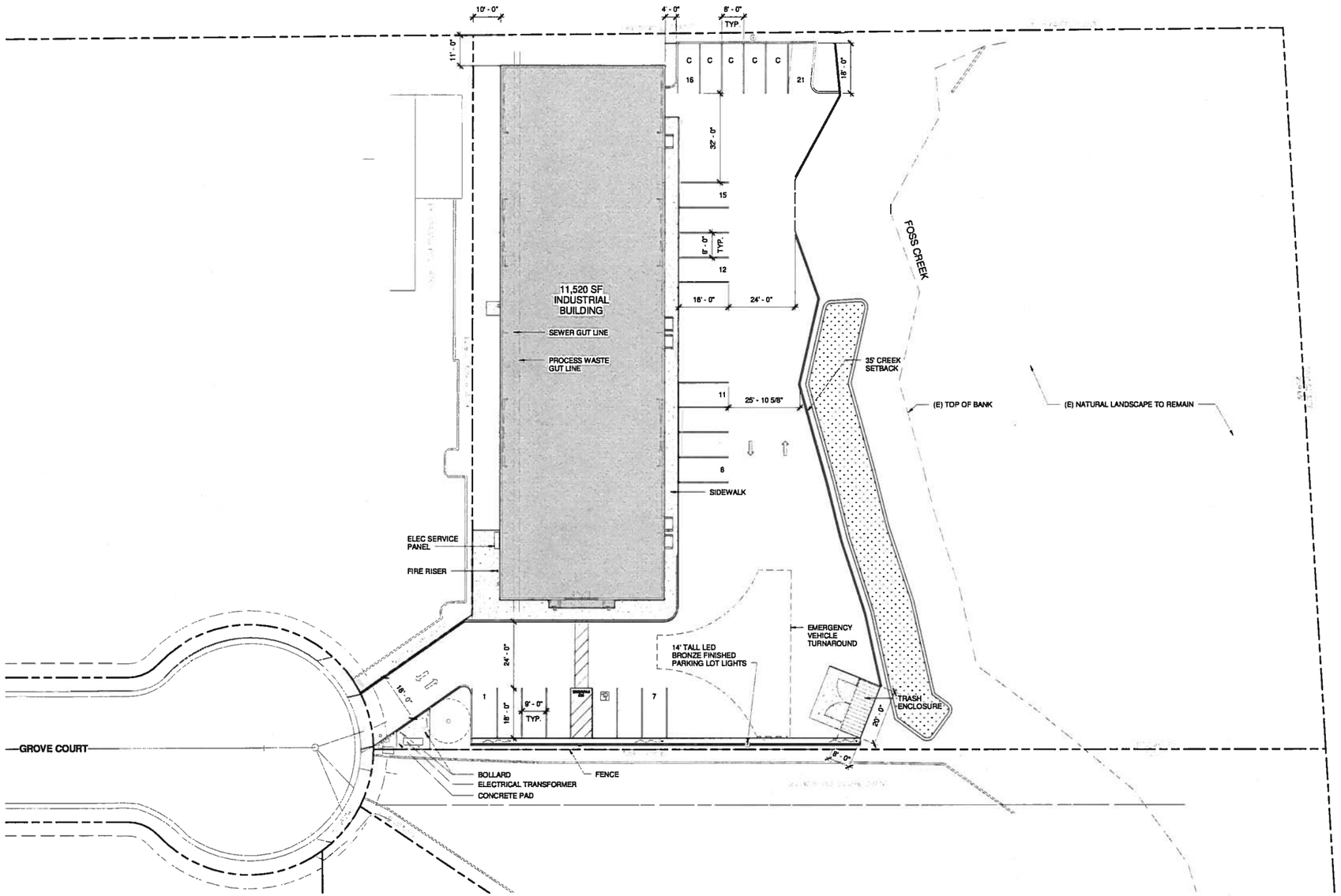
The maximum height of a building adjacent to a public right-of-way shall be determined by a 60 degree vertical angle beginning at the edge of the right-of-way and extending onto the property, as illustrated in the accompanying diagram, to a maximum height prescribed by the Zoning Ordinance. The minimum setbacks associated with the building heights defined by the 60-degree angle are shown in the attached table.

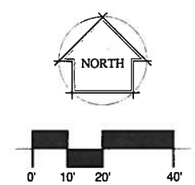
16. Related Standards

The following should also be referred to for further information regarding the design of industrial development:

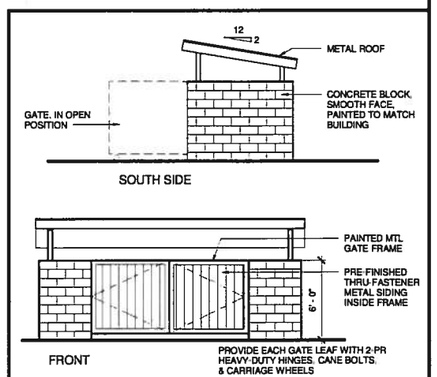
Parking Design Standards (Section 3 of this document)

Old Redwood Highway Design Guidelines





A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



1 TRASH ENCLOSURE ELEVATIONS
3/16" = 1'-0"

GENERAL SHEET NOTES

1. -

SHEET KEYNOTES

PARKING REQUIREMENTS			
ROOM NAME / USE	RATIO 1	GROSS AREA	# PARKING
OFFICE	300	1,000 SF	3
MANUFACTURING	500	5,000 SF	10
WAREHOUSE	1,000	6,000 SF	6

TOTAL STALLS REQUIRED = 19
TOTAL STALLS PROVIDED = 21

STANDARDS STALLS = 8' - 0" x 18' - 0" = 16

COMPACT STALLS = 8' - 0" x 16' - 0" 25% = 5

TOTAL = 21

NO.	DATE	REVISION

Lafranchi
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165 GROVE COURT

165 Grove Court, Healdsburg, CA 95448

01/05/17
As indicated
14-20

A-1

GENERAL SHEET NOTES

1. WHERE ILLUMINATED EXIT SIGNS ARE REQUIRED BY CBC SECTION 1011.1 and THE BUILDING OFFICIAL, TACTILE (RAISED CHARACTERS AND BRAILLE) EXIT SIGNAGE IS REQUIRED. LOCATE SIGN ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM or SPACE. IDENTIFY WITH THE WORD "EXIT". MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLE ON THE RIGHT. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS or STANDING WITHIN THE SWING OF A DOOR.

2. ONE 2A-20B:C FIRE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SF OF THIS OCCUPANCY. FIRE EXTINGUISHERS SHALL BE LOCATED IN THE PATH OF TRAVEL, ADJACENT TO EXITS, SO THAT NO POINT IN BUILDING IS MORE THAN 50 FEET TRAVEL DISTANCE FROM A FIRE EXTINGUISHER IN THE SPACE.

SHEET KEYNOTES

NO.	DATE	REVISION

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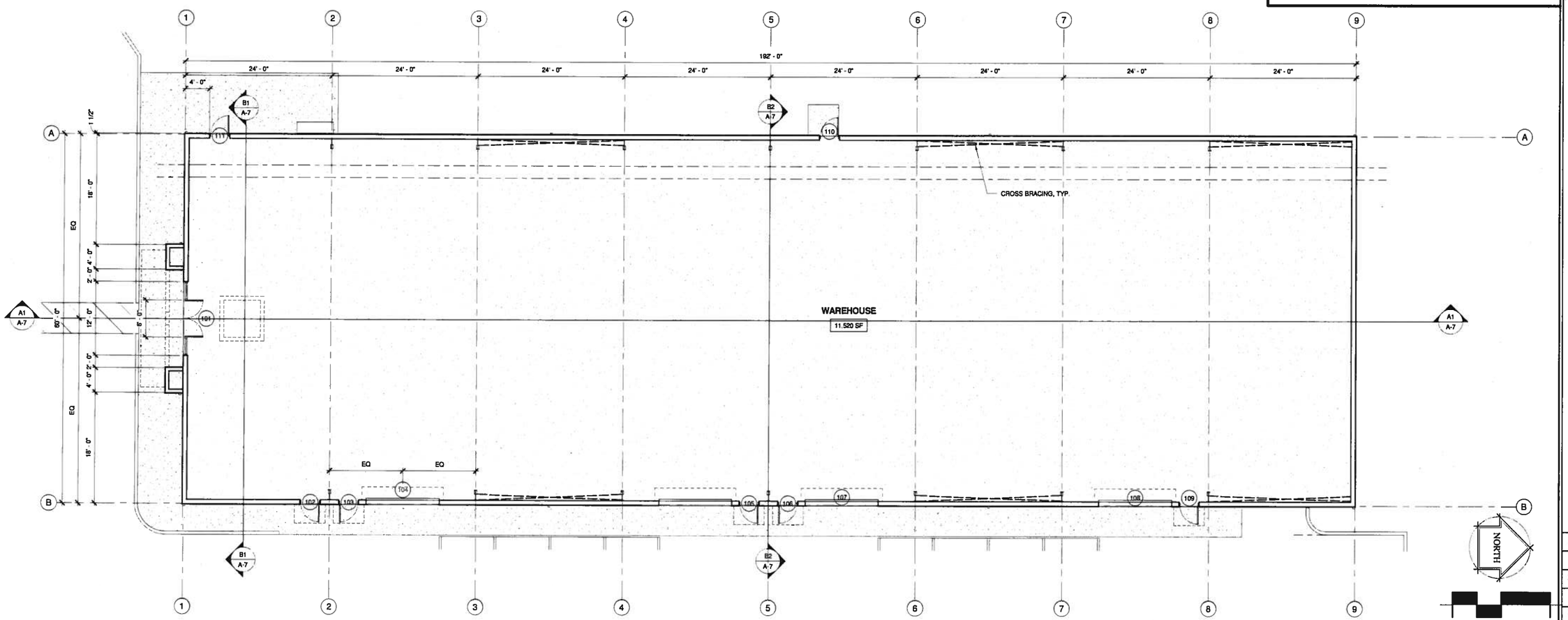


A1 FLOOR PLAN
1/8" = 1'-0"

165 GROVE COURT

165 Grove Court, Healdsburg, CA 95448

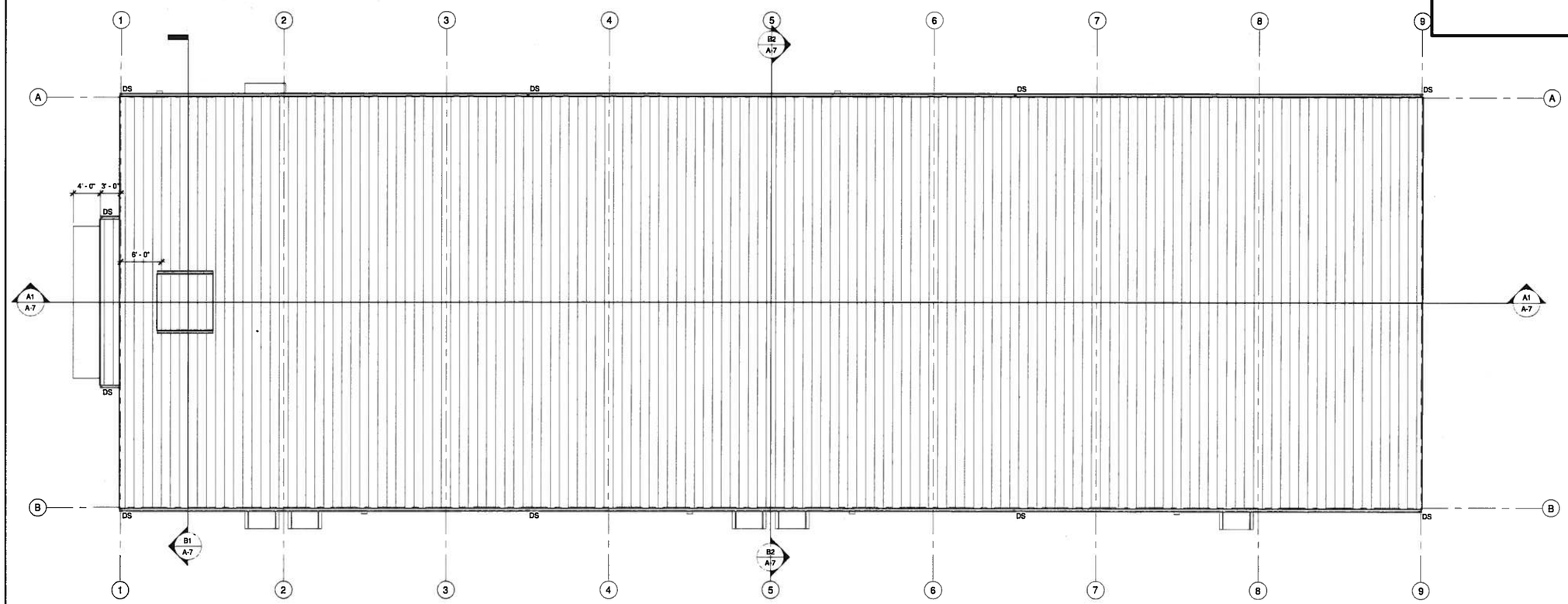
DATE	01/05/17
SCALE	1/8" = 1'-0"
JOB NO.	14-20

A-2

GENERAL SHEET NOTES

1. x

SHEET KEYNOTES



A1 ROOF PLAN
1/8" = 1'-0"

NO.	DATE	REVISION

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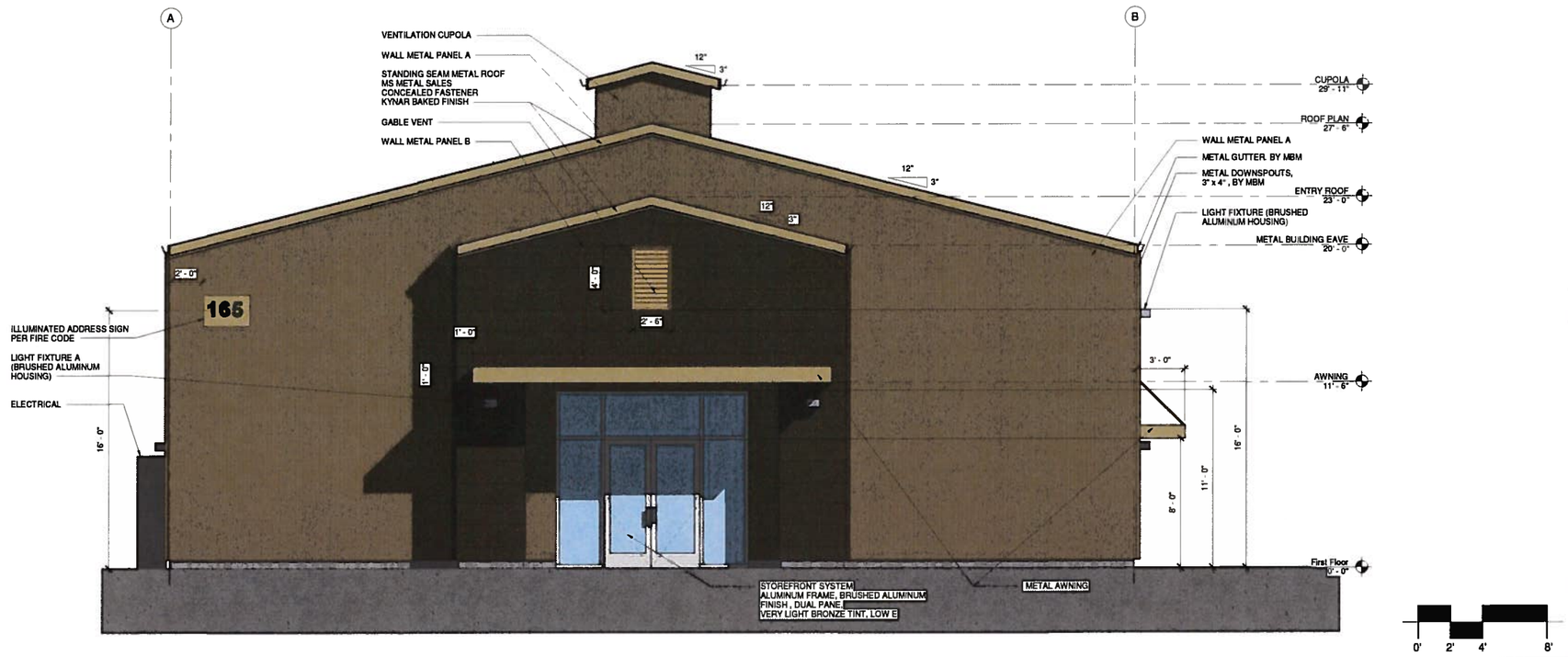
165 GROVE COURT

165 Grove Court, Healdsburg, CA 95448

DATE	01/05/17
SCALE	1/8" = 1'-0"
JOB NO.	14-20

A-4



B1 SOUTH - EXTERIOR ELEVATION
1/4" = 1'-0"

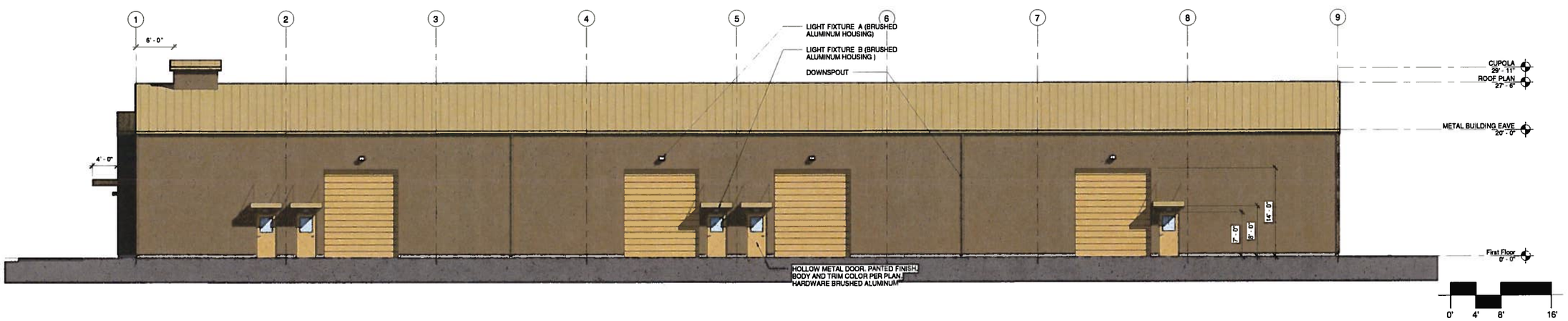
GENERAL SHEET NOTES

1. x

SHEET KEYNOTES

EXTERIOR BUILDING COLORS

MAIN WALL PANEL A & DOWNSPOUTS:	LIGHT BRONZE (CBC KYNAR FINISH)
ACCENT WALL PANEL B & DOWNSPOUTS:	DARK BRONZE (CBC KYNAR FINISH)
METAL ROOF, METAL AWNINGS, GUTTERS & FASCIA:	TAUPE SAND (CBC KYNAR FINISH)
GABLE VENT, MAN DOORS & ROLL UP DOORS:	AVANT GUARD # 272 (BENJAMIN MOORE)
STOREFRONT:	BRUSHED ALUMINUM
LIGHT FIXTURE:	BRUSHED ALUMINUM HOUSING
DOOR HARD WARE:	BRUSHED ALUMINUM



A1 EAST - EXTERIOR ELEVATION
1/8" = 1'-0"

NO.	DATE	REVISION

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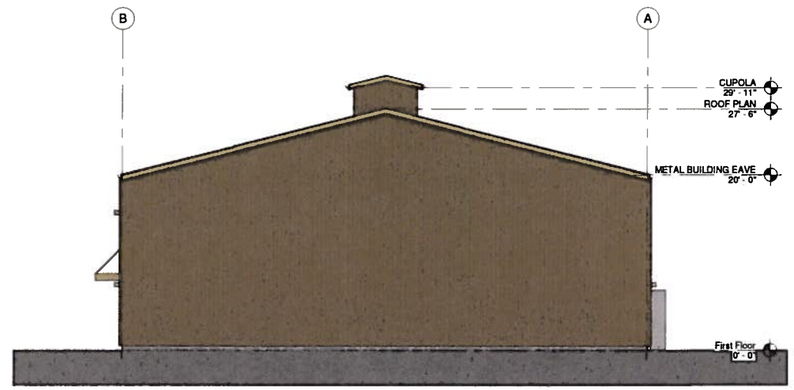
165 GROVE COURT

165 Grove Court, Healdsburg, CA 95448

Date	01/05/17
Scale	As indicated
Job No	1420
Sheet	A-5

16-035



B1 NORTH - EXTERIOR ELEVATION
1/8" = 1'-0"

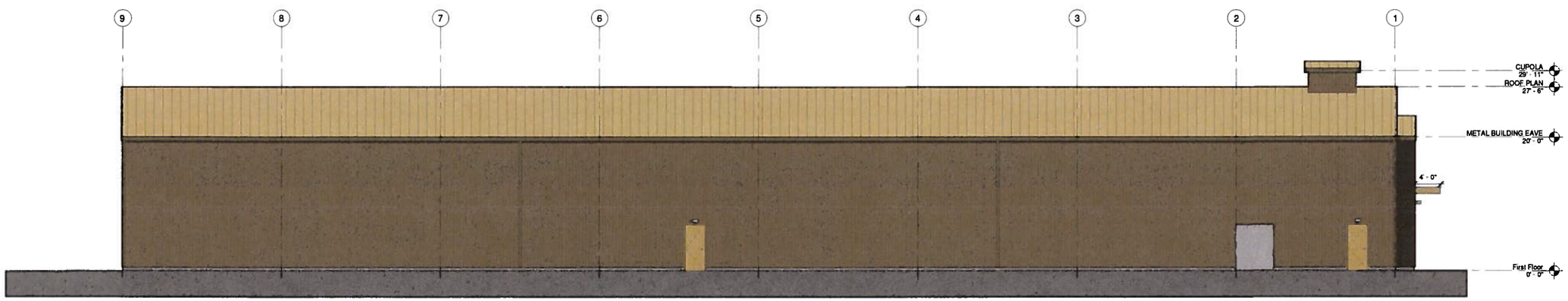
GENERAL SHEET NOTES

1. x

SHEET KEYNOTES

EXTERIOR BUILDING COLORS

MAIN WALL PANEL A & DOWNSPOUTS	LIGHT BRONZE (CBC KYNAR FINISH)
ACCENT WALL PANEL B & DOWNSPOUTS:	DARK BRONZE (CBC KYNAR FINISH)
METAL ROOF, METAL AWNINGS, GUTTERS & FASCIA	TAUPE SAND (CBC KYNAR FINISH)
GABLE VENT, MAN DOORS & ROLL-UP DOORS	AVANT GUARD # 272 (BENJAMIN MOORE)
STOREFRONT:	BRUSHED ALUMINUM
LIGHT FIXTURE	BRUSHED ALUMINUM HOUSING
DOOR HARD WARE	BRUSHED ALUMINUM



A1 WEST - EXTERIOR ELEVATION
1/8" = 1'-0"

NO.	DATE	REVISION

Lafranchi
ARCHITECTURE & DEVELOPMENT
100 E Street, Suite 204
Santa Rosa, California 95404
phone 707.528.2449
fax 707.528.3229
Lafranchidevelopment.com

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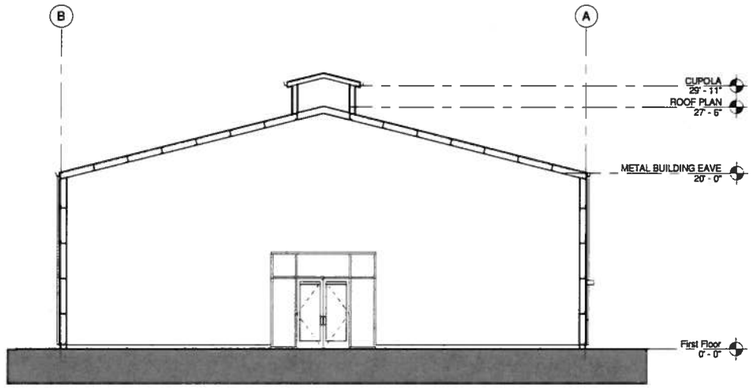
165 GROVE COURT

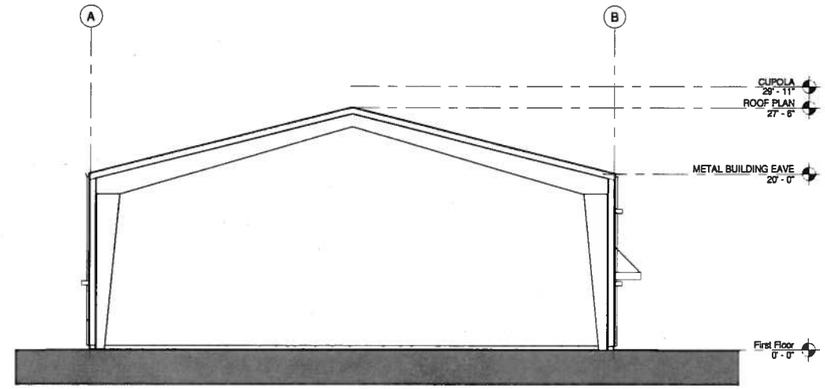
165 Grove Court, Healdsburg, CA 95448

Date	01/05/17
Scale	1/8" = 1'-0"
Job No	1420
Sheet	A-6

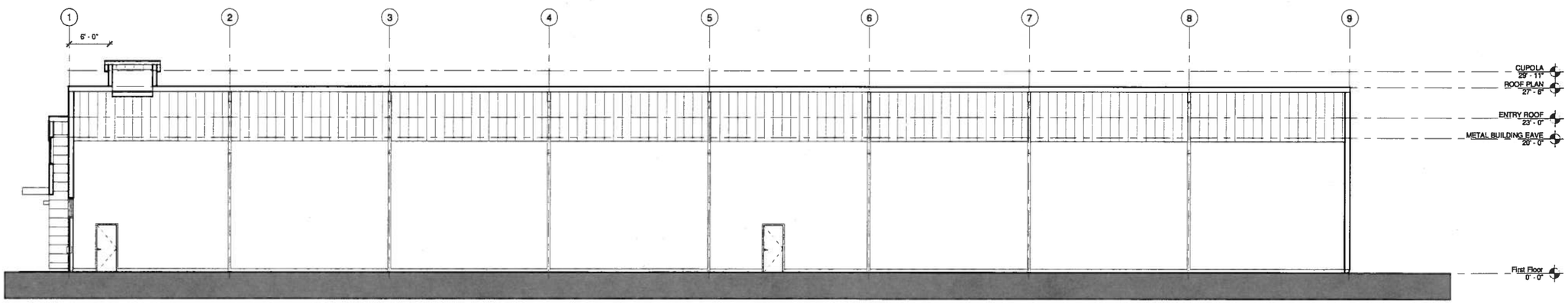
16-035



B1 SECTION @ CUPOLA
1/8" = 1'-0"



B2 SECTION
1/8" = 1'-0"



A1 LONGITUDINAL SECTION
1/8" = 1'-0"

GENERAL SHEET NOTES

1. x

SHEET KEYNOTES

NO.	DATE	REVISION

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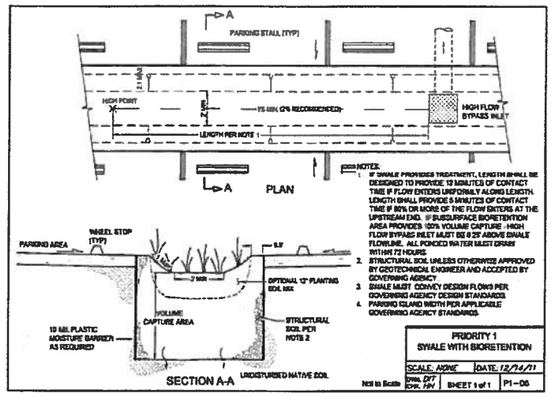
165 GROVE COURT

165 Grove Court, Healdsburg, CA 95448

DATE	01/05/17
SCALE	1/8" = 1'-0"
JOB NO.	14-20

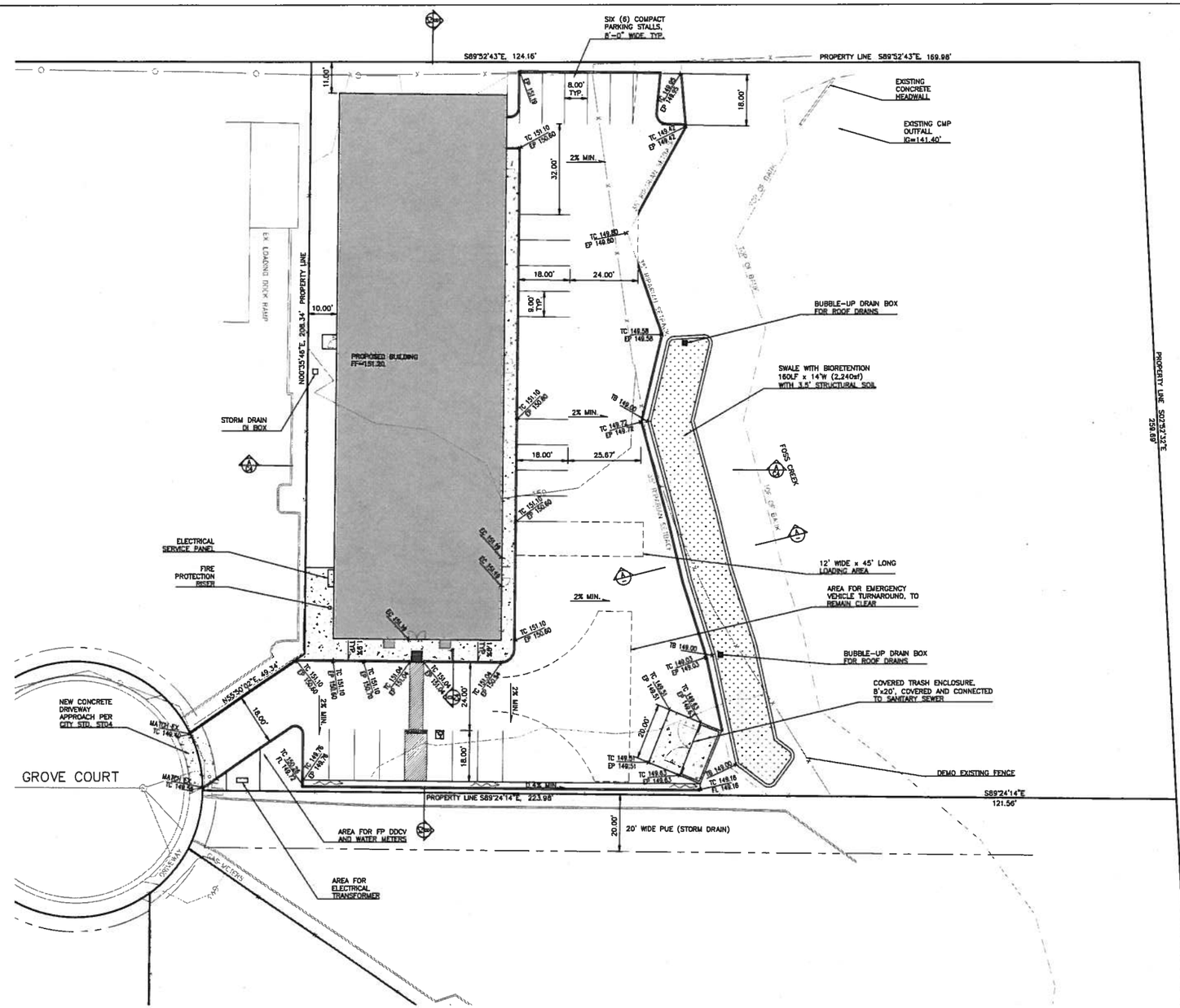
A-7



NOTES:
1. IF SWALE PROVIDES TREATMENT, LENGTH SHALL BE DESIGNED TO PROVIDE 10 MINUTES OF CONTACT TIME IF FLOW ENTERS UNIFORMLY ALONG LENGTH. LENGTH SHALL PROVIDE 5 MINUTES OF CONTACT TIME IF 80% OR MORE OF THE FLOW ENTERS AT THE UPSTREAM END. IF SUBSURFACE BIORETENTION AREA PROVIDES 100% VOLUME CAPTURE - HIGH FLOW BYPASS INLET MUST BE 6" ABOVE SWALE FLOWLINE. ALL PONDED WATER MUST DRAIN WITHIN 72 HOURS.
2. STRUCTURAL SOIL UNLESS OTHERWISE APPROVED BY GEOTECHNICAL ENGINEER AND ACCEPTED BY GOVERNING AGENCY.
3. SWALE MUST CONVEY DESIGN FLOWS PER GOVERNING AGENCY DESIGN STANDARDS.
4. PARKING ISLAND WIDTH PER APPLICABLE GOVERNING AGENCY STANDARDS.

PRIORITY 1 SWALE WITH BIORETENTION	
SCALE: NONE	DATE: 12/14/11
DWN: DFT / CHK: FJV	SHEET 1 of 1 — P1-05

Not to Scale



PARKING LOT AREA: AREA = 16,950 sf
LANDSCAPE AREA: AREA = 44,700 sf

BASE FLOOD ELEVATION NOTE:
BASE FLOOD ELEVATION IS 148.70 BASED ON A TOPOGRAPHIC MAP BY JAMES W. CRABTREE, P.L.S #4793. THE BASE FLOOD ELEVATION WAS OBTAINED FROM THE CITY OF HEALDSBURG FLOOD PLAIN MANAGER.

BENCHMARK NOTE:
ELEVATION DATUM IS NAVD 88.
CONTOUR INTERVAL IS 1 FOOT

FINISH GRADING PLAN

LEGEND

120	FINISH GRADE CONTOUR
120	EXISTING GRADE CONTOUR
TC 118.50 / EP 120.00	TOP OF CONCRETE/CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
FG 122.50 / TD 118.50	FINISH GRADE ELEVATION / TOP OF DRAIN ELEVATION
BW 122.50 / EC 132.50	BACK OF SIDEWALK ELEVATION / EDGE OF CONCRETE ELEVATION
TB 134.31 / FL 133.51	TOP OF BANK ELEVATION / FLOWLINE ELEVATION
	NEW ASPHALT PAVEMENT, 3" AC OVER 12" CLASS II BASE
	NEW PORTLAND CEMENT CONCRETE
	SURFACE FLOWLINE

0 10 20 40

N

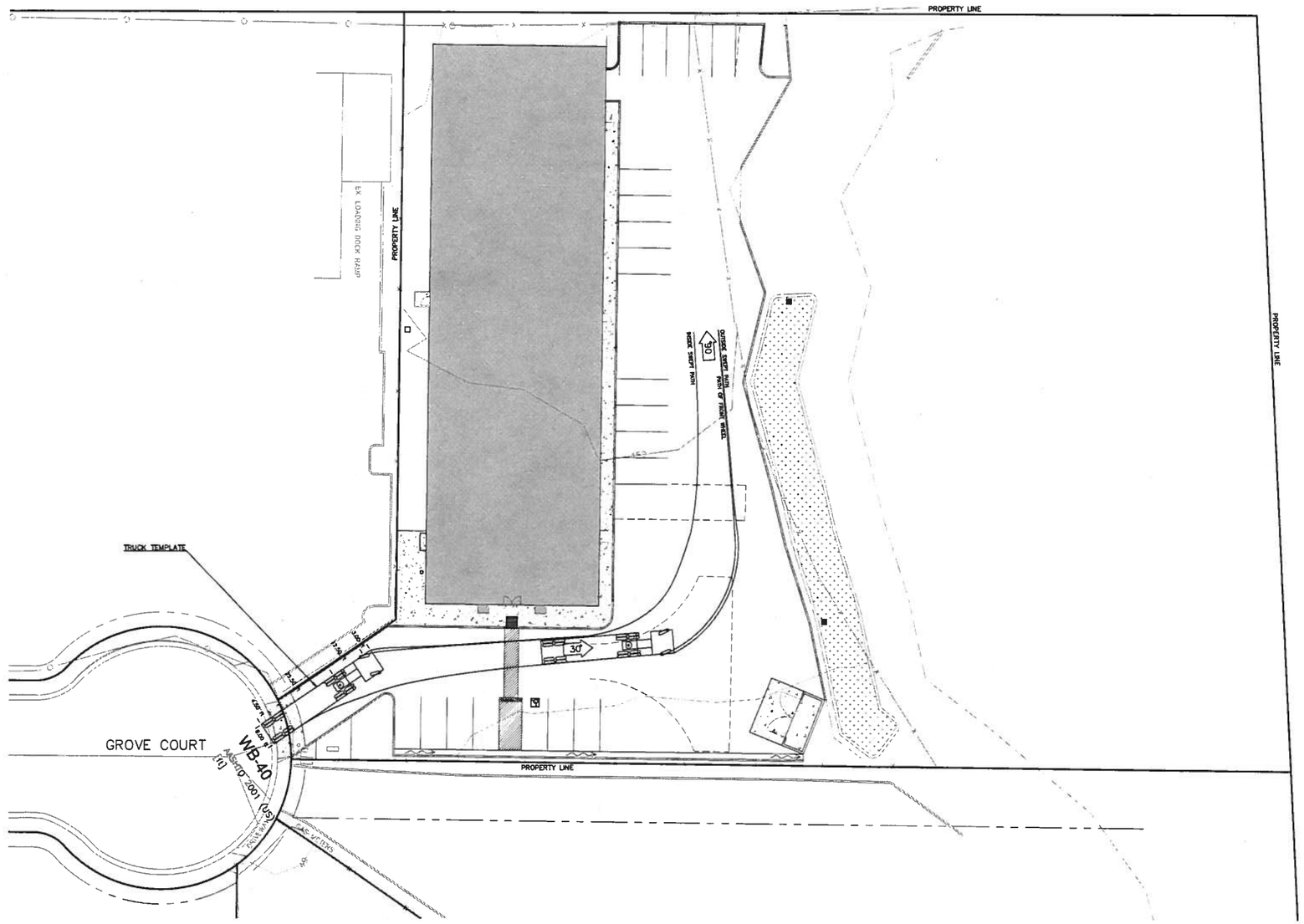
REV	DESCRIPTION	DATE	APPV'D

KELDER ENGINEERING, INC.
CIVIL ENGINEERING - LAND PLANNING
132 S. CLOVERDALE BLVD., CLOVERDALE, CA 95425
PHONE: (707) 894-0862, FAX: (707) 894-0863

APN: 089-071-017

FINISH GRADING PLAN
Carole Sauers Building
165 Grove Court
Healdsburg, CA 95448

Date: 01/13/16
Scale: 1"=20'
Drawn: KTK
Job: 16-59
Sheet: C1 of 1



0 10 20 40

N

REV	DESCRIPTION	DATE	APP'D

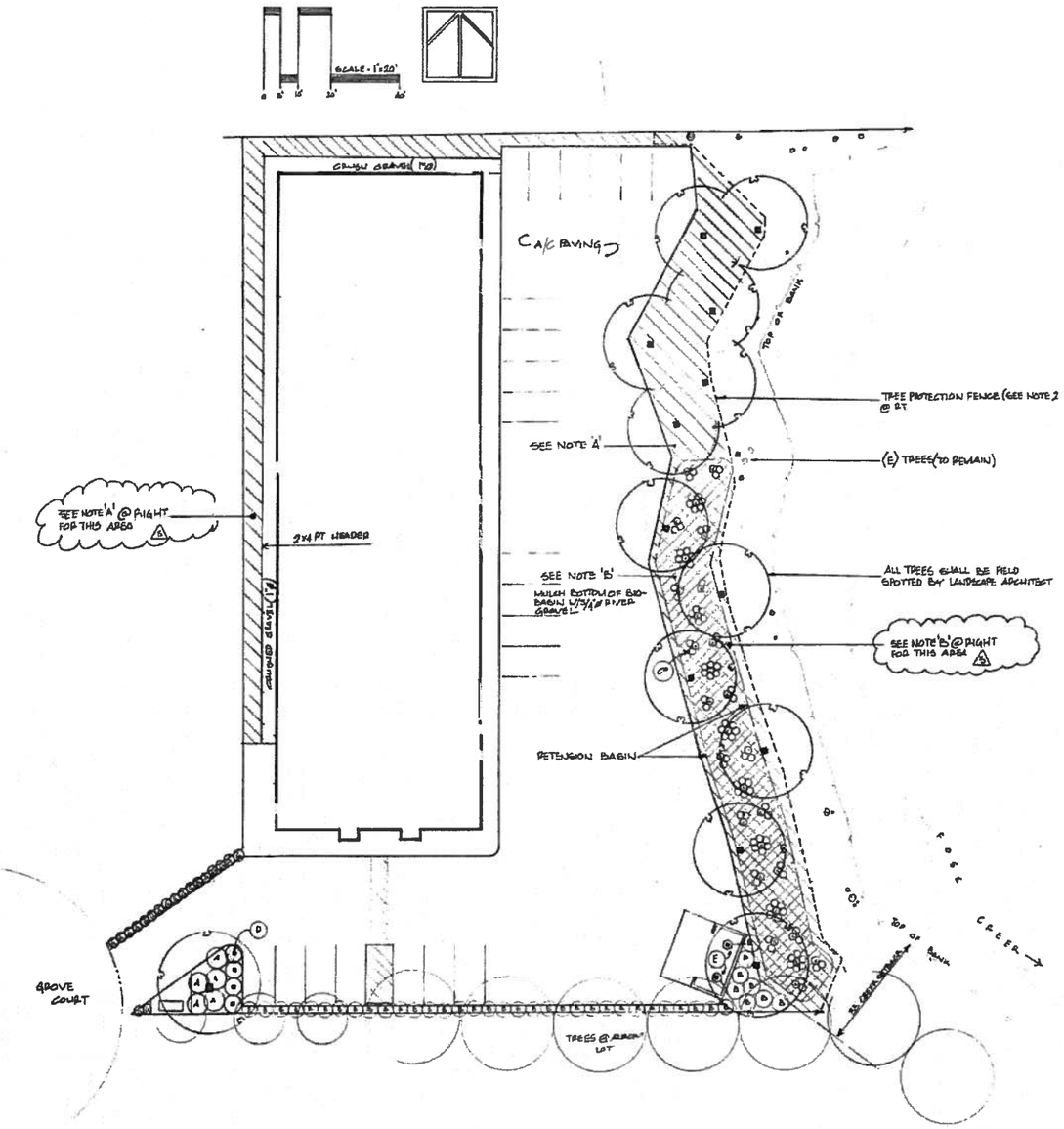
APN: 089-071-017

KELDER ENGINEERING, INC.
CIVIL ENGINEERING - LAND PLANNING
132 S. CLOVERDALE BLVD., CLOVERDALE, CA 95425
PHONE: (707) 894-0862, FAX: (707) 894-0863

TRUCK MANEUVERING DIAGRAM

Carole Sauers Building
165 Grove Court
Healdsburg, CA 95448

Date: 01/13/16
Scale: 1"=20'
Drawn: KTK
Job: 16-59
Sheet C2 of 2



TREE MITIGATION/WUCOLS NOTES:

1) TOTAL TRUNK DIAMETER TO BE REMOVED: 150"

150" ÷ 6" = 25 x (2 TREES) = 50 - 15 REPLACEMENT TREES

1a) UPSIZE FACTOR = 50 ÷ 4 = 12.5 - 12 REPLACEMENT TREES + 15 - 12 = 3 TREES

2) A TREE PROTECTION FENCE/BARRIER SHALL INSTALLED AS DIRECTED BY LANDSCAPE ARCHITECT, PRIOR TO ANY SITE WORK/GRADING OPERATION.

3) CONTRACTOR/SITE GRADERS SHALL RESERVE 15 YDS³ SELECT TOP SOILS FOR TREE PLANTING

3a) PLACEMENT OF REPLACEMENT TREES SHALL BE FIELD SPOTTED BY LANDSCAPE ARCHITECT

TREES TO BE REMOVED ARE LIVE OAK/QUERCUS AGRIFOLIA OF VARIOUS SIZES (6"-10"Ø) AND ARE LOCATED IN AREAS SUBJECT TO DEVELOPMENT, (BLDG PARKING, ETC.) TREES WERE FIELD SPOTTED BY PHIL MANOUKIAN (8/24/2016)

	Quercus lobata	Valley Oak	#15	stake
A.	Cotoneaster 'Striebs'	Creeping Cotoneaster	#1	
B.	Carex tumnicola	Berkley Sedge	#1	
C.	Juncus 'Elk Blue'	Elk Blue Rush	#1	
D.	Escallonia 'Fradesi'	Escallonia	#5	
E.	Ficus repans	Creeping Fig	#5	train onto wall
F	VINCA MAJOR	PERIWINKLE	#1	
G	LAVANDULA 'MUNSTEAD'	LAVENDER	#1	

PLANTING NOTES:

All plant material shall be healthy and vigorous growing conditions, and shall be the size and type indicated on the plan. Any damaged, unhealthy, undersized, rootbound, etc., shall be rejected.

Soil preparation shall include:
- a. Rough grade to establish drainage patterns.
- b. Finish grading to establish a smooth and free flowing contour.
- c. Grade shall be 3" below any hard landscaped edge.
- d. All plants shall receive fertilizer tablets as shown on detail.
- e. All plants shall be planted in a plant pit as shown on detail.
- f. All plants shall be planted above grade as shown on detail.

Treat all landscaped areas with 'Ronstar' pre-emergence prior to placement of mulch.
Mulch all landscaped areas with 2 yds/1000sq.ft. with bark mulch
All plant material shall be guaranteed for 120 days.

Final placement of all plant material shall be determined by Landscape Architect.

Contractor shall supply unit price and plant count as part of bid.

IRRIGATION NOTES:

Contractor shall verify P.O.C. prior to starting work. This irrigation plan is diagrammatic and therefore is subject to field modifications. All adjustments are subject to review by Landscape Architect.

Control wire shall be U.L. rated for direct burial, #14 solid copper wire, and continuous. No splicing shall be permitted. All electrical connections shall be with approved electrical connections.

Pipe and wire chasers and pressure mainlines shall have 12" cover, Lateral Lines shall have 8" cover, and poly tube sub-lateral lines shall have 3" cover.

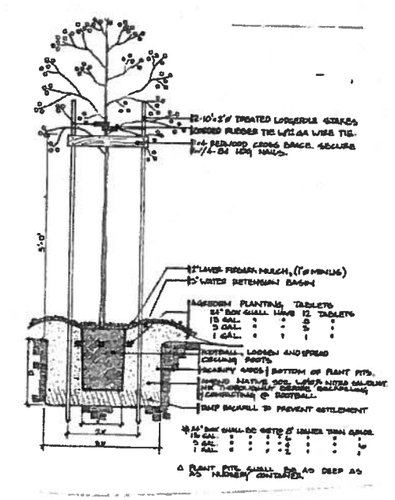
Drip emitters shall be psi compensating and installed as follows: 3 gph per tree, 4 gph per shrub, and 1 gph per groundcover. Secure with jute stakes as per detail. (SEE DETAIL)

All equipment shall be new and of the type specified. All work, and materials shall be guaranteed for 90 days.

NOTE 'A': For areas outside building footprint, paving, + formal landscaping.
1) Remove all construction waste + existing waste/trash.
2) Remove all baserock, gravel, rip-rap, etc.
3) Rip ground to break hard pan, compacted grounds.
4) Create a smooth and free flowing contour, w/o localized high and low spots.
5) Apply 5 lbs./1000 sq. ft. "Quickcover" from LeBallisters Seed Company.
6) Cover exposed grade/seeds w/straw @ rate of 2 bales/1000sq. ft.

NOTE 'B': For areas within the Bio-Swale/Bio-Retention Basin as represented by the cross hatching. ( ).
1) Prepare grades as per Civil Drawings, including filtration mix.
2) Apply the following seed mix at a rate of 5 lbs./1000 sq. ft.
- a. 60% Fawn Tall Fescue.
- b. 20% Tetraploid Perennial Rye Grass
- c. 10% Meadow Barley.
- d. 10% Creeping Wild Rye Grass.

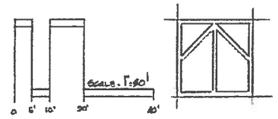
3) Apply in a hydro-seed mix.

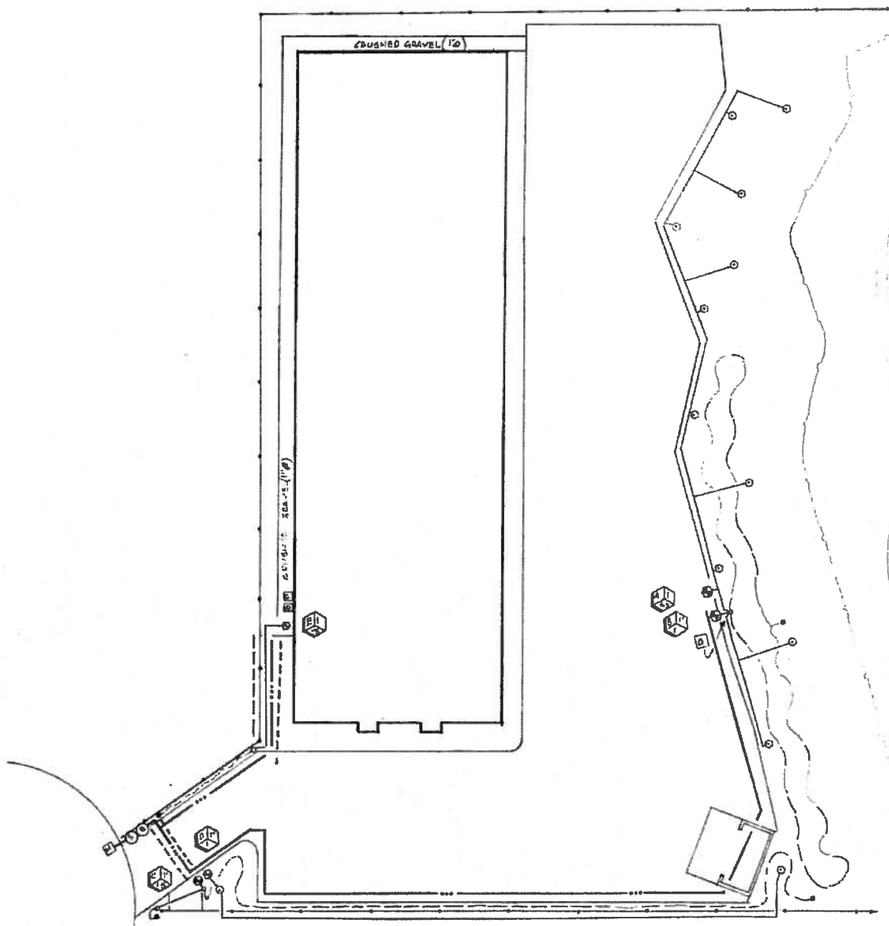


PHIL MANOUKIAN + ASSOCIATES
Healdsburg CA 95448
(707) 431-1112
PMA
Site Planning Landscape Architecture

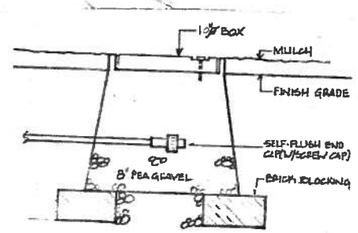
REVISIONS
4. S.P.R. 11/30/2016
3. 1/12/2017

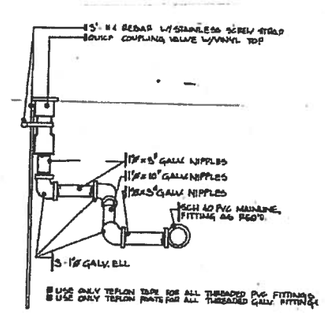
PRELIMINARY PLANTING PLAN
Carole Sauers Building
165 Grove Court, Healdsburg CA 95448

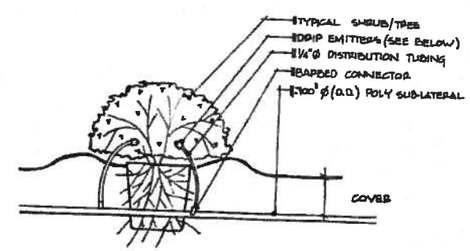




REMOTE CONTROL VALVE	IRRITROL	700 SERIES	(1")	W/FLOW CONTROL
PSI REDUCER	IRRITROL	OM2-100		SET @ 25 PSI
DRIP FILTER	AMIAD	39-01		120 MESH
BRASS BALL VALVE				
BACKFLOW PREVENTION	WILKENS	950	(1")	(1") W/FROST BLANKET
IRRIGATION SUB-METER	NETAFIM		(3/4")	
CONTROLLER	IRRITROL	RD-12 EX.		ABOVE GRADE WIRE IN SCH. 80 CONDUIT
RAIN/FREEZE SENSOR	IRRITROL	RSF-1000		
QUAD-BUBBLER	NIBCO	QB-56	(5 GPM).	
QUICK COUPLING VALVE	CHAMPION	QCV-100		
PSI MAINLINE	SCH 40			
LATERAL LINE	SCH 40			
POLY TUBE	.100"			
PVC/POLY CONNECTION				
POLY BUBCAP				
SLEEVE/CHASES (4")				



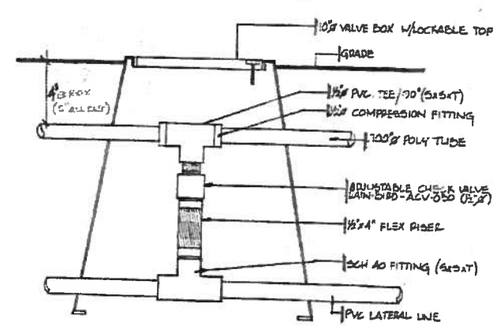


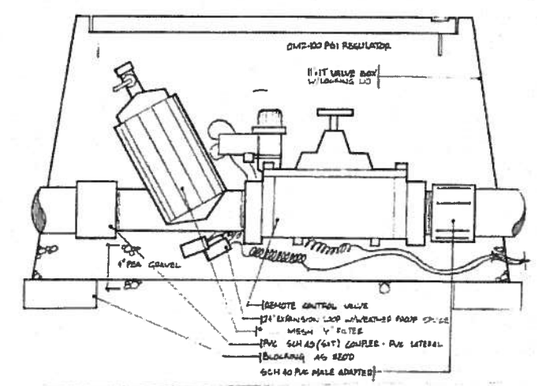


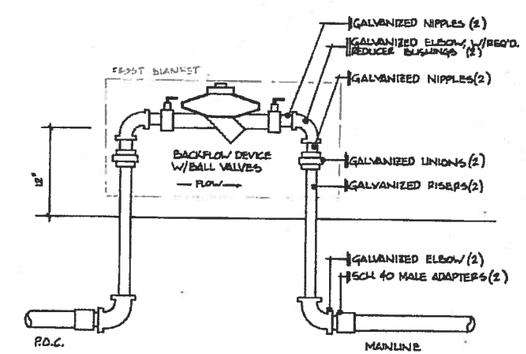
EMITTERS:

PLACE	2	EMITTERS	PER GROUND COVER
"	0	"	" SHRUB
"	1	"	" TREE
"	4	"	" 8" TREE

USE 2 GPH EMITTERS @ SHRUBS
" 4 GPH " " TREES
" 1 GPH " " GROUNDCOVER







Water Efficient Landscape Worksheet

Project Name 165 GROVE COURT

☐ **Maximum Applied Water Allowance (MAWA) (gallons per year)**

Calculate the project's Maximum Applied Water Allowance using the following equation:
MAWA = (ETo x 0.62) (0.7 x LA + 0.3 x SLA)

where:
ETo = Reference Evapotranspiration (40.8 inches per year for Healdsburg)
0.62 = Conversion factor (to gallons per square foot)
0.7 = ET Adjustment Factor
LA = Total Landscape Area, including any Special Landscape Area (square feet)
SLA = Special Landscape Area (square feet)
0.3 = ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Show calculations below.

MAWA = (40.8 x 0.62) (0.7 x 10,800 + 0.3 x 0)
25.3 X (7560 + 0) = 191,268 gallons per year
Maximum Applied Water Allowance = 191,268 gallons per year

Water Use by Hydrozone Table

Hydrozone ID	Plant Type*	Plant Factor (PF)**	Landscaped Area	PF X Landscaped Area
A	LW	.2	7700	1540
B	LW	.2	500	100
C	LW	.2	900	180
D	LW	.2	1400	280
E	LW	.2	100	20
~~F~~	~~LW~~	~~.2~~	~~200~~	~~40~~
		Totals	10,800 sq. ft.	2160 sq. ft.

*Plant Types
CST Cool Season Turf
WST Warm Season Turf
HW High Water Use Plants
MW Moderate Water Use Plants
LW Low Water Use Plants
All water features are High Water Use
Temporarily irrigated areas are Low Water Use
**From Water Use Classification of Landscape Species (WUCOLS)

☐ **Hydrozone Map**

Attach a hydrozone map to this worksheet. Hydrozones shall be designated by number, letter or other designation.

☐ **Estimated Total Water Use (ETWU) (gallons per year)**

Calculate the project's Estimated Total Water Use using the following equation:

$$ETWU = (ETo \times 0.62)\left[\frac{\Sigma WU}{IE} + SLA\right]$$

where:
ETo = Reference Evapotranspiration (40.8 inches per year in Healdsburg)
0.62 = Conversion factor (to gallons per square foot)
ΣWU = Total water use from Water Use by Hydrozone Table (above)
IE = Irrigation efficiency from table below (minimum 0.71)

% of total landscape irrigated with drip	irrigation efficiency factor
0 - 25%	0.71
26 - 50%	0.75
51 - 75%	0.80
76 - 100%	0.85

SLA = Special Landscape Area (square feet)

Show calculations below.

ETWU = (40.8 x 0.62) [2160 / .85 + 0] = 2541 gallons per year

Estimated Total Water Use = 2545 gallons per year

☐ Calculations must demonstrate that the project's ETWU of 2545 gallons per year is less than its MAWA of ~~Ø~~ 191,268 gallons per year