



**AGENDA
MEETING OF THE PLANNING COMMISSION**

TUESDAY, SEPTEMBER 6, 2016

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

The Cloverdale Planning Commission welcomes you to its meetings that are typically scheduled for the 1st Tuesday of the month. Your interest and participation are encouraged and appreciated. ***Please silence all pagers, cellular telephones and other communications devices upon entering the meeting.***

ADDRESSING THE PLANNING COMMISSION:

When asked to do so by the Chair, those wishing to address the Commission are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, the Planning Commission Chair may revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the Commission starts deliberations.

We may disagree, but we will be respectful of one another.

All comments will be directed to the issue at hand, and addressed to the Planning Commission.

Personal attacks are unacceptable.

DISABLED OR SPECIAL NEEDS ACCOMMODATION: In compliance with the Americans with Disabilities Act, if you need assistance to attend or participate in a meeting, please contact the City Clerk's office at 894-2521. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

WAIVER WARNING: If you challenge decisions/directions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

OPENING:

- Call To Order
- Pledge Of Allegiance
- Roll Call
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

PUBLIC COMMENT PERIOD:

Under this item, citizens may speak on matters within the Planning Commission’s jurisdiction, which are not on the agenda. The Planning Commission is prohibited under the Public Meeting Law from taking action on matters that are not on the agenda, however, the Commission may take citizen’s input under advisement, direct staff to place the matter on a future agenda for discussion and/or possible action or refer matters to staff for follow-up.

CONSENT CALENDAR:

All items under Consent Calendar will be considered together by one action of the Planning Commission unless any Planning Commissioner or member of the public requests that an item be removed and considered separately.

1. **Minutes Review:** August 2, 2016

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

2. **Applications and Resolution recommending that City Council direct staff to file the Nu Forest Annexation application with the Sonoma County Local Agency Formation Commission, adopt a Mitigated Negative Declaration for this project and approve the requested General Plan Amendment, Rezoning and M-1 District text amendment Ordinance and a Conditional Use Permit and Major Design Review for the Nu Forest Annexation and Development Project**

Meeting Date: September 6, 2016

Applicant: Nu Forest Products, Inc & Other Owners

Project Location: East side of Asti Road, south of current City limits, north of the City’s Corporation Yard and west of the Russian River. Assessor’s Parcels Attachment 1 shows the regional location of the project area and Attachment 2 shows the area in relation to the City of Cloverdale.
APNs 116-260-004, -030, -033, -045, -046 -050 & -055.

Property Owners:

- Nu Forest Products, Inc. (APNs 116-260-004 & -055)
- Richard Cerasoli (APN 116-260-033)
- Charles Schwartzler Trust (APN 116-260-030)
- Gladys Matovich Trust (APN 116-260-050)
- M. Poustinchian (APN 116-260-046)
- Pacific Gas & Electric (PG&E) (APN 116-260-045)

Existing Zoning: (Sonoma County): Light Industrial & Agricultural Residential

General Plan Designations: (City of Cloverdale): (GI) General Industrial, (CF) Conservation Features & (TOD) Transit Oriented Development

Project Description: Proposed General Plan Amendment, Prezoning, Conditional Use Permit/Design Review and Annexation to the City of Cloverdale for an approximate 42.5-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary.

Environmental Assessment: An Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND will reduce all potentially significant impacts to a less-than-significant level.

Staff Recommendation:

Staff recommends that the Planning Commission consider the applications and by Resolution recommend that City Council direct staff to file the Nu Forest Annexation application with the Sonoma County Local Agency Formation Commission, adopt a Mitigated Negative Declaration for this project and approve the requested General Plan Amendment, Prezoning and M-1 District text amendment Ordinance and a Conditional Use Permit and Major Design Review for the Nu Forest Annexation and Development Project.

OTHER BUSINESS: None

PLANNER'S REPORT/COMMUNICATIONS: The Planner's Report is a verbal report for informational purposes only.

PLANNING COMMISSION DIRECTION TO STAFF:

ADJOURNMENT: Adjourn to the next meeting Tuesday, October 4, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation. Questions about this agenda should be directed to City Hall at 707/894-1701.

State of California

County of Sonoma

City of Cloverdale

CERTIFICATION

I, Linda Moore, do hereby declare under penalty of perjury that the foregoing agenda was posted on the outdoor bulletin board at the City Hall, 124 N. Cloverdale Blvd., Cloverdale, California, and made available for public review, prior to or on this 1st day of September, 2016, at or before 5:00 p.m.



Linda Moore, Deputy City Clerk

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**DRAFT MINUTES
MEETING OF THE PLANNING COMMISSION**

TUESDAY, AUGUST 2, 2016

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

OPENING:

- Call to Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge Of Allegiance
- Roll Call: Present- Commissioner Bialon, Vice Chair Domke, Chair Shanahan, Alternate Commissioners Bovee and Turner; absent- Commissioners Enge and Halliday
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. Minutes Review: June 7, 2016

Action: Motion was made by Alternate Commissioner Bovee to approve the Consent Calendar; seconded by Vice Chair Domke. The motion passed by voice vote: 5-Ayes (Commissioner Bialon, Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan); 0-Noes; 2-Absent (Commissioners Enge and Halliday)

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

- 2. Consider Cort Munselle's application and by resolution recommend the City Council approval of:**
- a) Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment application (ZOA/TM/PUD 023-2015) to amend the zoning designation from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District; and**
 - b) Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and**
 - c) Ordinance rezoning the property**

Applicant: Cort Munselle
Property Owner: Paul Rink
Project Location: 531 N. Cloverdale Boulevard (APN 001-021-021)
Zoning Designation: Planned Development (P-D/15 Rink Mixed Use Project)
General Plan Designation: Medium Density Residential (MDR)
Project Description: Tentative Parcel Map, PUD Permit, Zoning Ordinance

Amendment and Map Amendment application (ZOA/TM/PUD 023-2015) to amend the zoning designation from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth

Environmental Assessment: A Mitigated Negative Declaration is being recommended for adoption as the appropriate environmental document under the California Environmental Quality Act (CEQA)

Associate City Planner, Rafael Miranda, presented this item, providing an overview of Cort Munsell's application request and recommended that the Planning Commission consider the application and adopt the following Resolutions to forward to the City Council for consideration:

A Resolution recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021);

A Resolution recommending approval to the City Council of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021);

A Resolution recommending approval to the City Council of an Ordinance rezoning the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021) from "P-D/15 Rink Mixed use" to "R-2 – Two Family Residential" and deleting the Planned Development "P-D/15 Rink Mixed Use Project" Zoning District from Section 18.08.020 P. P-D/15 Rink Mixed Use of the Zoning Ordinance.

The Commission discussed the application request and proposed resolutions with Mr. Rafael addressing Commissioner's questions.

Public Comment:

Cort Munselle, Cloverdale, Civil Engineer for the project, came to the podium to discuss the project. He thanked City Staff for the thorough report, adding that the four homes are affordable by design and maximize density, which will benefit Cloverdale, offering affordable housing within walkable distance to the downtown area.

Discussion continued regarding concerns and benefits of the four housing units with Commissioner Bialon voicing concerns about the density of four units suggesting fewer units.

Action: Motion was made by Alternate Commissioner Bovee to approve Resolution No. 010-2016, recommending approval to the City Council of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Vice Chair Domke. The motion passed by roll call vote (4 ayes – Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 1 no-Commissioner Bialon; 2 absent- Commissioners Halliday and Enge).

Action: Motion was made by Vice Chair Domke to approve Resolution No. 011-2016, recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Alternate Commissioner Turner. The motion passed by roll call vote (4 ayes – Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 1 no- Commissioner Bialon; 2 absent- Commissioners Halliday and Commissioner Enge).

Action: Motion was made by Alternate Commissioner Turner to approve Resolution No. 012-2016, recommending approval to the City Council of an Ordinance rezoning the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021) from “P-D/15 Rink Mixed use” to “R-2 – Two Family Residential “and deleting the Planned Development “P-D/15 Rink Mixed Use Project” Zoning District from Section 18.08.020 P. P-D/15 Rink Mixed Use of the Zoning Ordinance; seconded by Alternate Commissioner Bovee. The motion passed by roll call vote (5 ayes – Vice Chair Domke, Commissioner Bialon, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 0 noes; 2 absent- Commissioners Halliday and Enge).

Public Comment:

Gus Wolter, Cloverdale, thanked Commissioner Bialon for thinking ahead and expressing his concerns regarding the density of this project.

OTHER BUSINESS: None

PLANNER’S REPORT/COMMUNICATIONS:

Assistant City Manager/Community Development Director, David Kelley commented that he provided the City Council and Planning Commission with a Development Status Report, which highlighted the status of a number of current projects. He encouraged the Commission to review the various projects in the report and contact him or Mr. Miranda with any questions they may have. The Commission thanked Mr. Kelley for his excellent status report.

PLANNING COMMISSION DIRECTION TO STAFF:

Chair Shanahan suggested staff work on an updated tree ordinance.

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:16 p.m. to the next meeting Tuesday, September 6, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

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AGENDA ITEM No. 2
City of Cloverdale
Planning Commission
Staff Report

Meeting Date:	September 6, 2016
Applicant:	Nu Forest Products, Inc & Other Owners
Project Location:	East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels Attachment 1 shows the regional location of the project area and Attachment 2 shows the area in relation to the City of Cloverdale. APNs 116-260-004, -030, -033, -045, -046 -050 & -055.
Property Owners:	<ul style="list-style-type: none">- Nu Forest Products, Inc. (APNs 116-260-004 & -055)- Richard Cerasoli (APN 116-260-033)- Charles Schwartzler Trust (APN 116-260-030)- Gladys Matovich Trust (APN 116-260-050)- M. Poustinchian (APN 116-260-046)- Pacific Gas & Electric (PG&E) (APN 116-260-045)
Existing Zoning:	<i>(Sonoma County):</i> Light Industrial & Agricultural Residential
General Plan Designations:	<i>(City of Cloverdale):</i> (GI) General Industrial, (CF) Conservation Features & (TOD) Transit Oriented Development
<u>Project Description:</u>	Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and Annexation to the City of Cloverdale for an approximate 42.5-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. See Attachment 3 that depicts the annexation area and affected property ownerships proposed for annexation.
Environmental Assessment:	An Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND will reduce all potentially significant impacts to a less-than-significant level.

Staff Recommendation

That the Planning Commission consider the applications and by Resolution recommend that City Council direct staff to file the Nu Forest Annexation application with the Sonoma County Local Agency Formation Commission, adopt a Mitigated Negative Declaration for this project and approve the requested General Plan Amendment, Rezoning and M-1 District text amendment Ordinance and a Conditional Use Permit and Major Design Review for the Nu Forest Annexation and Development Project.

B. Background

Existing Conditions

The proposed project consists of annexing two parcels of land just east of the current City boundary that would allow for the expansion of Nu Forest Products lumber and planing mill. Five smaller parcels, not owned by Nu Forest, are also proposed to be annexed into the City at the same time. These parcels are located just east of Asti Road (the current City boundary) and west of the Nu Forest site.

Nu Forest operates a lumber mill and storage yard in the southern portion of Healdsburg and desires to consolidate all operations in Cloverdale. Expanded operations would require a larger quantity of water and wastewater disposal than is currently available, so annexation to the City has been requested.

Table 1, below, depicts characteristics of the properties included in this project. Attachment 3 shows the boundary of the proposed annexation.

Table 1. Nu Forest Annexation Property Characteristics

Assessor Parcel No.	Site Address	Owner	Acres	Existing Use	Proposed Use
116-260-033	340 Asti Road	Cerasoli	0.45 acre	Single-family dwelling & cabinet shop	Single family dwelling & light industrial
116-260-030	29550 Ivy Dell Ln.	Schwartzler Trust	0.73 acre	Single-family dwelling	Single family dwelling
116-260-050	428 Asti Road	Matovich Trust	6.3 acres	vacant	Single family dwelling
116-260-046	(no address)	Poustinchian	4.07 acres	vacant	Light industrial
116-260-055	428 Asti Road	Nu Forest	14.68 acres	Single family dwelling	Lumber Mill
116-260-004	280 Asti Road	Nu Forest	12.17 acres	Lumber Storage	Lumber Mill
116-260-045	650 Asti Road	PG&E	4.05 acres	Power substation	No change

The Nu Forest property consists of two parcels of record as noted above. The eastern parcel contains existing Nu Forest administrative offices, a lumber storage yard and a small lumber planing machine. The western property contains a single family dwelling and associated outbuildings, proposed to be occupied by a lumber-oriented tenant. The site has been recently graded pursuant to a grading and drainage plan issues by Sonoma County following review and input by Cloverdale staff. Two canopy buildings are under construction under building permits issued by the County, but no new milling operations would commence until the site is fully built out after annexation is complete and permits issued by the City and Fire District.

Land uses adjacent to the project area include:

North: Vacant (in City of Cloverdale)

South: City Corporation Yard & Wastewater Treatment Plan (in City of Cloverdale)

East: Lumber Yard (All Coast Forest Products) & Russian River

West: Asti Road, train station, US 101 freeway

C. Project Description

The applicant and primary land owner, Nu Forest Products, Inc. (NFP), desires to consolidate their lumber milling operation east of Cloverdale from Healdsburg on a 28.85-acre site. NFP currently maintains a lumber storage, small planing machine and office facility on the site, although a majority of the site is vacant. Approval to allow NFP to construct their relocated lumber mill and planing operation on this site would require annexation to the City of Cloverdale, approval of a pre-zoning ordinance and approval of a Conditional Use Permit and Major Design Review to permit new facilities to be built on the site.

The two NFP properties are not located directly adjacent to current the City boundary—several smaller unincorporated properties are located between the NFP site and City limits. Since state annexation law now prohibits creation of new County “islands” (pockets of unincorporated lands surrounded by a city), these small properties are also included in the annexation portion of this project. And since the existing Cloverdale General Plan designates many of these smaller properties as “Conservation Features” that would limit the future development potential of these properties, a General Plan Amendment has been initiated to re-designate these properties to allow for more urban uses.

Therefore, the proposed project includes a General Plan Amendment, a rezoning ordinance, a request to direct staff to file the annexation application with the Local Agency Formation Commission (LAFCO), and a Conditional Use Permit and Major Design Review for the NFP portion of the project. A CEQA document has also been prepared to assess the environmental impacts of the proposed project. These various project components are discussed below.

General Plan Amendment (GPA): The GPA would only apply to the five intervening properties located west of the NFP site and east of the current City boundary along Asti Road. The NFP site itself is designated for “General Industrial” which would be

consistent with the proposed expansion of lumber milling and storage operations. However, the General Plan designates the five intervening properties as either “CF-Conservation Features” or “TOD-Transit Oriented Development.” None of the property owners with a CF general plan land use designation desire to continue with this designation. They’ve indicated to staff that the CF designation is very restrictive and allows a comparatively limited range of land uses than currently allowed by the Sonoma County Light Industrial designation. One property owner with an existing TOD designation (Mr. Poustinchian) desires a “General Industrial” land use designation for potential future industrial development. The existing PG&E electric substation at the southern end of the annexation area is currently designated as “TOD” and a changed designation of “Public/Quasi-Public” is recommended for this site recognizing the existing and future use of this property.” Attachment 4 depicts proposed General Plan land use designations for the annexation area.

On July 26, 2016, the City Council adopted City Council Resolution No 058-2016, initiating this GPA. This proposed action would be the follow-on action to this initiation.

Prezoning Ordinance: State annexation law (the Knox-Cortese-Herzberg Act) requires local agencies to prezone properties prior to annexation. The prezoning then becomes effective upon completion of the annexation process. The prezoning portion of the project also includes a proposal to amend the M-1 zoning ordinance text to allow “live-work” uses subject to the issuance of a conditional use permit by the Planning Commission. These are described below.

- Proposed Zoning Designations: The following zoning districts would be assigned to properties in the annexation area based on discussions with each of the owners, existing County land use regulations and site conditions. Attachment 13 is a draft resolution of the Planning Commission recommending City Council approval of a prezoning Ordinance (Attachment 14) and includes a diagram of the location of proposed prezoning districts:
 - *Nu Forest Properties*: These two properties are proposed to be zoned as M-1, General Industrial. The M-1 ordinance allows lumber mills as a conditional use and a CUP has been requested by NFP.
 - *Cerasoli Property*: Proposed M-1 zoning based on property desire and existing residential and light industrial use on the site.
 - *Schwartzler Trust Property*: Proposed for RR, Rural Residential based on an existing residence and property owner desire.
 - *Matovich Trust Property*: Proposed for RR, Rural Residential based on property owner desire.
 - *Poustinchian Property*: Proposed for M-1 based on property owner desire.

- *PG&E Property*: Proposed for P-I, Public Institutional, consistent with the existing electrical substation on the site.
- Proposed Live/Work Uses: At the request of one owner (Mr. Cerasoli), staff is proposing that the M-1 Ordinance be amended to allow live work units subject to the issuance of a conditional use permit. If approved, a mix of limited residential and light industrial uses would be conditionally permitted on a single parcel of land. Currently the M-1 District only permits caretaker-type residential use as an accessory use. The M-1 ordinance is proposed to include a number of development standards to ensure future live-work uses are properly planned and implemented. A summary of the proposed standards are as follows. The full text of the proposed rezoning ordinance and live-work standards are included as Attachment 14:
- Definitions are provided in the updated ordinance for live-work uses and spaces;
 - Density of live work uses would include up to 4 dwellings per acre and industrial space at up to 30 percent of a lot;
 - Occupancy. A live-work unit shall be occupied and used by the operator of the business on the site or at least one member of a household shall be the business operator. No portion of a live-work unit shall be rented or sold separately. Up to two persons may be employed within a live-work business who do not live on the site, unless more restrictive requirements are imposed as a condition of the conditional use permit.
 - Parking shall be as specified in the Zoning Ordinance for each individual use, but could be modified by the Planning Commission through the use permit process for special circumstances.
 - Building sizes, setbacks and heights shall be as specified in the current M-1 ordinance.
 - A special finding would need to be made by the Planning Commission before approving a live-work application, in addition to other existing findings included in the Zoning Ordinance.

If approved, the live-work provisions would be applied to all M-1 zoned properties in the city, not just to the properties adjacent to Nu Forest.

Annexation: As previously noted, the owner of Nu Forest Products has requested annexation to the City of Cloverdale to receive municipal services to support the proposed lumber mill. The City Council previously informally expressed support for the annexation. After these preliminary land use applications have been acted on by the City, annexation still requires the approval of the Local Agency Formation Commission (LAFCO) which could occur later this fall.

Conditional Use Permit/Major Design Review: A part of the application includes a Conditional Use Permit and Major Design Review approval for Nu Forest to expand current storage and administrative office uses on the site. Attachment 6 is a full-size copy of the plans and elevations included in the agenda packet. In addition to wood storage, future operations would include wood milling and processing. Table 18.06.030-A of the Cloverdale Zoning Code requires approval of a conditional use permit for heavy manufacturing uses in the M-1 District. The Zoning ordinance further defines heavy manufacturing to include planing mills, sawmills and wood products. Section 18.03.150 of the Zoning Code requires Major Design Review for industrial development projects that encompasses review of overall building design, use of materials and similar features.

Proposed improvements would include demolition of a number of older structures on the site and construction of four 100-ft x 100-ft industrial canopy structures on a portion of the property, totaling up to 40,000 square feet. Two canopy structures have been approved by Sonoma County prior to annexation and are under construction. These structures would only allow storage of equipment until the annexation is complete and permits issued by the City and Fire District. Each canopy structure would have a concrete foundation and floor, a solid roof supported by large uprights and beams but would not include surrounding walls. Lumber milling, planing and related activities would occur under the canopy structures. A portion of the site would be devoted to open storage of raw and milled lumber, awaiting shipment. Milling activities would generate sawdust and “slash,” another milling by-product. Both products would be temporarily stored on site and trucked to off-site recycled materials businesses for reuse.

Large semi-trucks would be used to haul logs onto the site and transport finished material to customers. Preliminarily, it is estimated that up to 8 truck trips per day would occur.

The site entrance from a small private road shared with All Coast Products would not change from existing. Private passenger vehicles entering the site would park along the northern or western property lines with a small handicap-access space adjacent to future industrial buildings. On-site driveways would consist of compacted gravel with parking area surface being asphaltic concrete. The applicant proposes a pedestrian path between the main parking area and the future sawmill building canopies.

Much of the site would be covered with crushed gravel and used for lumber storage.

The project site has two existing small freestanding signs- a directional sign at the private road drive at Asti Road and another sign at the property entrance off of the private roadway. No changes are proposed to signage.

In terms of on-site lighting, the applicant proposes four freestanding pole signs adjacent to the west property line to illuminate the main parking lot. A number of

building-mounted lights are proposed to illuminate the work area adjacent to proposed buildings.

The applicant is proposing limited landscaping that would include planting of four native oak trees within planter areas in the west parking lot. They proposed to hand-water the trees until mature and then discontinue watering as a way of reducing overall site water use.

Building elevations submitted by the applicant indicate that four metal frame canopies would be installed under which milling activities would occur. Two of the four buildings have been previously approved under County jurisdiction, but no milling operations can occur until the site is annexed. The buildings would have a height of 32-ft. 4-in to the roof peak and would be painted grey. Each canopy building would measure 100 ft. by 100 ft for a total of 10,000 square feet each. The four buildings would total 40,000 square feet. A number of existing NFP office and administrative buildings located on the eastern portion of the site would remain “as is.”

A number of other project features remain somewhat undefined at this point and will be subject to future reviews and approval as details as submitted by NFP. These include:

- Propane storage and fueling facility for forklifts. The site plan shows a general location for these features in the southeastern portion of the site. Future approvals will need to be granted by the City Building Department and the Fire District once a fueling system is chosen. Approval by the Air Quality District may also be needed.
- Sawdust collection and storage. The existing NFP operation in Healdsburg includes a large approximately 50-foot-tall “hopper” structure that collects sawdust from the various saws and planing machines at a central location for trucking off of the site. NFP is still evaluating various suppliers of this type of equipment.
- Solar collectors. Solar collectors are proposed to be located over all or a portion of the storm drain basin in the southern portion of the site; however, details of the future collectors have not yet been submitted to the City.

Other improvements on the Nu Forest site would include construction of a water quality and drainage basin on the south side of site to meet City and regional water quality standards.

Upon completion of the annexation process, the City water and sewer lines would be extended to the site to support the expansion of lumber operations. The precise location of water and sewer extensions to serve the annexation properties is being determined; however, it is anticipated that a water line would be extended in an easterly direction from Asti where an existing 16-in. diameter line currently exists to connect to an existing City water line on the All-Coast property to the west,

providing a looped water system. A sewer line is anticipated to be constructed from the approximate center of the Nu Forest site in a western direction to Asti Road, then south to connect to the City's wastewater treatment plant. The sewer line extension is anticipated to require construction of one lift (pumping) station on the Nu Forest site.

Stormwater runoff would be directed to an onsite water quality and retention pond located on the south side of the Nu Forest site to accommodate stormwater and release it into the nearby Russian River via an open swale. The pond would also be designed to provide water quality features per City of Cloverdale standards prior to release into the river.

An existing pond exists in the easterly portion of the annexation area. This pond is jointly owned by Nu Forest Products and the property owner to the east, All-Coast and was constructed to provide a reservoir for fire suppression purposes. The pond is primarily owned and maintained by All-Coast and may remain after construction of planned improvements on the Nu Forest site.

At build out, the Nu Forest facility would have up to 73 full-time and seasonal employees on the site (including millworkers and office staff) and would operate 5 days per week (plus two Saturdays per month during the peak summer season), from 7 a.m. to 3:30 p.m. During peak summer months, work would generally commence at 6 a.m. Maintenance of machinery generally would occur during non-production hours.

Prior to development, other properties in the annexation area (excluding Nu Forest) would be required to complete Plot Plan Reviews, Design Reviews, Conditional Use Permits and other municipal review procedures prior required by the Cloverdale Zoning Code prior to building permit issuance by the City, following completion of the annexation process.

D. Analysis

Public Notice

The Notice of Public Hearing was published in the Cloverdale Reveille and properly posted on August 25, 2016. Notice of the public hearing was also mailed to property owners within 300 feet of the boundaries of proposed project on or before September 30, 2016 and posted on the City website.

Environmental Review

Since the proposed annexation, general plan amendment and other related actions constitute a "project" under the California Environmental Quality Act and implementing guidelines, the City completed an Initial Study, as mandated by CEQA. The Initial Study is Attachment 7 to this staff report and is in the form of a bound document. Based on the analysis included in the Initial Study, a Mitigated Negative Declaration is recommended to be adopted for this project.

The Initial Study examined all of the environmental topics required to be analyzed in this type of document. Several topics were determined to have “less-than-significant” or to have “no impact” on the environment. These topics are: agricultural/forestry resources, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation and circulation and utilities and service systems.

For other topics, the Initial Study determined that there would be potentially significant environmental impacts and mitigation measures were included in the Initial Study. A summary of the Mitigation Measures are included in the Mitigation Monitoring and Reporting Program document, Attachment 8 to the staff report.

- *Impacts to oak trees and other vegetation.* Mitigation requires an arborist to develop a tree protection and/or replacement plan prior to site grading.
- *Visual impacts from Asti Road.* Mitigation requires appropriate screening and buffering for new structures and limitations of future building materials to minimize glare off of the project area.
- *Impacts to special-status protected plant, fish and wildlife species as well as impacts to wetlands and other waters.* Future developers would be required to conduct a full biological analysis to determine the presence or absence of special-status species and/or wetlands on individual properties and take appropriate action to ensure that no significant impacts would occur to either species or wetlands.
- *Potential for geological hazards.* Except for the NFP site, where a recent soil and geological report has been completed, future developers of other properties in the annexation area would be required to obtain these reports to minimize impacts from seismic action, landslides, expansive soil and other hazards.
- *Impacts related to release of hazardous materials from building demolition.* Testing for hazardous materials is required prior to demolition of on-site structures. If such materials are found, appropriate remediation shall be undertaken consistent with OSHA standards.
- *Impacts related to generation of significant noise.* Future developments will be required to obtain site-specific acoustic reports to ensure that City interior and exterior noise standards will be met. Also, limitations will be placed on future hours of construction

The Initial Study/Mitigated Negative Declaration was circulated to the State of California Clearinghouse for a 30-day period in June of this year. The Clearinghouse sends copies of the CEQA document to appropriate state agencies that could have jurisdiction over some or parts of the project. Notification of the CEQA document was also provided to potentially affected local agencies, such as LAFCO, the Regional Water Board, the local Air Quality District and others.

The City received responses from 3 agencies (State Clearinghouse, Caltrans and LAFCO) and letters have been sent to these agencies responding to their concerns. Comment letters and responses are included as Attachment 9.

Minor technical changes are recommended to be included by reference into the Initial Study are included as Attachment 10.

The City also completed an SB18 Native American Tribal Consultation with no responses from affected local tribal representatives.

Annexation Analysis

NFP has requested annexation of their two parcels of land located on the eastern portion of the project area. As noted above, five smaller parcels of land located west of the NFP parcels and east of the current City limits along Asti road have been included to ensure that a “County island” would not be created.

All of the properties included in the proposed annexation are located within the City’s approved Sphere of Influence and within the Urban Growth Boundary Area. This means that these properties have been determined to be ultimately annexed by Cloverdale when desired by the various owners and when services are nearby. As documented in the Initial Study, City water and wastewater services are nearby and the NFP desires to connect to these services to support additional industrial employment on the site, consistent with the General Plan.

The Cloverdale City Council preliminarily directed staff to commence annexation activities in August 2015.

Attachment 11 is a draft Planning Commission recommending that the City Council adopt a resolution directing staff to file the annexation application with the Local Agency Formation Commission.

Based on preliminary discussions with LAFCO staff, no major issues exist with the proposed annexation in terms of consistency of the proposal with the Knox-Cortese-Herzberg Act.

General Plan Amendment Analysis

The proposed GPA has been proposed based on a number of discussions with individual property owners within the annexation area who desire differing land use designations than exist under the current General Plan Land Use map.

The proposed annexation and associated development of the expanded Nu Forest lumber mill would be consistent with a number of goals and policies contained in the Land Use Element. Some of these include:

- Land Use Goal LU-1, provide a balance of land uses within the General Plan Study Area for housing, jobs, economic development, recreation, conservation and destination commercial uses.

Discussion: The proposed project would add a significant number of new, relatively higher paying jobs to the community

- Land Use Goal LU-6, new development will be coordinated with the provision of infrastructure and public services.

Discussion: The project applicant has been working with the City to plan the extension of municipal water and sewer service to this portion of Cloverdale.

- Land Use Goal LU-7, encourage a jobs-housing nexus....

Discussion: The proposed annexation would increase Cloverdale’s job base and would also add in a “live-work” component to allow more flexibility in places of local employment. Many of the current Nu Forest work force live in or near Cloverdale and commute to Healdsburg. If the project is approved and constructed, this would no longer be the case.

A portion of the project would also change the General Plan land use designation from Industrial to Rural Residential on the Matovich Trust property that would slightly reduce peak hour vehicle trips and be consistent with the Circulation Element of the General Plan.

In sum, staff believes the proposed project would be consistent with the General Plan.

Attachment 12 is a draft resolution recommending the City Council, by resolution, approve the General Plan Amendment.

Proposed findings to support the GPA are included in the draft resolution (Attachment 12). The Commission is only being tasked with making a recommendation to the City Council who will take final action on the GPA.

Prezoning Ordinance Analysis

As noted above, prezoning of all of the annexation area is required by State annexation law. Proposed prezoning districts are consistent with the proposed GPA, as required by other portions of state law.

In term of the proposed addition of “live-work” uses on properties zoned for General Industrial, staff believes this has the potential to allow more opportunity for local artists to work in the community, rather than have separate and more expensive housing and studio space. Other small businesses could take advantage of these regulations too, including but not limited to local contractors, small laboratories and offices/homes for professionals needing small office space. The Cities of Healdsburg, Windsor and Santa Rosa all currently allow live-work uses subject to a Conditional Use Permit.

Attachment 13 is a Resolution of the Planning Commission recommending City Council approval of the rezoning ordinance and Attachment 14 is the actual draft ordinance with the proposed development standards for live-work attached to the ordinance.

Conditional Use Permit/Design Review

In terms of consistency with the development standards for industrial uses, staff’s analysis is that it is fully consistent with the dimensional criteria for buildings and required off-street parking. See the following table:

Table 2. NFP Zoning Analysis

Requirement	City Standard	Proposed Plan	Consistent?
Lot size, depth & width	10,000 SF, 100 ft. width & depth (feet)	Existing Lot	yes
Setbacks (note: assumes front of the lot faces north, the narrowest dimension) Front Side, street Side, interior Rear	15 15 0 10	70 15+ 37 500+	yes
Lot Coverage	60% max coverage (=701,500 SF max coverage)	111,633 SF (under 10%)	yes
Building Height	50 feet 65 feet (accessory use)	Main building: 32.3 feet Sawdust hopper (not yet designed)	Yes Will be conditioned to be max. 65 feet
Parking	2 sp./3 employee largest shift (=53 sp.); or 1 sp/2,000 sf (=55 sp.)	57 spaces (inc. 2 ADA spaces)	Yes

Therefore, the proposed NFP expansion would be consistent with applicable zoning standards. Staff also believes that necessary findings can be made for CUP approval (see Attachment 15).

Staff is recommending a condition of approval to limit hours of saw milling operations in light of future development near the NFP site to the north and east from 7 am to 5 pm during the fall and winter period and 6 am to 7 pm during the spring and summer. This would not apply to deliveries or shipping or equipment maintenance.

The project is also subject to the City's Industrial Development Guidelines as part of the Major Design Review component of the project. The purpose of the Guidelines is "to provide for well-designed, attractive, quality industrial development." Section C.1 provides guidelines for placement of buildings, which generally includes maximizing solar siting, minimizing impacts to mature trees, screening less attractive industrial features from public view and designing new buildings that complement existing nearby buildings. Landscaping is encouraged at project entries, screening of outdoor industrial operations and for street trees. The Guidelines recommend that on-site parking be located behind buildings and generally screened from public view. New light fixtures should be integrated into the architecture of existing buildings and directed downward to minimize spillover of unwanted light and glare. Finally, the Guidelines provide for generalized direction for building architecture.

Staff believes that due to the relatively remote location of the NFP site from a public road or substantially from public views, the proposed site development plan is generally consistent with the Industrial Development Guidelines. The proposed site layout makes provision for future solar collectors and would not remove many major trees. Although limited on-site landscaping is proposed, the facility is not open to the public and is not visible to the public at large and so does not need to contain extensive landscaping.

Staff is proposing a number of suggested conditions of approval (see Attachment 15) to ensure the proposed NFP development is fully consistent with the Industrial Development Guidelines, as follows:

- Lighting: a condition of approval would require the height of freestanding light poles not to exceed 25 feet in height and that all fixtures be pointed downward to minimize light and glare spillover. A related condition would require exterior lights be turned off when the facility is closed, except for any security lighting required by the Police Department.
- Landscaping: a condition of approval to require approximately 150 square feet of landscaping at the property entrance off of the private access road to "dress up" the entrance.
- Future review of solar collectors and sawdust hopper: The Assistant City Manager/CDD shall review and approve the final location, height, design and exterior color(s) of the sawdust hopper to ensure general consistency with other site improvements. This could be referred to the Commission at the Director's discretion.
- Signs: limitation on total signs to 150 square feet. Although current signs are likely smaller than this, the condition would limit any expansion

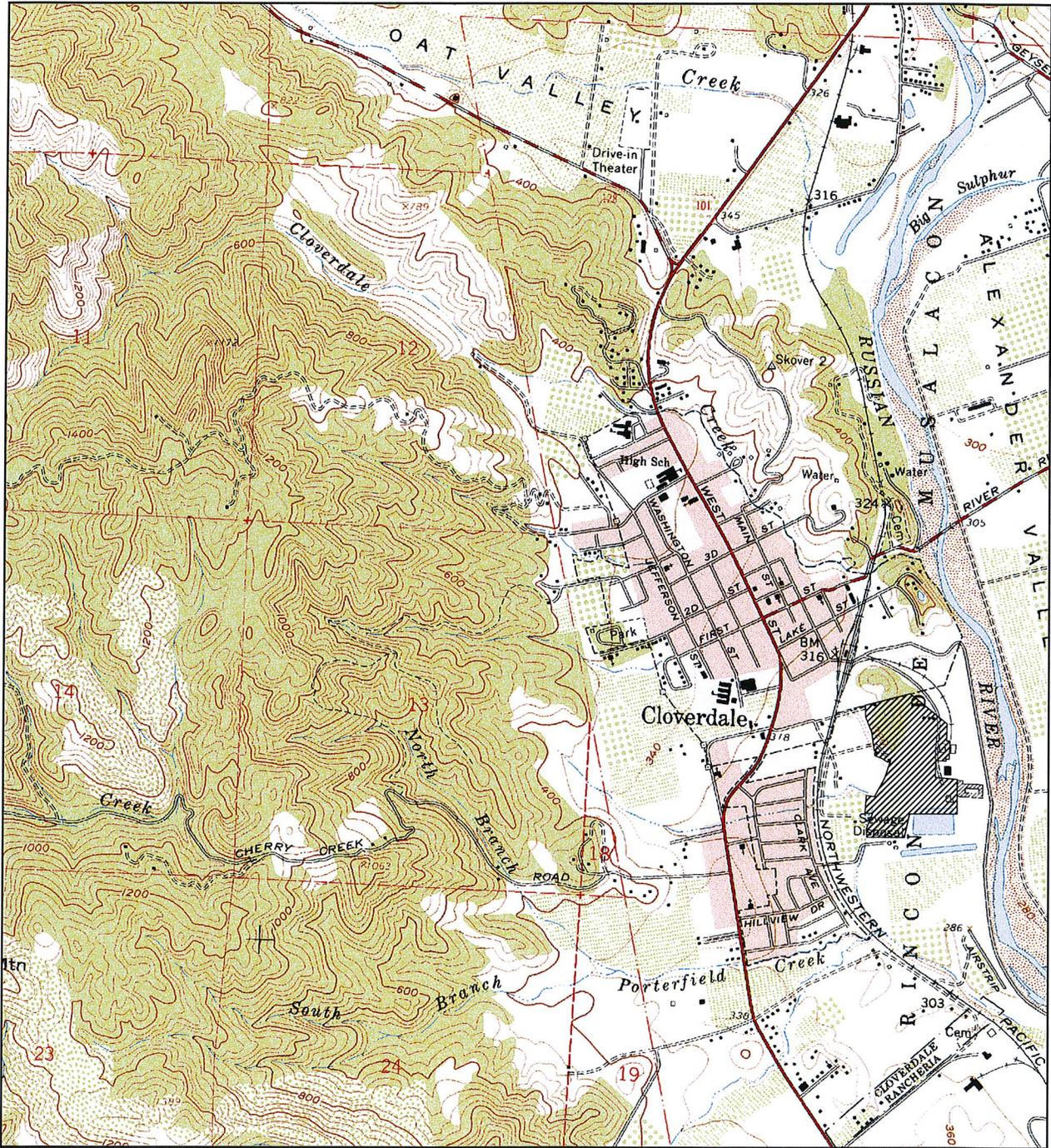
Attachment 15 is a draft resolution of the Planning Commission recommending that the City Council approve the requested Conditional Use Permit and Major Design Review for the Nu Forest project, subject to the conditions included in the draft resolution.

E. Staff Recommendation

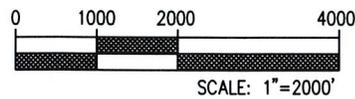
Staff recommends the Planning Commission consider the applications and by Resolution recommend City Council adoption of the Initial Study/Mitigated Negative Declaration, approval of the requested General Plan Amendment, the rezoning ordinance, directing staff to file the annexation application with LAFCO and approve the Conditional Use Permit and Major Design Review applications.

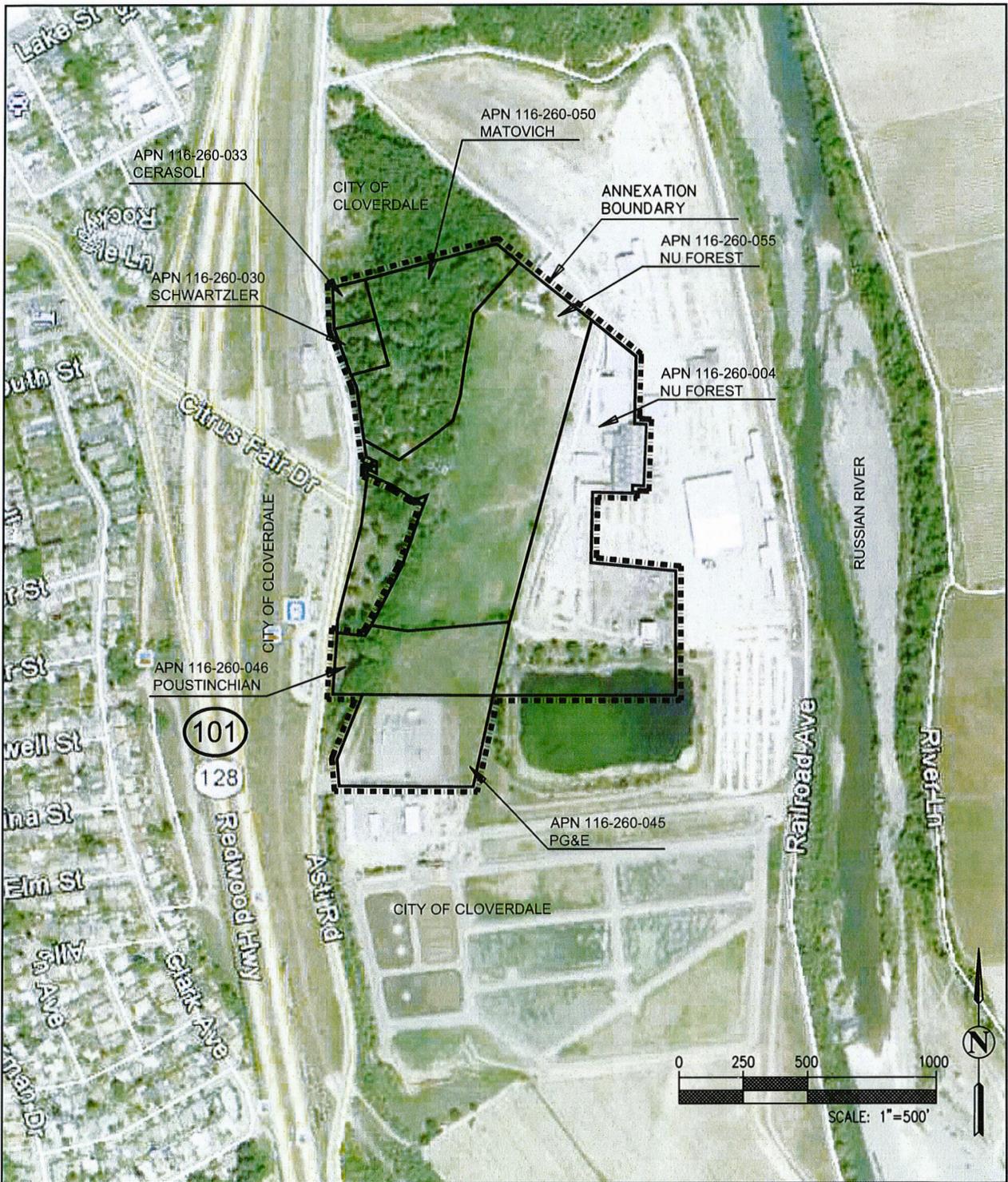
Attachments

1. Project Location Map
2. Proposed Annexation Area Map
3. Proposed General Plan Designations
4. Proposed Rezoning Districts
5. Proposed Site Development Plan & Elevations (separate attachment)
6. CEQA Initial Study (separate attachment)
7. Mitigation Monitoring & Reporting Program (MMRP)
8. CEQA Comment Letters & City Responses
9. Minor Modifications and Corrections to Initial Study
10. Draft Resolution Recommending the City Council Approval of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan (MMRP)
11. Draft Resolution Recommending the City Council Direct Staff to File Annexation with LAFCO
12. Draft Resolution Recommending City Council Approval of a General Plan Amendment
13. Draft Resolution Recommending City Council Approval of Area Rezoning
14. Draft Rezoning Ordinance
15. Draft Resolution Recommending City Council Approval of a Conditional Use Permit & Major Design Review for the Nu Forest Products Project



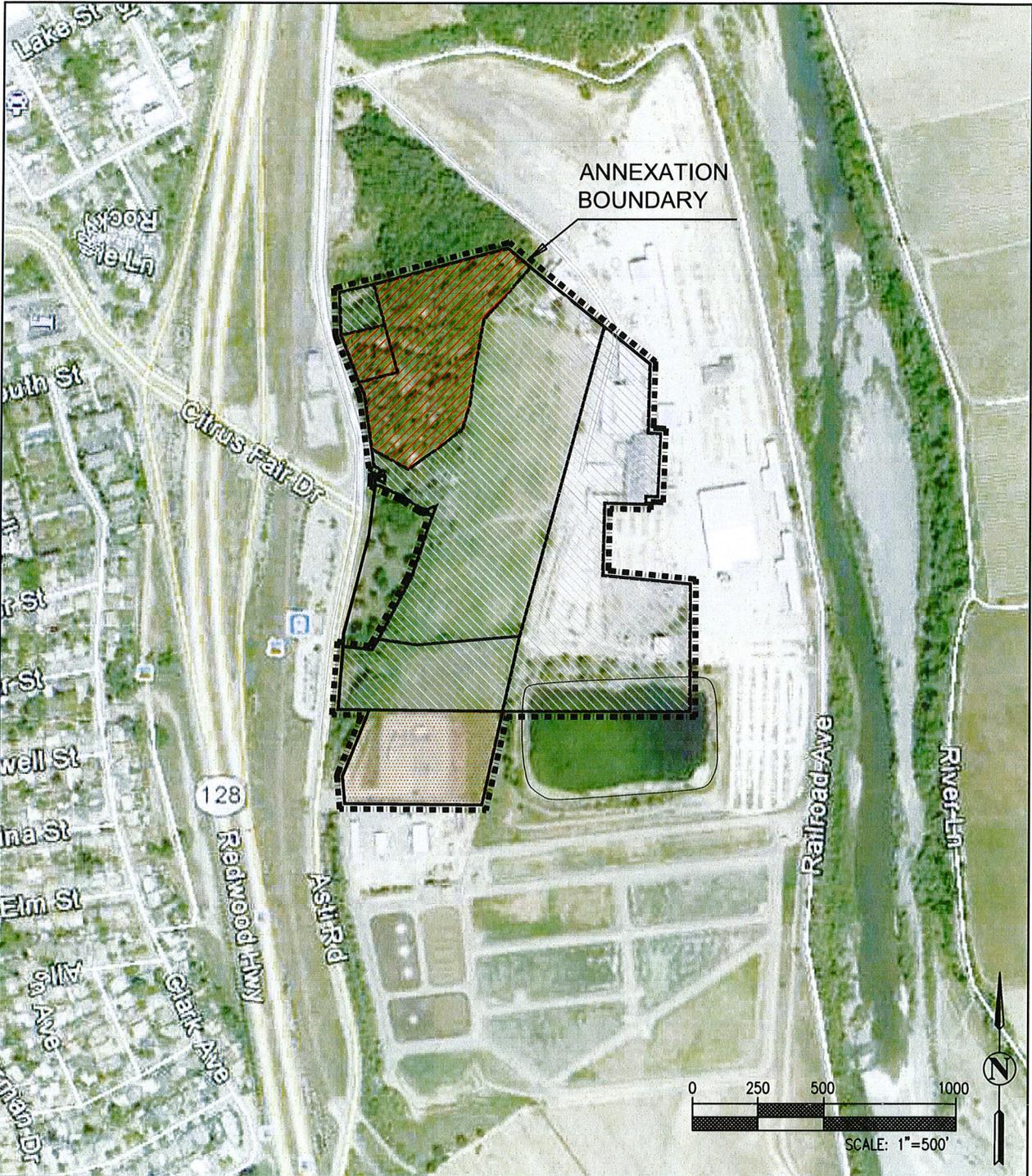
**Attachment 1
Project Location**





**Attachment 2
Annexation Area**

APN	Owner	Area (per AP Map)
116-260-004	Nu Forest Products	12.17 acres
116-260-030	Schwartzler	0.73 acres
116-260-033	Cerasoli	0.45 acres
116-260-045	PG&E	4.05 acres
116-260-046	Poustinchian	4.07 acres
116-260-050	Matovich	6.30 acres
116-260-055	Nu Forest Products	14.68 acres



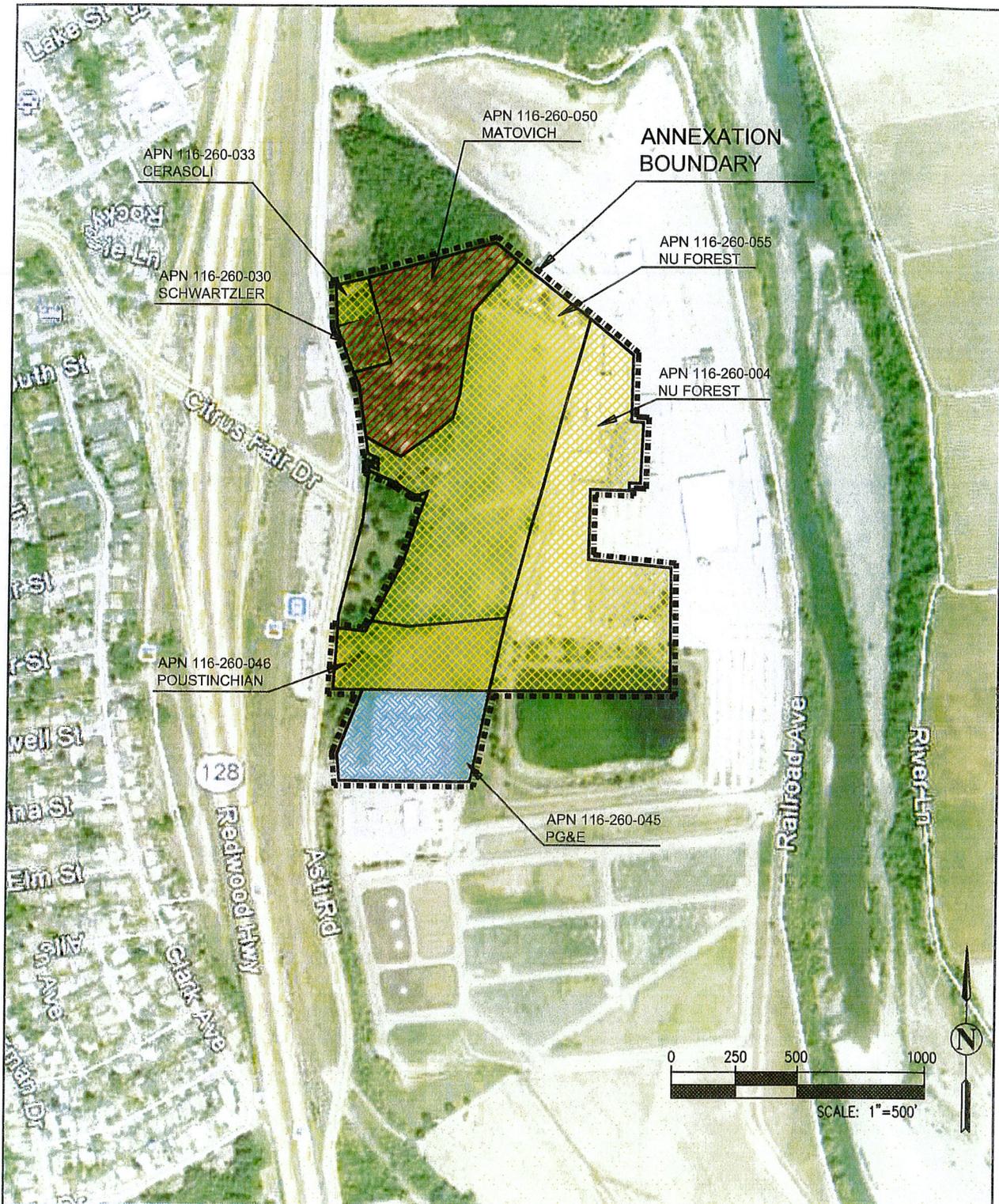
Legend:



Proposed General Plan

- RR – Rural Residential
- GI – General Industrial
- P – Public, Quasi-Public, Infrastructure

**Attachment 3
Proposed General Plan Designations**



Attachment 4
Proposed Rezoning Districts

Legend:



Proposed Use

- GI - General Industrial
- RR - Rural Residential
- P-I - Public Institutional

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Initial Study/ Mitigated Negative Declaration

Project:
Nu Forest Products Annexation & Development

Lead Agency:
City of Cloverdale

June 2016

- 1. Project title:** Nu Forest Products Annexation and Development Project
- 2. Lead agency name and address:** City of Cloverdale
124 N. Cloverdale Boulevard
Cloverdale, CA 95425
- 3. Contact person and phone number:** Jerry Haag, Consulting Planner
- 4. Project location:** East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels 116-260-004, -030, -033, -046, -046 -050 & -55. Exhibit 1 shows the regional location of the project area and Exhibit 2 shows the area in relation to the City of Cloverdale. (Note: All exhibits are attached to the back of this Initial Study.)
- 5. Project sponsors name and address:** Nu Forest Products
PO Box 727
Healdsburg CA 95448
Attn: Sharmaine Ege
- 6a. Existing General Plan designations** *Sonoma County:*
LI-Light Industrial
AR- Agricultural Residential
- 6b. Proposed General Plan designations:** *City of Cloverdale:*
CF-Conservation Features (proposed to be deleted)
RR-Rural Residential (proposed to be added)
GI-General Industrial (proposed to be expanded)
P-Public
- 7a. Existing Zoning:** *County of Sonoma:*
L-I, Light Industrial
AR, Agricultural Residential
- 7b. Proposed Pre-Zoning:** *City of Cloverdale:*
M-1, Light Industrial
RR, Rural Residential
P, Public

8. Description of project:

Overview. Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and annexation to the City of Cloverdale for an approximate 42.6-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. See Exhibit 3 that depicts the annexation area and affected property ownerships proposed for annexation.

The major property owner in the annexation area, Nu Forest Products, currently operates a lumber mill, wood drying yard and lumber storage facility in south Healdsburg. NuForest also operates a lumber storage yard with no milling or other industrial use on the eastern portion of the annexation area. The Nu Forest owner is seeking annexation to Cloverdale consolidate operations within the proposed annexation area.

Major elements of the project include a General Plan Amendment, Rezoning, Design Review for the proposed relocation and expansion of the Nu Forest operation and annexation of the Nu Forest site and adjacent properties to the City of Cloverdale. These elements are described below.

General Plan Amendment: Changes are proposed to the City of Cloverdale General Plan land use map from CF (Conservation Features) and TOD (Transit Oriented Development) land use designations to the following land use designations GI, General Industrial, RR, Rural Residential and P, Public. Existing General Plan land use designations are shown on Exhibit 4A and proposed amendments to the General Plan Land Use Map are shown on Exhibit 4B. The amendments have been proposed based on existing site conditions, development patterns and property owner sentiment.

Rezoning: the City proposes to rezone the various properties comprising the project to the following zoning districts: M-1, General Industrial, RR, Rural Residential and P, Public. If approved by the Cloverdale City Council, the zoning would become effective upon completion of the annexation process. The proposed rezoning would allow for the expanded use of the existing Nu Forest Products operation to allow the milling, processing, offices and increased storage of wood products on the site. The approved zoning would allow for one single family and associated accessory structures to be built on the Grace Matovich Trust property (AP 116-260-050), future light industrial uses on the Cerasoli (AP 115-260-033), Schwartzler Trust (AP 116-260-030) and Poustinchian (AP 116-260-046) properties. The existing PG&E substation on the southern portion of the site (AP 116-260-045) would remain in its current condition and would be zoned P-Public. If approved, proposed zoning would be consistent with the amended General Plan Land Use Map.

Part of the proposed zoning would include revising the text of the City's M-1 District to allow live-work development to occur in this District subject to the issuance of a conditional use permit by the Cloverdale Planning Commission.

Exhibit 5 shows proposed City of Cloverdale rezoning districts.

Conditional Use Permit & Major Design Review (Nu Forest): A part of the application includes a Conditional Use Permit and Major Design Review approval for Nu Forest to expand current storage and administrative office uses on the site. In addition to wood storage, future operations would include wood milling and processing. Table 18.06.030-A of the Cloverdale Zoning Code requires approval of a conditional use permit for heavy manufacturing uses in the M-1 District. The Zoning ordinance further defines heavy manufacturing to include planing mills, sawmills and wood products. Section 18.03.150 of the Zoning Code requires Major Design Review for industrial development projects that includes review of overall building design, use of materials and similar features.

The proposed Nu Forest site plan is shown on Exhibit 6. Proposed improvements would include demolition of a number of older structures on the site and construction of four 100-ft x 100-ft industrial canopy structures on a portion of the property, totalling up to 40,000 square feet. Each canopy structure would have a concrete foundation and floor, a solid roof supported by large uprights and beams but would not include surrounding walls. Lumber milling, planing and related activities would occur under the canopy structures. A portion of the site would be devoted to open storage of raw and milled lumber, awaiting shipment. Milling activities would generate sawdust and “slash,” another milling by-product. Both products would be temporarily stored on site and trucked to off-site recycled materials businesses for reuse.

Large semi-trucks would be used to haul logs onto the site and transport finished material to customers. Preliminarily, it is estimated that up to 8 truck trips per day would be generated.

Other improvements on the Nu Forest site would include paved parking areas on portions of the site and construction of a water quality and drainage basin on the south side of site. Existing office uses on the site would continue. Upon completion of the annexation process, the City water and sewer lines would be extended to the site to support the expansion of lumber operations. The precise location of water and sewer extensions to serve the annexation properties is being determined; however, it is anticipated that a water line would be extended in an easterly direction from Asti where an existing 16-in. diameter line currently exists to connect to an existing City water line on the All-Coast property to the west, providing a looped water system. A sewer line is anticipated to be constructed from the approximate center of the Nu Forest site in a western direction to Asti Road, then south to connect to the City’s wastewater treatment plant. The sewer line extension is anticipated to require construction of one lift (pumping) station on the Nu Forest site.

Stormwater runoff would be directed to an onsite water quality and retention pond located on the south side of the Nu Forest site to accommodate stormwater and release it into the nearby Russian River via an open swale. The pond would also be designed to provide water quality features per City of Cloverdale standards prior to release into the river.

An existing pond exists in the easterly portion of the annexation area. This pond is jointly owned by Nu Forest Products and the property owner to the east, All-Coast and was constructed to provide a reservoir for fire suppression purposes. The pond is primarily owned and maintained by All-Coast and may remain after construction of planned improvements on the Nu Forest site.

At build out, the Nu Forest facility would have up to 73 full-time and seasonal employees on the site (including millworkers and office staff) and would operate 5 days per week (plus two Saturdays per month during the peak summer season), from 7 a.m. to 3:30 p.m. During peak summer months, work may commence at 6 a.m. Maintenance of machinery generally would occur during non-production hours.

Prior to development, other properties in the annexation area (excluding Nu Forest) would be required to complete Plot Plan Reviews, Design Reviews, Conditional Use Permits and other municipal review procedures prior required by the Cloverdale Zoning Code prior to building permit issuance by the City, following completion of the annexation process.

Annexation to the City of Cloverdale: The Nu Forest property owner has requested annexation to the City of Cloverdale. The Cloverdale City Council will be requested to adopt a resolution formally requesting this action. Five adjacent properties are proposed to be included in the annexation in order to avoid creating a “county island” which would be properties within an unincorporated portion of the County surrounded by properties within the City.

See Table 1 with a summary of Assessor’s Parcels, ownership and approximate acreage for properties included in the annexation.

Table 1. Ownerships and Characteristics of Annexation Area

Assessor Parcel No.	Site Address	Owner	Acres	Existing Use	Proposed Use
116-260-033	340 Asti Road	Cerasoli	0.45 acre	single family dwelling	Single family dwelling & light industrial
116-260-030	29550 Ivy Dell Ln.	Schwartzler Trust	0.45 acre	single Family dwelling	Single family dwelling
116-260-050	428 Asti Road	Matovich Trust	6.3 acres	vacant	Single family dwelling
116-260-046	(no address)	Poustinchian	4.07 acres	vacant	Light industrial
116-260-055	428 Asti Road	Nu Forest	14.68 acres	Single family dwelling	Lumber Mill
116-260-004	280 Asti Road	Nu Forest	12.17 acres	Lumber Storage	Lumber Mill
116-260-045	650 Asti Road	PG&E	4.5 acres	Power substation	No change

Source: City of Cloverdale, 2016

Adjacent properties are located on the east side of Asti Road and range in size from approximately one-half acre to 6.3 acres in size. The annexation would also include an existing PG&E substation located in the southern portion of the annexation area. No changes are proposed to PG&E’s substation.

Upon completion of the annexation process, City water and sewer service could be extended to all properties within the annexation area as well as police services from the Cloverdale Police Department. All affected properties are currently within the boundary of the Cloverdale Fire Protection District (CFPD) and the annexation would not affect CFPD boundaries or operations. No changes are proposed to the boundaries of the Cloverdale Unified School District, since the affected properties already lie in this District. All other municipal services provided by the City would be extended to the properties included in the annexation.

9. Surrounding land uses and setting: The eastern portion of the project site is used by Nu Forest lumber mill operations that are proposed to be expanded by this project, with the

western portion of the Nu Forest site vacant. Smaller properties on the east side of Asti Road under various ownerships are either vacant or have been developed with a single family detached residence. These properties on the western side of the annexation area generally have moderate to steep topography with significant tree cover. A drainage course generally runs in a north-south direction on the east side of Asti Road. A PG&E unmanned substation exists on the southern portion of the annexation area.

Properties to the north of the annexation area are located within the City of Cloverdale and are vacant. The property east and north of the annexation area is developed with All-Coast Forest Products, Inc., a mill operation similar to the Nu Forest facility and is located in the unincorporated portion of Sonoma County. The Russian River lies further east of the All-Coast lumber mill site. Properties south of the annexation area lie in the City of Cloverdale and are developed with City infrastructure facilities. The 101 freeway is located west of the site as well as existing railroad tracks, a SMART train station (currently unused) and train maintenance facility, all of which are within the City of Cloverdale.

10. Other public agencies whose approval is required:

- Local Agency Formation Commission (annexation)
- City of Cloverdale (demolition & building permits, utility extensions & easements, encroachment permits)
- State Department of Fish & Wildlife (creeks and wetlands, possible)
- North Coast Regional Water Quality Control Board (wetlands, possible)
- Army Corps of Engineers (wetlands, possible)
- Northern Sonoma County Air Pollution Control District (air quality permits)
- State Water Resources Control Board (Notice of Intent)

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

X	Aesthetics	-	Agricultural Resources	-	Air Quality
X	Biological Resources	-	Cultural Resources	X	Geology/Soils
-	Greenhouse Gas Emissions	X	Hazards and Hazardous Materials	-	Hydrology/Water Quality
-	Land Use/ Planning	-	Mineral Resources	X	Noise
-	Population/Housing	-	Public Services	-	Recreation
-	Transportation/ Circulation	-	Utilities/Service Systems	-	Mandatory Findings of Significance

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

 I find that the proposed project **could not** have a significant effect on the environment and a **Negative Declaration** will be prepared.

 X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

 I find that although the proposed project **may** have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but must only analyze the effects that remain to be addressed.

 I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: David J. Kelley

Date: 6/1/16

Printed Name: David J. Kelley

For: City of Cloverdale

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "no impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "no impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "no impact" answer should be explained where it is based on project-specific factors as well as general factors (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "potentially significant impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less-Than-Significant Unless Mitigation Incorporated" implies elsewhere the incorporation of mitigation measures has reduced an effect from "potentially significant effect" to a "less than significant impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c) (3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less-Than-Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each agency should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to a less than significant level.

V. ENVIRONMENTAL CHECKLIST

The following Environmental Checklist form is used to describe the impacts of the proposed project, as detailed in the Project Description. Potential environmental impacts are described as follows:

Potentially Significant Impact: An environmental impact that could be significant and for which no feasible mitigation is known. If any potentially significant impacts are identified in this Checklist, an Environmental Impact report (EIR) must be prepared.

Potentially Significant Unless Mitigated: An environmental impact that requires the incorporation of mitigation measures to reduce that impact to a less-than-significant level.

Less-Than-Significant-Impact: An environmental impact may occur, however, the impact would not be considered significant based on CEQA environmental standards.

No Impact: No environmental impacts would occur.

1. Aesthetics

Environmental Setting

The annexation area consists of two smaller subareas. Properties fronting along the east side of Asti Road contain moderate to steep slopes with a generally dense canopy of native and introduced trees. Three homes and out buildings have been constructed along this frontage (the Cerasoli property, Nu Forest property and the Schwartzler Trust property). The Matovich Trust property and the Poustinchian properties are currently vacant.

The eastern portion of the annexation area, the Nu Forest Products property, is partially developed with an existing lumber storage area and office space. A portion of the Nu Forest property contains a pond used to store fire suppression water (shared with the neighboring All-Coast Lumber operation) with the remainder currently vacant.

An existing PG&E substation is located in the southern portion of the annexation area.

A number of existing security lights have been installed on the existing Nu Forest property, existing residences and the PG& E substation.

Asti Road that forms the western boundary of the site is not designated as a State or local scenic highway based on the General Plan EIR (source: [http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/))

Surrounding uses include US 101 Freeway and Asti Road west of the site, vacant land north of the site, All-Coast Lumber Mill and the Russian River east of the site and the City of Cloverdale Corporation Yard and Water Treatment Plant south of the site.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a		X		

state scenic highway?				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

- a) No impact. The annexation area generally contains private properties with no public vistas, public parks, playgrounds, overlooks or other public gathering places that would constitute a vista. There would be no impact with respect to this topic.
- b) Less-Than-Significant with Mitigation. Future development that could occur on the parcels of land fronting on the east side of Asti Road could remove or damage mature native and introduced trees to allow the development of new residences, live-work units, industrial buildings, driveways, parking lots, pedestrian paths and other improvements. Such activities could result in Loss of tree cover or damage to mature trees. This would be a potentially significant impact but would be reduced to a less-than-significant level by adherence to the following measures.

Mitigation Measure Aesthetics-1: Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.

Mitigation Measure Aesthetics-2: Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will not significantly impact native trees on the lot. This shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.

- c) **Less-Than-Significant with Mitigation.** Future development that could occur on the parcels of land fronting on the east side of Asti Road could significantly degrade the existing visual quality and character of the site by removing existing tree cover, changing existing topography and constructing a number of residences and light industrial buildings where none currently exist. A number of these properties are currently vacant and are visible from Asti Road and from the nearby 101 freeway. Future proposed development on the Nu Forest site would be located behind a small hill and would not be significantly visible from either Asti Road or the 101 freeway.

Potential impacts to the existing visual character for properties fronting on Asti Road could be a potentially significant impact as a result of constructing new structures and other improvements where none are current visible. Use of reflective building materials could result in a potentially significant impact on passers-by. This impact would be reduced to a less-than-significant level by adherence to the following mitigation measures.

Mitigation Measure Aesthetics-3: Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways.

Mitigation Measure Aesthetics-4: The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.

- d) **Less-than-Significant impact.** Construction of future improvements within the project area would include the addition of new exterior lights associated with proposed industrial development on the Nu Forest site and new buildings on properties fronting on Asti Road. However, new development in the annexation area will be subject to General Plan Policy UL 1-2 (Minimize light spillage that carries off the property where lights are located). Adherence to this Policy when individual Plot Plans are reviewed by the City will ensure this impact will be less-than-significant.

2. Agricultural and Forestry Resources

Environmental Setting

No portion of the project area is used for or zoned for agricultural production. No Williamson Act contract or Timber Preserve contract exists in the area. The western portion of the site contains a significant tree cover of native and introduced species.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of forest land (as defined by PRC Sec. 12220(g), timberland (as defined in PRC Sec. 4526), or timberland zoned Timberland Production (as defined in PRC Sec. 51104 (g)?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?		X		
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to a non-				X

agricultural use or conversion of forest land to a non-forest use?

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Discussion

- a-c) No impact. There would be no impact to agricultural resources since the project area has been developed with a lumber mill facility and scattered residences. No portion of the site is used for agricultural production, no Williamson Act contracts exist on the site and the site is not zoned for agricultural uses. No impacts would therefore result.

- d) Less-than-Significant with Mitigation. The western portion of the site contains a moderate to dense cover of mature native and introduced trees. Future development on these properties that could be allowed under the amended General Plan and zoning could have a potentially significant impact on these resources. Adherence to Mitigation Measures Aesthetics 1 and 2 (see above) will reduce impacts to trees and forest resources to a less-than-significant impact.

- e) No impact. There would be no impact with respect to other changes in the environment that would result conversion of farmland to a non-agriculture use or the conversion of forestland to a non-forest use since the predominance of development associated with the project would occur on the eastern, vacant portion of the project area. This is where the expansion of the Nu Forest lumber mill and associated operations would occur.

3. Air Quality

Environmental Setting

The City of Cloverdale is located at the northern end of Sonoma County and lies within the Northern Sonoma County Air Pollution Control District (NSCAPCD) jurisdiction. The NSCAPCD develops rules and regulations, and establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines when necessary.

Major air pollutants regulated by federal, state and local air quality authorities include ozone, particulate matter (PM 10 and 2.5), toxic air contaminants (airborne substances that may cause cancer) and odors.

Minimal air pollutants are found in the annexation area since a majority of the properties are vacant. A portion of the Nu Forest property is used for office space and lumber storage. No milling or similar operations currently occur on this site. Similarly, no sensitive air receptors are located near the annexation area, including but not limited to hospitals, convalescent care facilities, schools, parks or similar land uses.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion

a-e) Less-than-Significant/No Impact. Air pollution concerns for the City of Cloverdale were addressed in the Environmental Impact Report (EIR) for the General Plan update completed in 2009. According to the General Plan EIR, due to the temporary nature of construction related impacts and required compliance with NSCAPCD rules and regulations, these impacts will not result in the generation significant air pollutants or

cause excess exposure of pollutants to sensitive receptors and are considered to be less than significant.

The NSCAPSD is currently in attainment for all criteria pollutants and any increase in criteria emissions is already accommodated for by the air district. As a result, the area will remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Cloverdale are considered less than significant.

The primary land use proposed in the annexation area, Nu Forest Products, would be a relocation of existing lumber milling, storage and similar operations already occurring elsewhere in the NSCAPCD in the City of Healdsburg. Therefore, there could be a very small net increase in criteria pollutants following expansion of the Nu Forest site proposed for annexation to Cloverdale. Minimal other development is proposed for the annexation that could significantly impact local or regional air quality.

4. Biological Resources

Environmental Setting

The western portion of the project site is partially developed with Nu Forest lumber storage and offices. This portion of the project site has been highly disturbed for a number of years as a result of historic light industrial operations and does not contain any special-status or protected plant or wildlife species.

The eastern portion of the site is largely vacant and contains an extensive cover of native and introduced tree species and groundcover. Although the City's 2009 General Plan EIR does not indicate these properties contain special-status or protected plant or wildlife species (see Figure 4.10-3), it is possible that these properties have the potential to provide habitat for special-status bird, mammal, reptile and plant species. A site-specific biological resource reconnaissance was not conducted as part of this Initial Study.

Figure 4.10-2 contained in the General Plan EIR notes the presence of two potential wetlands on or adjacent to the annexation area. The first is a pond in located on a portion of the Nu Forest ownership, on the southeast corner of the annexation area, used as a reservoir for fire protection and co-owned with the All-Coast property owner. The second is an unnamed intermittent stream that flows through the annexation area, along the western boundary of the Nu Forest property. This tributary flows to the Russian River to the east.

Based on information contained in the General Plan EIR, no portion of the annexation area is located within a Habitat Conservation Plan or Natural Community Conservation Plan area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion

- a) Less-than-Significant with Mitigation. Future grading operations and development of parcels of land fronting Asti Road for residential, live-work or industrial uses could significantly impact nesting or roosting birds, including special-species birds, as well as decrease bird habitat in this portion of Cloverdale. Future development could also impact other special-status wildlife and/or plants, although no such species are identified in the General Plan EIR. To ensure this impact is reduced to a less-than-significant level, future development on parcels of land fronting on the east side of Asti Road shall implement Mitigation Measure BIO-1 and BIO-2 to reduce impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service to a level less than significant.

Mitigation Measure BIO-1: Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be

completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any special-status species are fully protected. Protective actions may include first, avoiding the species during construction and post – construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.

- b,c) Less-than-Significant with Mitigation. Future development on the eastern portion of the Nu Forest property or other properties fronting on Asti Road could impact wetlands, other waters and/or riparian habitats. Such impacts could include installing sewer and/or water line extensions through potential wetland area, full or partial fill of wetlands or discharge of polluted runoff into wetland areas. Such actions would be a potentially significant impact. This impact would be reduced to a less-than-significant level.

Mitigation Measure BIO-2: Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. The action plan shall identify specific steps to be taken to ensure that any future impacts to wetlands, other waters or riparian habitat is less-than-significant. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian habitat areas may proceed until the approval action plan is approved and implemented.

- d) Less-than-Significant. Several parcels in the annexation area are fenced to preclude wildlife migration or are developed with lumber storage uses. A major wildlife and fish corridor exists east of the site along the Russian River. This impact would be less-than-significant.
- e) Less-than-Significant. Proposed development on all parcels of land proposed for annexation to the City of Cloverdale will be required to comply with all municipal requirements protecting local biological resources, including but not limited to tree

protection ordinances. Compliance will be required at the time development is proposed in the City and this impact would be less-than-significant.

- f) No Impact. No Habitat Conservation Plans or Natural Community Conservation Plans have been adopted within the City of Cloverdale and no impact would occur with respect to this topic.

5. Cultural Resources

Environmental Setting

The City of Cloverdale General Plan EIR (2009) does not identify the presence of any historic, prehistoric, paleontological or Native American resources within the annexation area. Major historic resources within the Cloverdale Planning area, as identified in the General Plan EIR, include the Isaac Shaw building, the Pinschower house, an historic bridge over the Russian River and the Gould Shaw house. None are located within the annexation area.

The General Plan EIR concluded, based on a records search at the University of California, Berkeley Museum of Paleontology, that no paleontological resources have been identified in Cloverdale.

Although the General Plan EIR did not identify the presence of buried prehistoric resources or Native American resources in or near the annexation area, the close proximity of the area to the Russian River may result in a moderate to high potential to encounter such resources within the area. Typically Native American settlements were located near major bodies of water, such as rivers, creeks and streams.

As part of the CEQA process, City staff initiated an SB 18 Native American Tribal Consultation with the State of California Native American Heritage Commission in February 2016.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result in impacts to:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Sec. 15064.5?				X

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 15064.5?		X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X	

Discussion

- a) No Impact. Based on the General Plan EIR and site observations, no above-ground historic resources are present within the annexation area and no impacts would result with respect to this topic.

- b-d) Less-Than-Significant Impact. The relatively close proximity of the annexation area to the Russian River may be linked to historic Native American or other historic settlements in this location. Although future construction and ground-disturbing activities could impact buried cultural, Native American and/or paleontological resources, adherence to General Plan implementing Measure CDO 4-2.a (“Maintain standard conditions of approval for CEQA and project review of development projects including agricultural conversion that require cultural resources studies where applicable and require that work be halted and studies conducted if cultural or archeological resources are discovered; require that such studies be conducted by qualified historians or archeologists; and require notification pursuant to law if human remains are discovered”) and Implementing Measure CDO 4.2b (“Coordinate with the Native American Heritage Commission and local tribal members to determine if the study area or developments contain any artifacts or areas used for religious purposes.”). As required by the General Plan, future specific development proposals in the annexation area will be conditioned to implement the above-referenced General Plan Implementing Measures to ensure that future impacts to Native American, historic, paleontological and similar resources will be less-than-significant.

6. Geology and Soils

Environmental Setting

This section of the Initial Study is based on an analysis of local geologic conditions conducted by the firm of PJC & Associates Inc dated November 5, 2015, which is incorporated by reference

into this Initial Study. The PJC report is available for review at the Cloverdale Planning Department during normal business hours.

The eastern portion of the annexation area is relatively flat with the western portion characterized by moderate to steeply sloping areas. The entire annexation area is located in the Coast Ranges Geomorphic Province of California that includes many separate mountain ranges, hills and valleys located between the Pacific Ocean and the Great Valley to the east.

Flatter portions of the annexation area are underlain by alluvial deposits with layers of sand, gravel, silt and clay with a top covering of alluvium.

It is likely that the western portion of the annexation area is underlain by harder geologic material that has not eroded due to action of the nearby Russian River.

The PJC & Associates report notes that the site is not within an Alquist-Priolo Earthquake Fault Study zone. Three active fault zones have been identified near the annexation area: the Maacama (South), the Maacama (central) and the Collayomi Faults. These are located from 2.7 miles to approximately 13.9 miles from the project area. Existing and future development on the project area is and would continue to be subject moderate to severe ground shaking as a result of earthquake activity on one of these fault zones. The risk of ground rupture is considered low due to lack of identified faults in the general area.

The eastern portion of the project site is considered to have very high liquefaction potential. Liquefaction is a seismic hazard where there is a rapid, temporary loss of soil strength that could damage structures on that site.

The PJC & Associates report finds that the risk of lateral spreading, soil lurching or the presence of expansive (high shrink-swell potential) soils is low.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		X		
i) Rupture of a known earthquake fault, as			X	

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available

		X	
		X	
	X		
		X	
	X		
		X	
		X	

for the disposal of waste water?

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Discussion

- a) **Less-than-Significant with Mitigation.** The site geotechnical report concludes that the annexation area is not located within an Alquist-Priolo Earthquake Fault Zone or State of California Earthquake Fault Studies Zone, and there are no active faults in the annexation area. There is a potential for strong seismic shaking on the site from nearby active faults. Future buildings in the annexation area will be designed in accordance with the California Building Code standards adopted for the City that includes strict seismic safety design standards to resist the effects of groundshaking and building failure.

No preliminary soils reports have been prepared for properties located in the eastern portion of the annexation area. These properties exhibit moderate to steep slopes and future structures could be subject to landslide potential. Future landslides or soil failure could be a potentially significant impact for project properties and for other nearby properties as well. Adherence to the following will reduce this impact to a less-than-significant level.

Mitigation Measure GEO-1: Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.

- b) **Less-than-Significant Impact.** Future improvements within the annexation area will be subject to City of Cloverdale construction and post-construction erosion control and water quality protection requirements, including placement of silt fences and desilting basins to trap construction erosion and placement of water quality ponds to filter erosion from parking lots and landscaped areas. This impact would be less-than-significant with adherence to City standards.
- c) **Less-than-Significant with Mitigation.** Future construction of parcels of land located on the eastern side of the annexation area could be subject to landslide potential and other soil-related hazards. Adherence to Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level.

- d) **Less-than-Significant Impact.** The PJC & Associates report prepared for the Nu Forest property within the annexation area determined that the risk of liquefaction on future site improvements is considered low. Other properties within the annexation area are located on moderate to steeply sloping areas that are generally not prone to liquefaction.
- e) **Less-than-Significant Impact.** A number of properties in the annexation area use septic systems. Upon completion of the annexation area, all properties would be allowed to connect to the City of Cloverdale wastewater system. However, if wastewater facilities are not proximate to individual properties, existing septic systems may be allowed to continue. All existing septic systems are under the jurisdiction of the Sonoma County Permit and Resource Management Department of Sonoma County.

7. Greenhouse Gas Emissions

Environmental Setting

The annexation area is partially developed with existing Nu Forest Products operations that include storage and transport of milled lumber, company offices and a number of existing single-family residences. Greenhouse gasses are currently emitted into the atmosphere from passenger vehicles, trucks and forklift operations on the Nu Forest property.

Greenhouse Gasses include carbon dioxide, methane, nitrous oxides, perflorocarbons, sulphur hexafluoride and hydroflorocarbons. It is generally recognized that greenhouse gasses trap heat and moisture near the earth’s surface, increasing the ambient temperature, also known as global warming. Effects of global warming, include changing of ocean circulation patterns, a reduction of global ice coverage and general changes to climatic conditions.

Sonoma County has taken the lead in preparing a County-wide Climate Action Plan (CAP) with the intent of reducing the amount of greenhouse gasses for all cities in the County, including Cloverdale. The amount of targeted reduction is 25% below the 1990 emission level by the year 2020.

The draft CAP estimates that the City of Cloverdale emitted 57,300 metric tons of carbon monoxide in 1990 and 59,000 metric tons in 2010, the most recent estimate available.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a			X	

significant impact on the environment?

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

		X	

Discussion:

- a) Less-than-significant. Proposed annexation, development and operation of the Nu Forest lumber mill and other uses proposed for the annexation area would increase the amount of greenhouse gas emissions into the atmosphere as a result of increased traffic, operations of the expanded lumber mill and other operations that would be included in the annexation area. In terms of potential greenhouse gas emissions, the major land use change proposed for the annexation area, the Nu Forest lumber mill, would not be a new land use in the local air basin, but would be a relocation from its existing operation in Healdsburg. Thus there would not be a significant net increase in the amount of greenhouse gasses emitted into the atmosphere from approval and implementation of this project. Although replacement land uses on the existing Healdsburg site could generate greenhouse gasses, future uses of the Healdsburg site are unknown and beyond the jurisdiction of the City of Cloverdale. Future uses on the existing Nu Forest site in Healdsburg will be required to complete CEQA review for GHG emissions at the time such new use or uses are proposed.

- b) Less than Significant Impact. Neither the City of Cloverdale nor Sonoma County have an adopted Climate Action Plan (CAP), although such a draft plan has been prepared is being considered for adoption by the County and the various incorporated cities in the County, including Cloverdale. The CAP includes a goal of reducing county greenhouse gas emissions by 25 percent below 1990 levels by 2015, but has no mandatory provisions that would apply to the project. In addition to the CAP, the State of California has adopted regulations that apply to the project that will help the County achieve its reduction goal. The proposed project will be conditioned by the City of Cloverdale to comply with the California Green Building Standards Code, which includes requirements to increase recycling, reduce waste, reduce water use, increase bicycle use, and other measures that will reduce greenhouse gas emissions. Motor vehicle emissions associated with the project would be reduced through compliance with state regulations on fuel efficiency and fuel carbon content. The regulations include the Pavley fuel efficiency standards that require manufacturers to meet increasing stringent fuel mileage rates for vehicles sold in California and the Low Carbon Fuel Standard that requires reductions in the average carbon content of motor vehicle fuels. Emissions related to electricity consumption by the project would be reduced as the electric utility complies with the Renewable Portfolio Standard, which requires utilities to increase its mix of renewable energy sources to 33 percent by 2020. The project would not conflict with the Sonoma

County CAP and regulations adopted by the State of California to reduce greenhouse gas emissions.

The representative from Nu Forest Products, the largest owner and future user within the annexation area, have committed to operating an employee shuttle from Healdsburg to the annexation area site to reduce vehicle trips. The owners are also exploring the placement of on-site solar collectors to reduce dependency on the electric grid. Waste material generated by milling are operations are recycled rather than deposited in a local landfill. These actions would reduce air quality and greenhouse gas emissions below normal business as usual and would serve to reduce overall GHG emissions from vehicle trips from the annexation area.

No impacts are anticipate with respect to this topic.

8. Hazards

Environmental Setting

Portions of the annexation area have been developed with single-family residences (along Asti Road) and a lumber storage and office operation on the eastern portion of the site.

Earlier environmental analyses for the Nu Forest site determined that portions of the site were contaminated by previous deposits of diesel fuel and motor oil in the local groundwater above the Environmental Screening Levels adopted by the San Francisco Regional Water Quality Control Board (see "Expanded Phase I Environmental Site Assessment" by Anchor Environmental Consultants, Inc. dated September 21, 2008 and "Limited Phase II Subsurface Investigation" prepared by AEI Consultants dated November 6, 2014). These two documents are hereby incorporated by reference into this document and are available for review at the City of Cloverdale Community Development Department during normal business hours.

A follow-on subsurface investigation of the site was completed by SCS Engineers in November , 2015 ("Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale California"). This document is also incorporated by reference into this Initial Study and is available for review at the City of Cloverdale Community Development Department during normal business hours.

The project site is located to the north of Cloverdale Municipal Airport and is outside the jurisdiction of the Comprehensive Airport Land Use Plan for the airport (<http://www.sonoma-county.org/prmd/docs/airport/ch8-excerpt.htm>).

Based on a recent discussion with representatives of the Cloverdale Fire Protection District, the annexation area lies outside of an urban/wildland high fire hazard area (source: B. Elliott, Cloverdale Fire Protection District, 3/14/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located				

<p>within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			X
<p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>			X

Discussion

- a) Less-than-Significant Impact. Future industrial and potential agricultural uses (on the Matovich Trust property, proposed for Rural-Residential rezoning) within the annexation area would likely involve the transport, use, storage and disposal of potentially hazardous materials, including but not limited to fuels and lubricants for forklifts, potential servicing of trucks, other industrial solvents that would be used in the proposed Nu Forest lumber mill. Future residential uses could involve the transport, use and storage of normal and customary quantities of household paints and solvents and yard and garden care substances. Transport, use, storage and disposal of potentially hazardous materials is strictly regulated and controlled by a variety of local state and federal laws and regulations. The proposed expansion of Nu Forest Products and associated use of

potentially hazardous materials would be approximately the same as other, similar industrial uses in Cloverdale. Future transport, use, storage and disposal of potentially hazardous materials will be subject to review and inspection by the Cloverdale Fire Protection District and other regulatory agencies, including but not limited to the California Highway Patrol and OSHA, to ensure this impacts will be less-than-significant.

- b) Less-than-Significant With Mitigation. Proposed demolition of older structures within the annexation area could release lead based paints and/or asbestos containing material into the environment. Adherence to the following measure will mitigate this impact to a less-than-significant level.

Mitigation Measure HAZ-1: Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location. Necessary permits and approvals shall be secured from appropriate regulatory agencies.

- c) No Impact. No public schools are located within a one-quarter radius of the project site (source: Cloverdale Unified School District website, <http://www.cusd.org/Page/1>) so there would be no impact with respect to this topic.
- d) No Impact. None of the properties included in the annexation area are listed on the State of California Cortese List as of March 16, 2016. No impacts are therefore anticipated with respect to this topic.
- e,f) No Impact. As identified in the Environmental Setting section of this Initial Study, the annexation area is located north of the Cloverdale Municipal Airport and lies outside of the applicable airport land use plan. No impacts would result with respect to this topic.
- g) No Impact. Proposed improvements that could be constructed within the annexation area would be built on private properties and would not block public roads or other public accessways used for emergency access. Future buildings constructed in the annexation area will be reviewed for adequate access by the Cloverdale Police Department and the Cloverdale Fire Protection District prior to approval by the City. This will ensure that no impacts would occur with respect to interference with emergency evacuation.
- h) No Impact. Based on a discussion with the Cloverdale Fire Protection District, the annexation area does not lie in a wildland/urban interface area and no impact would occur.

9. Hydrology and Water Quality

Environmental Setting

The project area is located near and to the west of the Russian River. One major property, All-Coast Lumber, is located between the annexation area and the River. A local intermittent creek flows through the approximate center of the annexation area. A second hydrologic feature is an existing pond in the southern portion of the annexation area that is used to store fire suppression water for the Nu Forest and All-Coast lumber operations.

A number of existing uses have been constructed within the annexation area, including lumber storage facilities on a portion of the Nu Forest property, single-family dwellings on three other properties and a small number of uninhabited outbuildings. All existing residences and industrial uses (Nu Forest offices) are served by private on-site septic systems.

The easterly portion of the annexation area lies within the 100-year flood hazard area as mapped by FEMA (source: Eric Janzen, City of Cloverdale, 3/9/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would			X	

result in substantial erosion or siltation on-or off-site?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death			X	

involving flooding, including flooding as a result of the failure of a levee or dam?

j. Inundation by seiche, tsunami, or mudflow?

			X

Discussion

a) Less-than-Significant Impact. A primary concern of storm water runoff is the potential amount of pollution associated with the construction and development within the annexation area, following completion of the annexation. Sediment from grading and excavation activities, oil and grease from equipment and vehicles, fertilizers and herbicides associated with landscaping are all considered non-point source (NSP) pollutants. As part of the normal and customary development review process, the City of Cloverdale will require the preparation and approval of an Erosion Control Plan for all future development projects in the annexation area. The Erosion Control Plan must document that development will not increase the flow or intensity of flow of rainwater runoff from the existing conditions. Low Impact Development (LID) measures are to be added to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. The plan will be required to be submitted and approved by the Engineering Department prior to issuance of grading permits on all annexation properties.

In terms of the City’s Wastewater Treatment Plant discharge and water quality standards, future annexation and development of properties within the annexation area would increase flows into the City’s wastewater treatment plant. The Wastewater Treatment plant currently experiences an average daily inflow of 0.55 mgd (million gallons per day) during dry weather conditions and is approved by the North Coast Water Resources Control Board to process up to 1.0 mgd during dry weather. As of October 2014, the plant had a surplus capacity of 0.45 mgd (source: City of Cloverdale 2014 Infrastructure audit, 2014). The maximum design capacity during wet weather conditions is 8.25 mgd with average inflows of 4.10 mgd as of 2014, leaving a surplus capacity of 4.15 mgd.

Development under the proposed annexation could generate up to 4,680 gallons of wastewater per day that would need to be treated at the City’s wastewater plant (see Table 2). The amount of wastewater demand to be added to the City’s municipal wastewater as a result of project build out could be accommodated in the City’s wastewater treatment and disposal system. As a part of the proposed annexation and development project, property owners and/or future developers would generally be required to construct a wastewater collection system sized to accommodate future wastewater flows to connect to the City’s system.

Table 2. Annexation Build Out Wastewater Demand

Land Use Type	Wastewater Use Factor	Land Use/Amount	Wastewater Generation (gpd)
Light Industrial/ Nu Forest	50 gal/day/employee	73 employees ¹	3650
Other Light Industrial	same as above	3 employees ²	150
Single Family Residential	220/gpd/dwelling ³	4	880
Estimated Water Demand	--		4680

Notes:

1. Based on future Nu Forest build out per Nu Forest estimate

2. Based on 1 employee per 1,000 square feet

3. Based on City of Cloverdale estimate

Source: City of Cloverdale, 2016

- b) **Less-than-Significant Impact.** Properties within the annexation area that have been developed (including a portion of the Nu Forest property, the Cerasoli property and the Schwartzler property) rely on on-site private wells for domestic water. Following annexation, all properties would be allowed to connect to the City’s municipal water supply, although it would be the responsibility of individual owners to install necessary infrastructure to connect to the City system, including but not limited to sewer laterals. Since existing private wells in the annexation area rely on approximately the same groundwater resources as the municipal water system, no significant impacts are anticipated with respect to depletion of groundwater resources. Construction of new buildings in the City of Cloverdale following annexation would be required to comply with water conservation features required in the California Building Code, so that future water use could be less under City jurisdiction than is currently used in the unincorporated County.
- c-e) **Less-than-Significant Impact.** Construction of future improvements within the annexation area would increase the amount of impervious surfaces which, in turn, would increase the amount of stormwater runoff. Impervious surfaces that would be created on the Nu Forest property would include building areas, paved parking areas and driveways. Additional construction on other properties would also increase the amount of impervious surfaces, including but not limited to a new single-family dwellings on the Matovich Trust property, live-work buildings on the Cerasoli property, light industrial building(s) on the Poustinchian property as well as driveways and other paved surfaces on some or all of the properties. No specific development applications have been submitted to the City for these non-Nu Forest properties; however, future development on the Nu Forest properties would be limited to single family residences and small industrial buildings that would not result in a significant impact with respect to this topic.

Future development projects in the annexation area will be required to submit grading plans and have these plans approved by the Cloverdale Public Works Department. Based on the City's NPDES permit granted by the Regional Water Quality Control Board, grading plans must demonstrate that proposed future development would not increase the flow or intensity of flow of storm water runoff over the existing conditions. Low Impact Development (LID) measures must be included in each development project to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. Typical measures implementing this requirement include use of detention or retention ponds to store excess peak flows to ensure that existing or planned downstream drainage facilities will not be significantly impacted. It is anticipated that, due to the relatively small size of properties included in the annexation, the courses of local creeks or streams within or adjacent to the annexation area would not be significantly changed or altered. A water quality pond is proposed to be constructed on the southwest portion of the Nu Forest site that would also detain stormwater prior to discharge into the Russian River.

Similarly, the City will require the submittal and approval of site-specific erosion control plans to limit the amount of polluted runoff from each property to a less-than-significant level when future developments are proposed. Future erosion control plans must cover both construction and post-construction operations of each future development project.

Additionally, the standard conditions require payment of development impact fees, targeted for construction of citywide public infrastructure projects, including water and drainage improvements that address the cumulative impacts of development.

Overall, future impacts related to drainage, stream course alteration and the generation of significant quantities of polluted runoff will be less-than-significant.

- g-j) Less-than-Significant Impact. The eastern portion of the annexation area is located within a 100-year flood hazard area (an "AE" zone) and would be subject to inundation on the event of a 100-year storm. The western portion of the annexation area is at a higher topographic elevation and lies above the AE flood hazard zone.

Future development that could occur on the eastern portion of the annexation area would consist of the expansion of the existing Nu Forest Products lumber mill, wood processing and storage operations. No future housing would be located in a flood hazard area and improvements constructed within the annexation area would meet flood construction methods and materials required by the California Building Code, as enforced by the City of Cloverdale. Portions of the annexation area would be subject to inundation by water in the event of a dam failure upstream of the site along the Russian River. This is documented on Figure PS-1f contained in the Public Safety Element of the

Sonoma County General Plan 2020 (<http://www.sonoma-county.org/prmd/gp2020/fig-ps1f.pdf>). It is likely such portions of the site would be limited to the flatter eastern portion closest to the Russian River. Future potential flooding of this portion of the area would likely be the same as the impact experienced from a 100-year flood event and would be less-than-significant as discussed above.

10. Land Use

Environmental Setting

The annexation area consists of a mix of developed properties (portions of the Nu Forest site), three single-family residences, older barns and other accessory buildings. Surrounding uses include light industrial uses to the west (All-Coast Forest Products) under County jurisdiction, City of Cloverdale wastewater treatment facilities and a corporation yard to the south within the City of Cloverdale, a train station/maintenance structure and the 101 freeway to the west (in the City of Cloverdale) and vacant land to the north in the City of Cloverdale.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

a-c) No Impact. If approved, the proposed annexation would change the status of the affected properties from the unincorporated portion of Sonoma County to the City of Cloverdale. Other than the proposed expansion of operations on the Nu Forest site, no other land use changes would immediately occur in the annexation area. However, under the proposed General Plan Amendment and rezoning, future development would be allowed on all properties, which would generally be consistent with development patterns that would be allowed under existing Sonoma County land use regulations. No impacts are anticipated with respect to this topic.

None of the properties included in the proposed annexation lie within a Habitat Conservation Plan or a Natural Community Conservation Plan.

11. Mineral Resources

Environmental Setting

No significant mineral resources exist in the project area based on the Land Use Diagram of the Cloverdale General Plan.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion

a-b) The General Plan notes no deposits of minerals on or adjacent to the annexation area and no impacts would result.

12. Noise

Environmental Setting

The project area is located on the east side of the 101 freeway, a major noise generator in this portion of Cloverdale. Another source of localized noise is lumber mill operations from the existing Nu Forest storage yard (primarily truck and forklift noise) on the eastern portion of the annexation area and lumber mill, truck and forklift operations to the east on the All-Coast property.

Noise is currently generated by vehicle traffic using Asti Road that forms the western boundary of the area. Based on limited traffic on this roadway, local roadway noise from Asti Road is not considered significant. The General Plan EIR does not identify any major sources of stationary (non-vehicular) noise on or adjacent to the annexation area.

The annexation area is located a significant distance north of Cloverdale Municipal Airport and is not subject to significant noise from this source (see Figure 4.7-1 contained in the Cloverdale General Plan EIR).

Project Impacts and Mitigation Measures

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the				X

project vicinity above levels existing without the project?			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion

- a) **Less-than-Significant with Mitigation.** The project involves the expansion of the existing Nu Forest lumber mill on the east side of the annexation area and the construction of other light industrial facilities and one dwelling within the area. Operation of these uses could have the effect of exposing existing and future residents near the annexation area to levels of noise above the 65 dB level. In addition future dwellings constructed on the site either in the proposed General Industrial zoning district or the proposed Rural Residential district could be subject to significant noise either from future traffic, especially trucks, using Asti Road or from future lumber mill operation on the Nu Forest site. Pursuant to the California Building Code, interior noise levels for residences cannot exceed 45 decibels (Ldn/CNEL). Consistency with this requirement will be confirmed during review of site-specific building plans for future residences. Exceedances of City of Cloverdale exterior noise levels of 65 decibels (Ldn/CNEL) could occur with respect to

future dwellings that could be constructed within the annexation area and on surrounding properties as a result of future operational noise related to Nu Forest operations. This would be a potentially significant and would be reduced to a less-than-significant level by adherence to the following measure.

Mitigation Measure Noise-1: Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.

- b) Less-than-significant. None of the proposed improvements within the annexation area would generate significant groundborne vibration since normal construction techniques would be used. No unusually tall buildings are proposed that could require pile driving or similar construction methods that would generate significant levels of vibration. The one property that could potentially generate vibration would be the proposed expansion of Nu Forest Products. However, no significant receptors currently exist or are proposed immediately adjacent to the Nu Forest site. The closest use to Nu Forest is the All Coast lumber mill, located immediately west of the Nu Forest site, that would be an equivalent use and would not be a sensitive receptor. This impact would be less-than-significant.
- c) Less-than-Significant. No significant noise above existing ambient level of noise would be created in the project location without annexation and future construction of project improvements. This impact would be less-than-significant.
- d) Less-than-Significant with Mitigation. Future construction of residential and light industrial uses within the annexation area could result in potentially significant noise during normally quiet times of the day, which is evening and night time periods. This would be a potentially significant on existing and future residences that could be allowed in the annexation area. Adherence to the following measure will ensure this impact will be reduced to a less-than-significant level.

Mitigation Measure Noise-2: All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.

- e, f) No Impact. The project area is not located within an approved land use plan or near the Cloverdale Municipal Airport, the closest public or private airport to the area. No impacts would occur with respect to this topic.

13. Population and Housing

Environmental Setting

The annexation area is currently partially developed with Nu Forest lumber operations, three single-family dwellings and a PG&E electric substation. Surrounding uses include vacant land to the north (within the City of Cloverdale), a lumber mill and the Russian River to the east (unincorporated County territory), City of Cloverdale infrastructure and a corporation yard to the south (within the City) and the 101 freeway, a train station/maintenance shed and railroad right-of-way to the west (within the City).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

- a) No Impact. The proposed project would have no impact on substantial population growth within the City of Cloverdale since the project would allow for the development of one new single family dwelling within the annexation area.

- b-c) No Impact. The proposed project could result in removal of one existing dwelling within the annexation area on the Nu Forest property and would allow construction of one dwelling on the Matovich Trust property. No impact would result with respect to this topic.

14. Public Services

Environmental Setting

Essential public services to the project area are provided as follows:

- *Fire Protection.* Fire protection services are provided by the Cloverdale Fire Protection District, which is headquartered at 451 S. Cloverdale Boulevard. A fire station is located at the district headquarters. The District also provides emergency rescue and fire code inspection services and maintains a variety of fire suppression apparatus at the headquarters Fire Station. The District maintains automatic aid agreements with the Geyserville Fire District and City of Healdsburg Fire Department (source: B. Elliott, Cloverdale Fire Protection District, 3/4/16).
- *Police Protection.* Police and security protection is provided by the Sonoma County Sheriff's Department based on Santa Rosa. The Sheriff's Department provides five deputies to patrol northern Sonoma County, including the annexation area, on a 24-hour per day basis (source: Al Tupman, Sheriff Department, 3/28/16). The City of Cloverdale Police Department maintains a mutual aid agreement with the County Sheriff, so that Cloverdale personnel may be the first responder to the annexation area in the event of an emergency (source: S. Cramer, Cloverdale Police Department, 3/28/16).
- *Schools.* Public educational services for residents of the project site are provided by the Cloverdale Unified School District. The District provides K-12 educational services for residents of Cloverdale and the surrounding unincorporated area. Private schools are also available in the greater Cloverdale area.

Local schools serving the project site include Jefferson Elementary School, Washington Middle School and Cloverdale High School.

- *Library Service.* Sonoma County Library provides library service to Cloverdale as well as the greater Sonoma County. Numerous branch libraries are located in both incorporated cities and unincorporated communities throughout the County. The library administrative headquarters is located in Santa Rosa. The branch library closest to the annexation area is located at 401 N. Cloverdale Boulevard in Cloverdale.

- *Maintenance.* Maintenance of local streets, roads and other governmental facilities within the unincorporated portion of the County are the responsibility of the County of Sonoma.
- *Energy.* Residents of Cloverdale receive electrical power from Pacific Gas & Electric Company (PG&E), a regulated public utility serving northern and central California.
- *Communication facilities.* Major communication facilities in Cloverdale are provided by AT&T although other providers are also available.

Project Impacts

Would the proposal:

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Fire protection?			X
Police protection?			X
Schools?			X
Parks?			X

Other public facilities?

			X
--	--	--	---

Discussion

- a) No Impact. The proposed annexation and subsequent development that would be allowed under City of Cloverdale jurisdiction would not adversely impact the level of service provided by the Cloverdale Fire Protection District, the Cloverdale Unified School District or the Sonoma County Library, since there would be no change to the status of these providers upon annexation or their respective boundaries. Representatives from the Cloverdale Fire Protection District have indicated that no new or expanded facilities would be needed to serve the proposed annexation and future development (source: B. Elliott, CFPD)

Should the annexation be approved, police protection services would be provided by the City of Cloverdale Police Department instead of the County Sheriff. Based on discussions with the Cloverdale Police Chief, the City’s Police Department could provide an enhanced level of emergency and non-emergency response times to calls for service from properties in the annexation area, since the Cloverdale Police Department is located closer to the area than the County Sheriff’s office and provides a higher level of staffing than the County Sheriff than is currently available to the affected properties.

Upon future development within the annexation area, property owners or developers would be required to pay development impact fees that support these City Departments and special districts, such as the Cloverdale Fire Protection District.

Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by City property taxes and fees paid by future residents. Library service to the project area would continue to be provided by the Sonoma County Library system.

No changes to the boundary of the Cloverdale Unified School District is proposed as part of this project.

There would be no changes to annexation area properties in terms of electrical, natural gas or telecommunication services since such services are not affected by local municipal boundaries.

Overall, impacts to public services would be less-than-significant.

For impacts to parks, refer to item 15, below.

15. Recreation

Environmental Setting

The annexation area is partially developed with much of the area vacant. No parks, playgrounds or similar uses are present on the project area.

The closest public parks are south of the site on West Second Street and West First Street. City Park is located at 450 W. Second and the City pool is located at 205 West First Street.

The City of Cloverdale and Sonoma County Regional Parks Department operate Cloverdale River Park located at 31820 McCray Road on the west bank of the Russian River, north of the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

a-b) No Impact. The proposed annexation project would not significantly impact the existing City of Cloverdale recreational facilities or regional park facilities, such that the facilities

would be substantially degraded. If annexed into the City, future development that would be allowed would be subject to City of Cloverdale Parks and Recreation Facilities development impact fees which are used for City wide park projects relating to community needs.

Future development within the annexation area could include construction of one new dwelling and the removal of one dwelling, which would have no impact on City or regional park facilities.

16. Traffic and Transportation

Environmental Setting

Primary local access to the annexation area is provided by Asti Road, a collector road extending through the City of Cloverdale in a north-south direction. Regional access is provided by the US 101 freeway immediately west of the annexation area.

Access to individual properties within the annexation area is via a number of driveways off of Asti Road. Access to the Nu Forest property is provided via a private drive north of the annexation area that also serves the All-Coast Lumber mill to the east.

The 2008 General Plan EIR analyzed the intersection of the US 101 freeway northbound and southbound at Citrus Fair Drive under AM and PM peak hour conditions. This intersection is the closest to the annexation area. The EIR documents that existing and build out peak hour operations of this intersection would be Level of Service (LOS) A, which is the highest level of service. LOS A is characterized by minimal delay and minor, if any, congestion.

Public transportation to the City of Cloverdale and the annexation area is provided by the Sonoma County Transit Agency (SCTA). SCTA provides regional service to communities to the south and an intercity Cloverdale Shuttle for local trips.

Existing railroad tracks are located just west of the annexation area and west of Asti Road. These tracks are presently not in use but are planned for future SMART train operations. A station has been constructed along the tracks just west of the annexation area but is not currently used.

No bicycle paths or sidewalks are located along Asti Road adjacent to the annexation area.

No public or private airports or airstrips exist on or adjacent to the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

e. Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

a, b) Less-than-Significant Impact. As noted in the Environmental Setting section of this Initial Study, existing and future operations of the nearest major intersection to the annexation area, Citrus Fair Drive and the 101 north and south bound freeway ramps, is expected to operate at an acceptable level of service through the build-out of the General Plan, which is 2025. Table 4.5-8 contained in the General Plan EIR documents that the Highway 101 on- and off-ramps at Citrus Fair Drive are expected to operate at LOS A or C during both A.M. and P.M. peak hour periods.

The following table (Table 3) estimates the number of total and peak hour trips that could be generated in the annexation area. The table shows that up to 133 daily trips could be generated as a result of annexation and build out of the subject properties. There would be up to 120 peak trips during the morning peak period and up to 112 peak trips in the pm peak.

Table 3. Annexation Build Out Estimated Trip Generation

Land Use Type	Amount	Total Daily Trips	AM Peak	PM Peak
Nu Forest (existing) ¹	--	12		
Nu Forest – proposed ¹	--	71		
<i>Subtotal Nu Forest trips</i>	--	59	54	57
Industrial ²	3,000 SF	21	19	20
Single Family Residential (existing & proposed) ³	3	29	22	29
Total Trips	--	133	120	112

Notes:

- Existing and proposed Nu Forest trip generation based on field observation and future estimates provided by project applicant.
- Future industrial uses include up to 1,000 square foot live-work industrial space on Cerasoli site & up to 2,000 square foot industrial space on Poustinchian property

3. Existing dwellings on Cerasoli, Schwartzler & Nu Forest properties, per property owners.
4. Proposed dwelling on Matovich Family trust property, per landowner representative.
Trip rates per ITE Trip Generation Manual, 9th Edition, 2012

The addition of anticipated project trips on the local transportation system near the project site is not expected to significantly increase congestion or conflict any local or regional transportation plan or policy dealing with transportation. The primary landowner in the annexation area, Nu Forest Products, is considering the operation of an employee shuttle to and from Healdsburg for mill employees. If implemented, the shuttle would reduce overall and peak hour trips as identified in the above table.

Furthermore, the City of Cloverdale Streets and Thoroughfare Development Impact Fee will be collected before any project in the annexation area is developed. These fees provide for cumulative improvements of the roadway system to accommodate citywide traffic needs at ultimate General Plan build out.

- c) No Impact. As noted in the Environmental Setting section of this Initial Study, no public or private airports or airstrips exist on or adjacent to the annexation area. The area is not located within the airport land use plan for Cloverdale Municipal Airport, so there would be no impacts with respect to this topic.
- d, e) No Impact. Properties included in the annexation area are all served by private driveways from Asti Road. If no changes to current structures are proposed, existing driveways may remain as they currently exist. New development proposals will be reviewed by the City of Cloverdale Community Development Department, Public Works Department and Fire Department to ensure consistency with City standards and to ensure there would be no hazards or impediments to emergency vehicle access. Future development proposals would also be reviewed by the Cloverdale Fire Protection District to ensure that District design criteria are met in terms of emergency access. No impact would result with respect to this topic.
- f) No Impact. The proposed annexation and future development would be consistent with the Cloverdale General Plan, as amended by the project. There would be no impacts with respect to potential conflicts with alternative modes of transportation.

17. Utilities and Service Systems

Environmental Setting

The annexation area received public utilities from the following sources:

- *Water supply.* Private on-site wells.
- *Sewage collection.* Private on-site septic systems.
- *Sewage treatment and disposal.* Private on-site septic systems
- *Storm drainage.* Sheet flow from individual properties and private open channels.
- *Solid waste service.* Private disposal.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the project</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing water entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by			X	

the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state and local statutes and regulations related to solid waste?			X	

Discussion

a) Less-than-Significant. Upon annexation to the City of Cloverdale, all properties would be eligible to connect to the City's wastewater collection, treatment and disposal system. Property owners would be responsible for constructing sewer lines and other related facilities to connect to the City's system. Any extensions on public land would be required to be designed to City engineering standards, encroachment permit(s) from the City would be required and easements over private properties obtained, as needed. Preliminarily, a sewer line would be extended west from the approximate center of the Nu Forest property to Asti Road, then south to connect to the City's wastewater treatment plant. The extension would be sized to accommodate the anticipated maximum build-out of uses in the annexation area, but could be oversized to accommodate other unserved properties in the annexation area, as determined by the Cloverdale City Engineer.

A report prepared by the City of Cloverdale in late 2014 (2014 Infrastructure and Public Service Audit, 10/15/14) documented that the City's wastewater treatment plant, located just south of the annexation area, is permitted by the Regional Water Quality to treat up to 1.0 million gallons of wastewater per day (mgd) during average-day dry weather periods. The peak treatment capacity is permitted to be 2.2 mgd. The City is permitted up to treat 8.25 mgd during wet weather periods. As of late 2014, the treatment plant was processing 0.55 mgd on an average day and 1.4 mgd during peak conditions. The peak wet weather flow was documented at 4.1 mgd during the same time period. Treated wastewater is transported to municipal ponds adjacent to the Russian River where treated effluent can percolate into the soil or evaporate into the atmosphere. Disposal of treated wastewater is based on the City's permitted treatment capacity and there is currently no issue with disposal capacity.

Build-out of the proposed annexation would be estimated to generate 4,230 gallons per day of wastewater. This is based on information provided in Table 2, in the Hydrology section.

Based on the above information, future development that could be accommodated in the annexation area could be served by the City of Cloverdale wastewater treatment system with out exceeding the requirements of the Regional Water Quality Board and a less-than-significant impact would result.

The City of Cloverdale may allow continued use of septic systems for future development if such development would be located 300 feet or greater from a sewer collection line.

- b) Less-than-Significant. Property owners in the project area would have the ability to be connected to the City's municipal water system upon completion of the annexation process. Nu Forest Products has proposed to extend a municipal water line from their property to connect to the City's water system in Asti Road, west of the annexation area. Other properties may also connect to the City system. All costs to extend municipal water would be at the expense of individual owners.

The same 2014 Infrastructure and Public Services Audit referenced in subsection "a," above, notes that the City recently completed two new water wells as of 2014. New wells were financed by the US Department of Agriculture. Improvements were also made to the City's water system to "de-aerate" water prior to entering the City's water treatment plants that improved the efficiency of the treatment plant. Water system improvements are now on-line and a part of the municipal water system which includes five wells. The 2014 Infrastructure Audit reported that with the recently completed improvements, the daily capacity of the municipal water system is approximately 3.69 mgd. The 2014 estimated maximum demand for water was approximately 2.55 mgd, with 28,000 gallons/day allocated to other pending development projects This would leave approximately 392,000 gallons per day for future development in the community, including development proposed in the annexation area.

Table 4 provides an estimate based on City information regarding the estimated quantity of water to be used by build-out of proposed land uses in the annexation area. The estimated maximum use of water 5,128 gpd, is less than the estimated 392,000 gpd that is currently available to serve future development so there would be an adequate long-term supply of water available for the proposed annexation and development of future uses.

The City of Cloverdale will also require, as a normal and customary condition of development approval for future buildings in the annexation area, that builders install high water efficiency fixtures and appliances to minimize water use to the fullest extent. Such improvements may likely include but will not be limited to use of low-flow toilets

and showers, possible use of non-water urinals, use of water efficient appliances, limitations on installation of landscaping and similar features.

Table 4. Annexation Build Out Water Demand

Land Use Type	Water Use Factor	Land Use/Amount	Water Use (gpd)
Light Industrial/Nu Forest	50 gallons/day/employee	73	3,650
Other Light Industrial	same as above	3	150
Single Family Residential	332/gpd/dwelling	4	1,328
Estimated Water Demand	--	--	5,128

Source: City of Cloverdale, 2016

- c) Refer to the Hydrology section of this Initial Study for a discussion of drainage facilities.
- f, g) Construction of future development within the project area would result in a slight increase in the amount of solid waste generated by the project that would be accommodated in local and regional landfill facilities. Upon annexation, the City's franchised waste hauler, Redwood Empire Disposal, would collect solid waste and recyclables .A representative of Redwood Empire Disposal (Mike Lockwood) has confirmed there will be no impacts to the company. The proposed project would have no impact with regard to federal, state or local statutes or laws governing solid waste.

18. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the				X

number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable?
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

			X
			X
			X

Discussion

- a-b) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project is located on property not involving a creek, stream or other waterway, nor is the area identified as having populations of wildlife.
- c) Cumulative impacts have been reviewed in the annual infrastructure audit. There are sufficient public facilities to serve the proposed future development.
- d) The project will not have direct nor indirect environmental effects on human beings. Noise and other impacts from the development will be minimal and within the thresholds set forth in the General Plan.

Initial Study Preparers

Jerry Haag, Consulting Planner

City of Cloverdale staff

Paul Cayler, City Manager

David Kelley, Assistant City Manager/Community Development Director

Vanessa Apodaca, PE, City Engineer

Eric Janzen, Engineering Technician

Rafael Miranda, Associate Planner

Stephen Cramer, Police Chief

Cloverdale Fire Protection District

Brian Elliott

Local Agency Formation Commission

Mark Bramfitt, Executive Director

Carole Cooper, Assistant Executive Director

Redwood Empire Disposal

Mike Lockwood

Applicant Team

Sharmaine Ege, Nu Forest Products

Kurt Kelder, civil engineer

References

CEQA Guidelines, Bay Area Air Quality Management District, May 2011

General Plan Update Environmental Impact Report, City of Cloverdale 2009

Cortese List, California Department of Toxic Substances Control, March, 2016

Design Level Geotechnical Investigation, 280 Asti Road, PJC & Associates, November 2015

Draft EIR for Climate Action 2020: Community Climate Action Plan, ICF International, March 2016

California Department of Water Resources (<http://wdl.water.ca.gov>)

Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale CA, SCS Engineers,
November 2015

Infrastructure and Public Services Audit, City of Cloverdale, October 2014

Exhibits

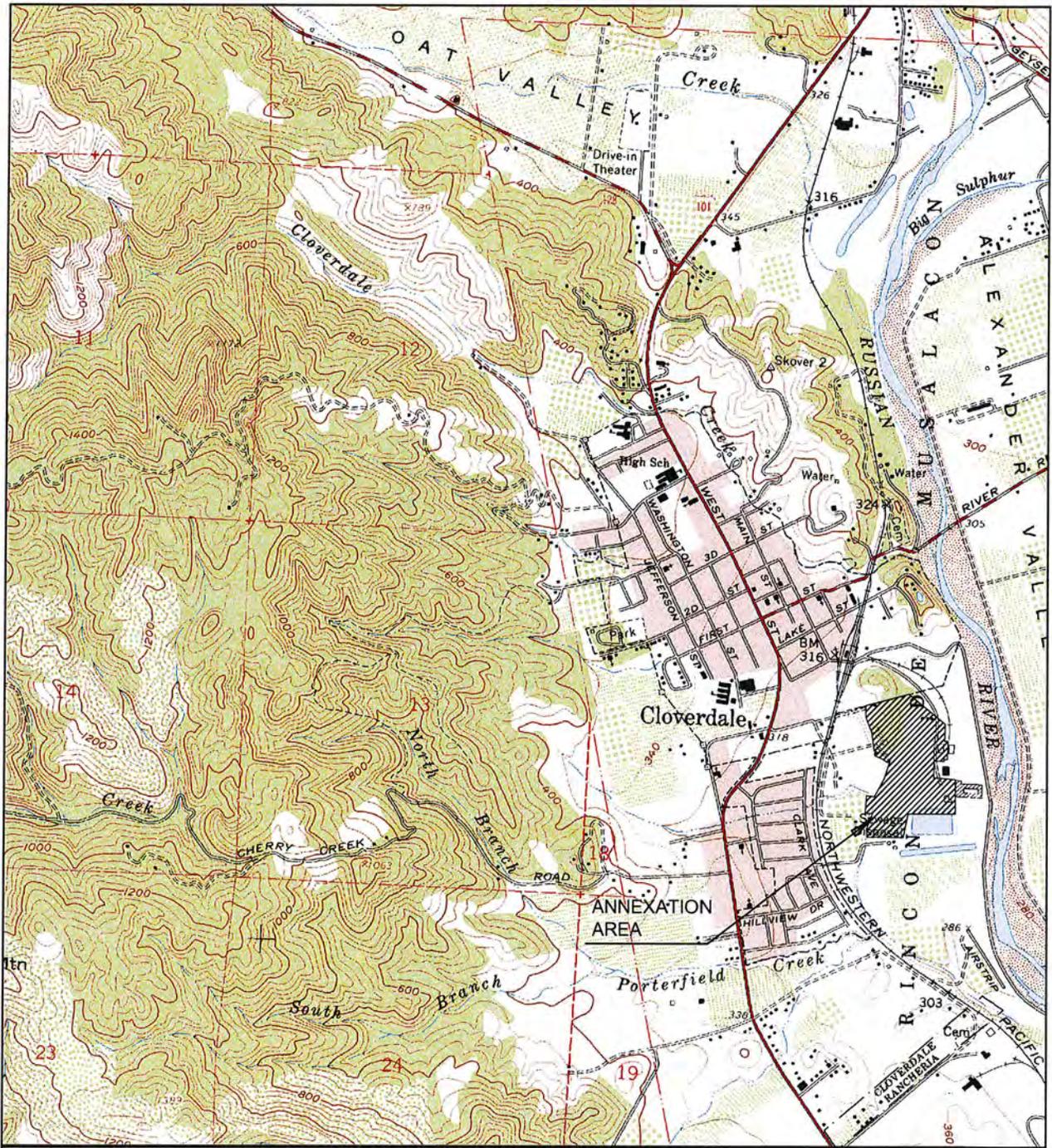
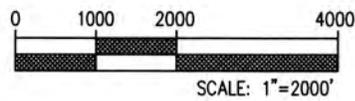


EXHIBIT 2
LOCAL CONTEXT



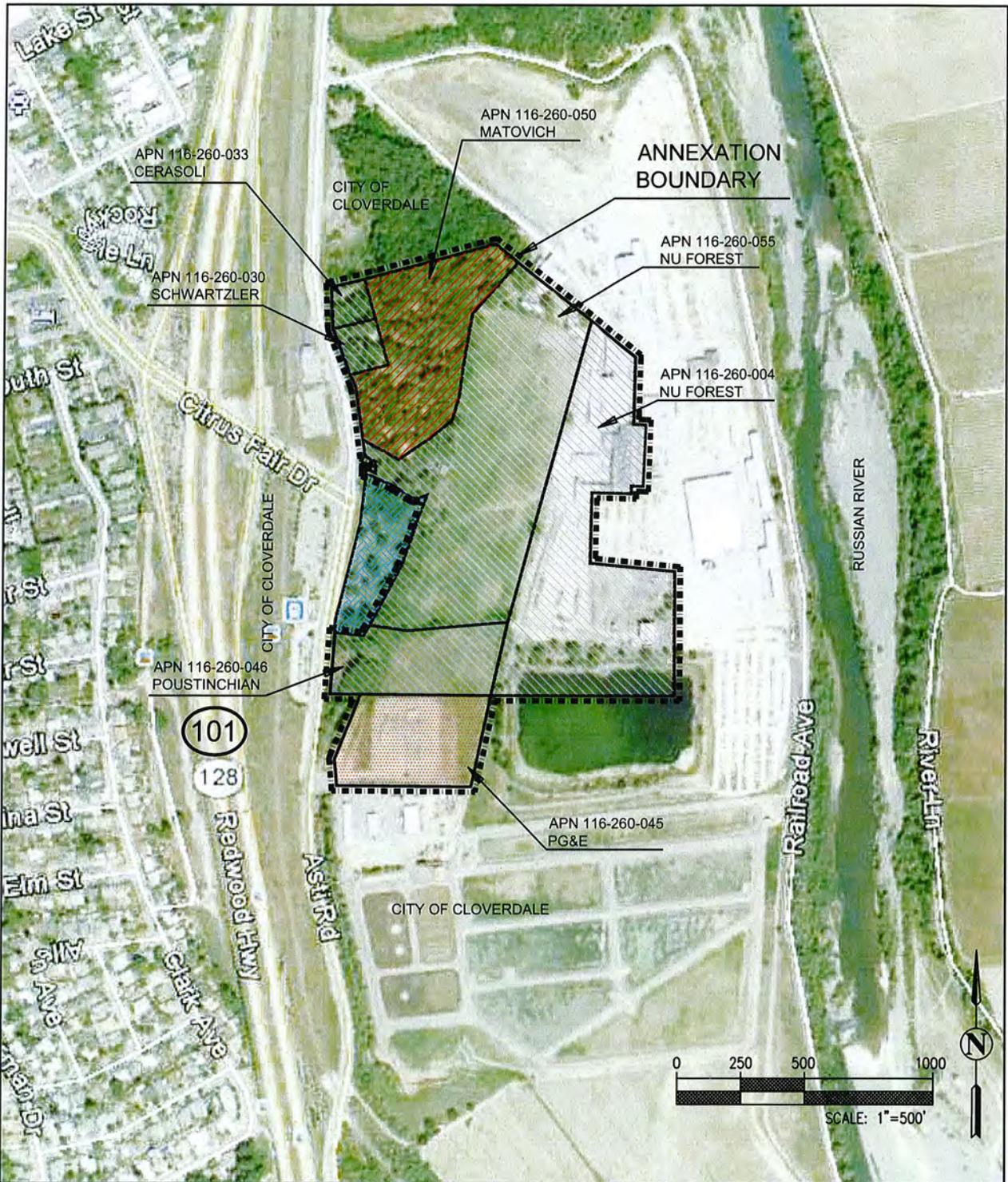


Exhibit 3
 City of Cloverdale
 Proposed Annexation

APN	Owner	Area (per AP Map)
116-260-004	Nu Forest Products	12.17 acres
116-260-030	Schwartzler	0.73 acres
116-260-033	Cerasoli	0.45 acres
116-260-045	PG&E	4.05 acres
116-260-046	Poustinchian	4.07 acres
116-260-050	Matovich	6.30 acres
116-260-055	Nu Forest Products	14.68 acres



- Legend:**
- | | |
|---|--|
|  | Existing General Plan
CF - Conservation Feature |
|  | GI - General Industrial |
|  | TOD - Transit Oriented Development |
|  | P - Public |

Exhibit 4A
 City of Cloverdale
 Existing General Plan
 Land Use Designation



Legend:



Proposed General Plan

- RR - Rural Residential
- GI - General Industrial
- P - Public

Exhibit 4B
 City of Cloverdale
 Proposed General Plan
 Land Use Designation

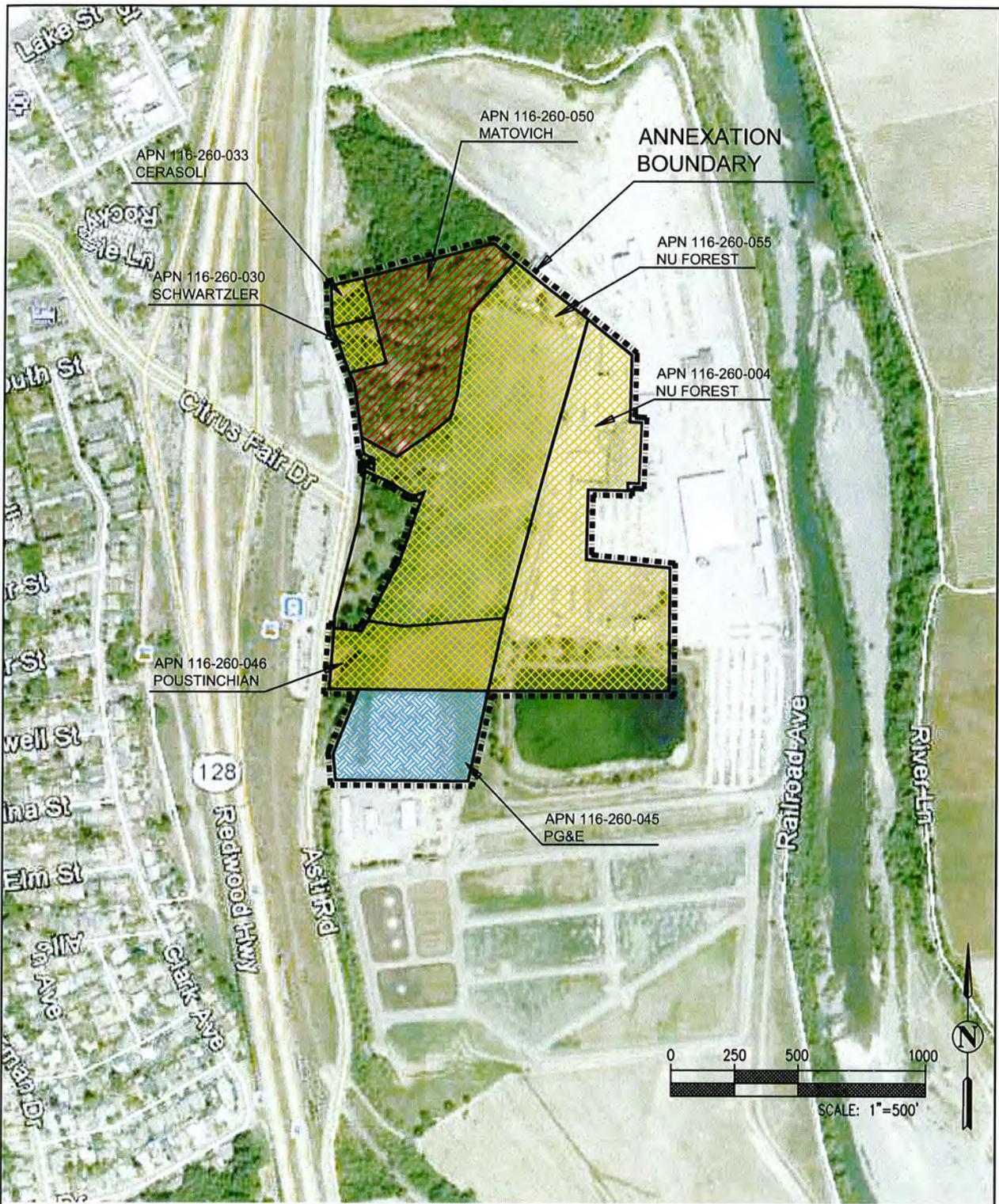


Exhibit 5
City of Cloverdale
Rezoning Map

Legend:



Proposed Use

- GI - General Industrial
- RR - Rural Residential
- P-I - Public Institutional

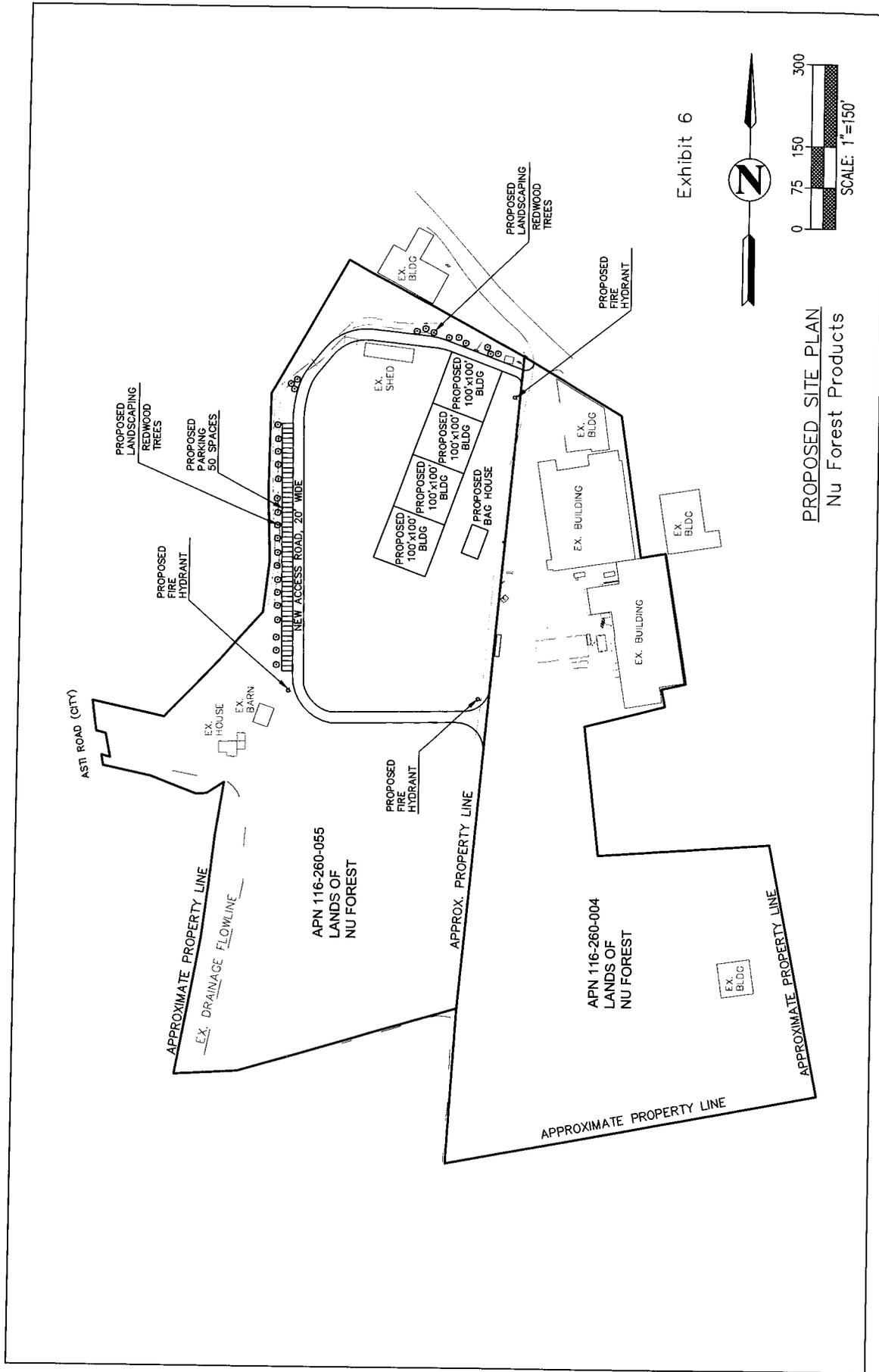


Exhibit 6

PROPOSED SITE PLAN
Nu Forest Products

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ATTACHMENT 7

City of Cloverdale Nu Forest Annexation & Development Project Mitigation Monitoring and Reporting Program

September 2016

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Aesthetics-1. Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of grading plans for parcels of land fronting on Asti Road	
<p>Aesthetics-2. Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will</p>	Project Applicant(s)	Cloverdale Planning & Building Departments	Prior to approval of grading plans and during grading and construction for parcels of land	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
<p>not significantly impact native trees on the lot. This shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.</p>			fronting on Asti Road	
<p>Aesthetics-3. Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways._</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to issuance of building permits	
<p>Aesthetics-4. The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of building permits for parcels of land fronting on Asti Road	
<p>BIO-1. Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of grading plans for parcels of land fronting on Asti Road	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
<p>special-status species are fully protected. Protective actions may include first, avoiding the species during construction and post –construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.</p>				
<p>BIO-2. Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. The action plan shall identify specific steps to be taken to ensure that any future impacts to wetlands, other waters or riparian habitat is less-than-significant. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of grading plans for app parcels of land in project area	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian habitat areas may proceed until the approval action plan is approved and implemented.				
<p>GEO-1. Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.</p>	Project Applicant(s)	Cloverdale Public Works Department	Prior to issuance of a grading or building permit, whichever is first	
<p>HAZ-1. Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and</p>	Project Applicant(s)	Cloverdale Building Department	Prior to issuance of a demolition permit, if needed, or demolition of existing structures, if no demolition permit needed	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location. Necessary permits and approvals shall be secured from appropriate regulatory agencies.</p>				
<p>Noise-1. Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of building permits	
<p>Noise-2. All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.</p>	Project Applicant(s)	Cloverdale Building Department	During all phases of project construction	

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DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

www.dot.ca.gov

*Serious Drought,
Help save water!*

June 29, 2016

SON1011929
SON-101-R51.62
SCH # 2016062011

Mr. Rafael Miranda
Planning Department
City of Cloverdale
124 North Cloverdale Boulevard
Cloverdale, CA 95425

Nu Forest Products Annexation and Development Project – Mitigated Negative Declaration

Dear Mr. Miranda:

Thank you for including the California Department of Transportation (Caltrans) in the pre-application review process for the Nu Forest Products Annexation and Development Project. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system, in which we seek to reduce statewide vehicle miles traveled (VMT) by 15 percent by 2020 and increase non-auto modes of active transportation. Caltrans plans to increase non-auto mode shares by 2020 through tripling bicycle, and doubling pedestrian and transit. Also, these targets support the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), which promotes the increase of non-auto mode shares by ten percentage points and a decrease in automobile VMT per capita by ten percent. Our comments are based on the Mitigated Negative Declaration (MND).

Project Understanding.

The proposed project would annex 42.6-acres to the City of Cloverdale (City) and allow for the expansion of the existing Nu Forest lumber mill. The project scope would include the construction of four 10,000 square-foot (sf) industrial canopy structures, one single family home, 50 at-grade parking spaces; and various changes to the City's land-use designations from Conservation Features and Transit Oriented Development use to General Industrial, Rural Residential, and Public use. Primary vehicular access would be gained via Asti Road and regional access would be gained via US 101 ramps at Citrus Fair Drive approximately 0.1-miles from the project site.

Lead Agency

As the lead agency, the City of Cloverdale (City) is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Mr. Rafael Miranda, City of Cloverdale
June 29, 2016
Page 2

Traffic Impact Study

Please ensure that the environmental document evaluates the proposed project's impact on US 101 and State Route (SR) 128 via a traffic impact study (TIS). Caltrans *Guide for the Preparation of Traffic Impact Studies* states that a TIS is needed when a project generates over 100 peak hour trips assigned to a State highway facility. On page 49 of the MND, the Annexation Build Out Estimated Trip Generation Table (Trip Generation Table) states that the project would generate 120 AM peak and 112 PM peak hour trips. As the project-generated trips exceed the 100 peak hour trip threshold, the project should complete a TIS. Information on the scenarios and methodologies to use in the analysis can be accessed from the following webpage: www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf.

The TIS should include analysis of the project impacts on the US 101 on- and off-ramps/Citrus Fair Drive intersections and the US 101 mainline segment between Santana Drive and North Redwood Highway. Additionally, please clarify why the cumulative total of peak hour trips is higher than the amount of total daily trips in the Trip Generation Table.

Multimodal Planning

The project should ensure the connection of existing bike lanes, sidewalks, and multi-use trails to facilitate walking and biking to nearby jobs, neighborhood services, and transit. Therefore, the project should be conditioned to provide an employee shuttle service to and from the City of Healdsburg as mentioned on page 50 of the MND, and construct continuous sidewalks or a pedestrian path that connects with the future Cloverdale Sonoma-Marín Area Rail Transit (SMART) station. Currently, there are no existing facilities that cater to pedestrian or Americans with Disabilities Act (ADA) ways of travel. Providing these connections with streets configured for alternative transportation modes will reduce VMT by promoting active transportation and usage of nearby Sonoma County (SC) Transit Routes 60, 60X, 65; and Mendocino Transit Route 66.

We also encourage you to develop TDM policies to promote smart mobility and reduce regional VMT and traffic impacts to the State highway system. Please consider the TDM options below. For information about parking ratios, please see MTC's report, *Reforming Parking Policies to Support Smart Growth*, or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

- Project design to encourage walking, bicycling, and convenient transit access;
- Lower parking ratios;
- Transit fare incentives for residents and employees such as subsidized transit passes on a continuing basis;
- Unbundling residential parking;
- Car-sharing programs;
- Designated bicycle parking;
- Participation in a Transportation Management Association (TMA) in partnership with

Mr. Rafael Miranda, City of Cloverdale
June 29, 2016
Page 3

- other developments in the area,
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement; and
 - Reducing headway times of nearby Sonoma County (SC) Transit Routes 60, 60X, 65; and Mendocino Transit Route 66.

Should you have any questions regarding this letter or require additional information, please contact Cole Iwamasa at (510) 286-5534 or cole.iwamasa@dot.ca.gov.

Sincerely,



 PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonomalafco.org

July 5, 2016

City of Cloverdale
Community Development Department
Attn: Jerry Haag
124 N. Cloverdale Blvd.
Cloverdale, CA 95425

Re: Notice of Intent to Adopt a Mitigated Negative Declaration for Nu Forest
Annexation and Development Project

Dear Mr. Haag:

Thank you for providing Sonoma LAFCO the opportunity to comment on the proposed General Plan Amendment, Pre-Zoning, Conditional Use Permit/Design Review and Annexation to the City of Cloverdale of six parcels encompassed as the Nu Forest Annexation and Development Project ("Project").

LAFCO is keenly interested in the annexation component of this Project, in that, pursuant to state law, LAFCO is the agency authorized to promote the efficient provision of governmental services and discourage urban sprawl. In consideration of those goals, LAFCO must make determinations regarding whether territory should be annexed to a city or special district.

In general, LAFCO's interests, to be evaluated in an environmental document, include: consistency between proposed land use and city general plan designations and zoning districts; traffic and circulation impacts, infrastructure impacts related to the capacity of city water, sanitation, and flood control systems to support proposed density; impacts on the provision of other public services which the City provides, and project impacts in meeting local housing needs, if appropriate for the project and site.

The Initial Study appears to address the areas cited above, with indications that the City has the capacity and ability to meet future needs upon further development of the affected territory.

Although six parcels are included in the proposed annexation boundary for the subject project, Sonoma LAFCO would encourage the City to include an additional parcel, specifically Assessor's Parcel Number 116-260-016. This parcel, comprising 57+/- acres, is directly to the east of the current annexation boundary. Owned by All-Coast Forest Products, Inc., the parcel is within the City's sphere of influence and, according to information recently confirmed by the City, has been receiving City water since 2005.

Although state law requires that LAFCO authorize extensions of service beyond a jurisdiction's boundary before utility connections are made, we have no record of an application for an extension of water service having been filed with LAFCO. However,

we have determined that in an agreement between the City and the property owner, which was recorded in November 2004, the owner agreed to consent to annexation in the future and waived any right to protest annexation. LAFCO staff believes that inclusion of this parcel would achieve a more complete, orderly, and logical boundary for the proposed Project.

Please feel free to contact LAFCO staff regarding our comments or to discuss the annexation application process.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bramfitt". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mark Bramfitt
Executive Officer

c: David Kelley, City of Cloverdale Assistant City Manager/Community
Development Director



Draft 9/29/16

August 29, 2016

Mr. Cole Iwamasa
Caltrans District 4
PO Box 23660
Oakland CA 94623

Re: City of Cloverdale Nu Forest Project Initial Study
SCH #2016062011

Dear Mr. Iwamasa:

Thank you for your comments on the proposed construction of the Nu Forest lumber mill just east of the current City limits of Cloverdale.

In response to your agency's comments on the Initial Study and Mitigated Negative Declaration for this project, please see below:

1) Traffic Impact Study. The Initial Study notes that the proposed project, which includes the expansion of the Nu Forest lumber mill and development of adjacent smaller parcels of land, could generate more than 100 peak hour trips, which would exceed the Caltrans threshold for a traffic impact study. The Initial Study determined that the proposed project would not result in a significant impact on state roadways. To expand on the City's conclusion, traffic anticipated to be generated by the Nu Forest lumber mill is consistent with the Cloverdale General Plan and impacts of this project was fully analyzed in the 2009 General Plan Environmental Impact Report.

Although an amendment to the General Plan for five smaller parcels of land adjacent to the Nu Forest site is being reviewed by the City, many of these

parcels are currently developed with urban uses and will generate minimal future peak hour trips.

Based on discussions with Nu Forest representatives, the City is now aware that construction of the proposed lumber mill adjacent to Cloverdale could generate fewer peak hour trips than noted in the Initial Study. This is because the lumber mill is proposed to be relocated from Healdsburg to Cloverdale. Many of the existing Nu Forest employees currently reside in or near the Cloverdale area and commute to Healdsburg using State Route 101/128. With the completion of the proposed relocation, there would be a significant drop off in the number of commuters using the freeway system to reach their jobs.

Therefore, the City of Cloverdale reiterates the conclusion of the Initial Study that the project would not result in a significant traffic or transportation impact and a traffic impact analysis is not required.

2) Multi-Modal Planning. Caltrans is requesting that the Nu Forest project be conditioned to require the operation of an employee shuttle service between the Cloverdale site and Healdsburg. This item is being discussed with the project applicant and if operation of such a shuttle is feasible, it will be made a condition of project approval.

The applicant has been made aware of the Caltrans request to implement TDM measures as part of the project. The City intends to require that the proposed project develop a TDM plan for future operations, should this be economically feasible to Nu Forest.

Thank you for your comments regarding this important project to the City of Cloverdale.

Sincerely

Jerry Haag
Project Planner

copies: David Kelley, Assistant City Manager/CDD
Sharmaine Ege, Nu Forest Products, Inc.



August 29, 2016

Mr. Mark Bramfitt
Sonoma County Local Agency Formation Commission
375 Administration Drive, Room 104A
Santa Rosa Ca 95403

Re: City of Cloverdale Nu Forest Project Initial Study
SCH #2016062011

Dear Mr. Bramfitt:

Thank you for your comments on the proposed annexation and construction of the Nu Forest lumber mill just east of the current City limits of Cloverdale dated July 5, 2016.

The City of Cloverdale concurs with the points made in your letter. Although it may be too late to include the All Coast Forest Products Inc. property in the current annexation project, the City will consider initiating annexation of this property once the Nu Forest annexation is complete.

Thank you again for your comments.

Sincerely

Jerry Haag
Project Planner

copies: David Kelley, Assistant City Manager/CDD

Corrections and Modifications to the Nu Forest Annexation & Development Project

Initial Study/Mitigated Negative Declaration (IS/MND)

August 5, 2016

The following changes are made by reference into the Initial Study document dated June 2016. None of the changes to the project would change any of the impact analyses or conclusions of the Initial Study document.

1) The General Plan land use designation for the Schwartzler Trust property (APN 116-260-030) is proposed to be changed from "CF-Conservation Feature" to "RR-Rural Residential. The Initial Study described the proposed General Plan Amendment from "CF-Conservation Feature" to "GI-Light Industrial." After further discussions with the property owner, the owner desires a Rural Residential land use designation.

Since the property currently is developed with a single family dwelling and the proposed RR designation would continue to allow this use, the proposed General Plan change would result in fewer and less intensive environmental impacts in terms of traffic generation, noise, air quality and similar impacts.

2) The General Plan land use designation for the PG&E property (APN 116-260-45) is proposed to be changed from "TOD-Transit Oriented Development" to "Public/Quasi-Public" to reflect the existing PG&E electric substation. There would be no changes to the environmental analysis contained in the Initial Study since there would be no changes to the existing or proposed land use or status of the PG&E substation. The intent of the project is to include the PG&E property in the annexation to avoid creating an unincorporated county island.

**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 013-2016**

RECOMMENDING TO THE CITY COUNCIL THAT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN (MMRP) BE APPROVED FOR THE NU FOREST ANNEXATION AND DEVELOPMENT PROJECT A ON APPROXIMATELY 42.5 ACRES OF LAND GENERALLY LYING EAST OF ASTI ROAD, WEST OF THE RUSSIAN RIVER, SOUTH OF EXISTING CITY BOUNDARIES AND NORTH OF THE CLOVERDALE WASTEWATER TREATMENT FACILITY AND CORPORATION YARD (APNs 116-260-04,-030, -033, -045, -046 -050 & -55)

WHEREAS, the City of Cloverdale desires to annex approximately 42.5 acres of land into the City, all located within the City’s sphere of influence, Urban Growth Boundary and Urban Service Area; and

WHEREAS, the City has undertaken a General Plan Amendment and associated rezoning for the affected properties, that includes a mix of M-1 (General Industrial), R-R (Rural Residential) and PI (Public Institutional) districts that are generally compatible with existing County of Sonoma zoning for the properties and current area development patterns; and

WHEREAS, the largest property owner within the annexation area, Nu Forest Products, desires to expand and existing lumber storage and office complex on the site to also include lumber milling and planing operation. Other uses that would be permitted on certain properties in the annexation area after the effective date of the rezoning would include a single family dwellings and light industrial and live-work units; and

WHEREAS, CEQA, together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the City caused an Initial Study to be prepared to assess the impacts of the project, which is identified as the “Nu Forest Annexation and Development Project Initial Study/Mitigated Negative Declaration, Cloverdale, Sonoma County, California” dated June 2016 (Exhibit 1); and

WHEREAS, the Initial Study analyzed all of the environmental topics required in Appendix G of the CEQA Implementing Guidelines; and

WHEREAS, the Initial Study identified potentially significant impacts with respect to the following topics: aesthetics, biological resources, hazards and hazardous materials and noise; and

WHEREAS, the Initial Study also sets forth a number of mitigation measures to reduce all potentially significant impacts to a less-than-significant level; and

WHEREAS, since the Initial Study determined that all potentially significant impacts can be reduced to a less-than-significant level, adoption of a Mitigated Negative Declaration has been recommended to satisfy CEQA requirements for the Nu Forest Annexation and Development Project; and

WHEREAS, the Initial Study/Mitigated Negative Declaration was circulated for public review for a 30-day period between June 3, 2016 and July 6, 2016; and

WHEREAS, the City received two comments during the review period that did not raise any new issues or require additional analysis that was not included in the Initial Study; and

WHEREAS, following the close of the public comment period, the City has made a number of small technical changes to the text of the Initial Study that do not materially change the scope or effectiveness of the Mitigation Measures or the level or severity of impacts identified in the Initial Study. No new impacts have been identified after the close of the CEQA comment period. These are included as Exhibit 2 to this Resolution; and

WHEREAS, the City of Cloverdale has prepared a Mitigation Monitoring and Reporting Program as required by CEQA (Exhibit 3) that includes the updated Mitigation Measures as well as agencies and organizations responsible for implementing the various mitigation measures; and

WHEREAS, on September 6, 2016 the Cloverdale Planning Commission considered the Initial Study at a regularly noticed public meeting, at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report dated September 6, 2016, and incorporated herein by reference described and analyzed the Initial Study and Mitigated Negative Declaration; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission makes the following findings to support the determination that a Mitigated Negative Declaration is required under CEQA for the proposed project. These findings are based on information contained in the Initial Study, the staff report, and all other information contained in the record before the Planning Commission. These findings constitute a summary of the information contained in the entire record. The detailed facts to support the findings are set forth in the Mitigated Negative Declaration and elsewhere in the record. Other facts and information in the record that support each finding that are not included below are incorporated herein by reference:

1. The Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration, the associated staff report and other associated material pertinent to the project.
2. The Initial Study/Mitigated Negative Declaration adequately described the environmental impacts of the proposed project. On the basis of the whole record before it, the Planning Commission finds that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.
3. The Initial Study/Mitigated Negative Declaration and MMRP have been completed in compliance with CEQA and the CEQA Guidelines.
4. The Initial Study/Mitigated Negative Declaration and MMRP are complete, adequate and reflects the City's independent judgment and analysis as to the environmental effects of the proposed project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Cloverdale does hereby recommend that the Cloverdale City Council adopt a Mitigated Negative Declaration for the Nu Forest Annexation and Development Project as noted in the recitals above. A Mitigation Monitoring and Reporting Program (MMRP) is also recommended for approval, which lists all mitigation measures, the time frame for compliance and the agency or organization responsible for implementation.

Resolution No. 013-2016 was duly adopted on this the 6th day of September 2016, by the following roll call vote: (_-ayes, _-noes)

Ayes:
Noes:
Abstain:
Absent:

Approved:

Attested:

Mike Shanahan, Chair

Linda Moore, Deputy City Clerk

Exhibits Attached:

- Exhibit 1 - Nu Forest Annexation and Development Project CEQA Initial Study/Mitigated Negative Declaration
- Exhibit 2 - Corrections and Modifications to Initial Study/Mitigated Negative Declaration
- Exhibit 3 - CEQA Mitigation Monitoring Program

Initial Study/ Mitigated Negative Declaration

Project:
Nu Forest Products Annexation & Development

Lead Agency:
City of Cloverdale

June 2016

- 1. Project title:** Nu Forest Products Annexation and Development Project
- 2. Lead agency name and address:** City of Cloverdale
124 N. Cloverdale Boulevard
Cloverdale, CA 95425
- 3. Contact person and phone number:** Jerry Haag, Consulting Planner
- 4. Project location:** East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels 116-260-004, -030, -033, -046, -046 -050 & -55. Exhibit 1 shows the regional location of the project area and Exhibit 2 shows the area in relation to the City of Cloverdale. (Note: All exhibits are attached to the back of this Initial Study.)
- 5. Project sponsors name and address:** Nu Forest Products
PO Box 727
Healdsburg CA 95448
Attn: Sharmaine Ege
- 6a. Existing General Plan designations** *Sonoma County:*
LI-Light Industrial
AR- Agricultural Residential
- 6b. Proposed General Plan designations:** *City of Cloverdale:*
CF-Conservation Features (proposed to be deleted)
RR-Rural Residential (proposed to be added)
GI-General Industrial (proposed to be expanded)
P-Public
- 7a. Existing Zoning:** *County of Sonoma:*
L-I, Light Industrial
AR, Agricultural Residential
- 7b. Proposed Pre-Zoning:** *City of Cloverdale:*
M-1, Light Industrial
RR, Rural Residential
P, Public

8. Description of project:

Overview. Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and annexation to the City of Cloverdale for an approximate 42.6-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. See Exhibit 3 that depicts the annexation area and affected property ownerships proposed for annexation.

The major property owner in the annexation area, Nu Forest Products, currently operates a lumber mill, wood drying yard and lumber storage facility in south Healdsburg. NuForest also operates a lumber storage yard with no milling or other industrial use on the eastern portion of the annexation area. The Nu Forest owner is seeking annexation to Cloverdale consolidate operations within the proposed annexation area.

Major elements of the project include a General Plan Amendment, Rezoning, Design Review for the proposed relocation and expansion of the Nu Forest operation and annexation of the Nu Forest site and adjacent properties to the City of Cloverdale. These elements are described below.

General Plan Amendment: Changes are proposed to the City of Cloverdale General Plan land use map from CF (Conservation Features) and TOD (Transit Oriented Development) land use designations to the following land use designations GI, General Industrial, RR, Rural Residential and P, Public. Existing General Plan land use designations are shown on Exhibit 4A and proposed amendments to the General Plan Land Use Map are shown on Exhibit 4B. The amendments have been proposed based on existing site conditions, development patterns and property owner sentiment.

Rezoning: the City proposes to rezone the various properties comprising the project to the following zoning districts: M-1, General Industrial, RR, Rural Residential and P, Public. If approved by the Cloverdale City Council, the zoning would become effective upon completion of the annexation process. The proposed rezoning would allow for the expanded use of the existing Nu Forest Products operation to allow the milling, processing, offices and increased storage of wood products on the site. The approved zoning would allow for one single family and associated accessory structures to be built on the Grace Matovich Trust property (AP 116-260-050), future light industrial uses on the Cerasoli (AP 115-260-033), Schwartzler Trust (AP 116-260-030) and Poustinchian (AP 116-260-046) properties. The existing PG&E substation on the southern portion of the site (AP 116-260-045) would remain in its current condition and would be zoned P-Public. If approved, proposed zoning would be consistent with the amended General Plan Land Use Map.

Part of the proposed zoning would include revising the text of the City's M-1 District to allow live-work development to occur in this District subject to the issuance of a conditional use permit by the Cloverdale Planning Commission.

Exhibit 5 shows proposed City of Cloverdale rezoning districts.

Conditional Use Permit & Major Design Review (Nu Forest): A part of the application includes a Conditional Use Permit and Major Design Review approval for Nu Forest to expand current storage and administrative office uses on the site. In addition to wood storage, future operations would include wood milling and processing. Table 18.06.030-A of the Cloverdale Zoning Code requires approval of a conditional use permit for heavy manufacturing uses in the M-1 District. The Zoning ordinance further defines heavy manufacturing to include planing mills, sawmills and wood products. Section 18.03.150 of the Zoning Code requires Major Design Review for industrial development projects that includes review of overall building design, use of materials and similar features.

The proposed Nu Forest site plan is shown on Exhibit 6. Proposed improvements would include demolition of a number of older structures on the site and construction of four 100-ft x 100-ft industrial canopy structures on a portion of the property, totalling up to 40,000 square feet. Each canopy structure would have a concrete foundation and floor, a solid roof supported by large uprights and beams but would not include surrounding walls. Lumber milling, planing and related activities would occur under the canopy structures. A portion of the site would be devoted to open storage of raw and milled lumber, awaiting shipment. Milling activities would generate sawdust and “slash,” another milling by-product. Both products would be temporarily stored on site and trucked to off-site recycled materials businesses for reuse.

Large semi-trucks would be used to haul logs onto the site and transport finished material to customers. Preliminarily, it is estimated that up to 8 truck trips per day would be generated.

Other improvements on the Nu Forest site would include paved parking areas on portions of the site and construction of a water quality and drainage basin on the south side of site. Existing office uses on the site would continue. Upon completion of the annexation process, the City water and sewer lines would be extended to the site to support the expansion of lumber operations. The precise location of water and sewer extensions to serve the annexation properties is being determined; however, it is anticipated that a water line would be extended in an easterly direction from Asti where an existing 16-in. diameter line currently exists to connect to an existing City water line on the All-Coast property to the west, providing a looped water system. A sewer line is anticipated to be constructed from the approximate center of the Nu Forest site in a western direction to Asti Road, then south to connect to the City’s wastewater treatment plant. The sewer line extension is anticipated to require construction of one lift (pumping) station on the Nu Forest site.

Stormwater runoff would be directed to an onsite water quality and retention pond located on the south side of the Nu Forest site to accommodate stormwater and release it into the nearby Russian River via an open swale. The pond would also be designed to provide water quality features per City of Cloverdale standards prior to release into the river.

An existing pond exists in the easterly portion of the annexation area. This pond is jointly owned by Nu Forest Products and the property owner to the east, All-Coast and was constructed to provide a reservoir for fire suppression purposes. The pond is primarily owned and maintained by All-Coast and may remain after construction of planned improvements on the Nu Forest site.

At build out, the Nu Forest facility would have up to 73 full-time and seasonal employees on the site (including millworkers and office staff) and would operate 5 days per week (plus two Saturdays per month during the peak summer season), from 7 a.m. to 3:30 p.m. During peak summer months, work may commence at 6 a.m. Maintenance of machinery generally would occur during non-production hours.

Prior to development, other properties in the annexation area (excluding Nu Forest) would be required to complete Plot Plan Reviews, Design Reviews, Conditional Use Permits and other municipal review procedures prior required by the Cloverdale Zoning Code prior to building permit issuance by the City, following completion of the annexation process.

Annexation to the City of Cloverdale: The Nu Forest property owner has requested annexation to the City of Cloverdale. The Cloverdale City Council will be requested to adopt a resolution formally requesting this action. Five adjacent properties are proposed to be included in the annexation in order to avoid creating a “county island” which would be properties within an unincorporated portion of the County surrounded by properties within the City.

See Table 1 with a summary of Assessor’s Parcels, ownership and approximate acreage for properties included in the annexation.

Table 1. Ownerships and Characteristics of Annexation Area

Assessor Parcel No.	Site Address	Owner	Acres	Existing Use	Proposed Use
116-260-033	340 Asti Road	Cerasoli	0.45 acre	single family dwelling	Single family dwelling & light industrial
116-260-030	29550 Ivy Dell Ln.	Schwartzler Trust	0.45 acre	single Family dwelling	Single family dwelling
116-260-050	428 Asti Road	Matovich Trust	6.3 acres	vacant	Single family dwelling
116-260-046	(no address)	Poustinchian	4.07 acres	vacant	Light industrial
116-260-055	428 Asti Road	Nu Forest	14.68 acres	Single family dwelling	Lumber Mill
116-260-004	280 Asti Road	Nu Forest	12.17 acres	Lumber Storage	Lumber Mill
116-260-045	650 Asti Road	PG&E	4.5 acres	Power substation	No change

Source: City of Cloverdale, 2016

Adjacent properties are located on the east side of Asti Road and range in size from approximately one-half acre to 6.3 acres in size. The annexation would also include an existing PG&E substation located in the southern portion of the annexation area. No changes are proposed to PG&E’s substation.

Upon completion of the annexation process, City water and sewer service could be extended to all properties within the annexation area as well as police services from the Cloverdale Police Department. All affected properties are currently within the boundary of the Cloverdale Fire Protection District (CFPD) and the annexation would not affect CFPD boundaries or operations. No changes are proposed to the boundaries of the Cloverdale Unified School District, since the affected properties already lie in this District. All other municipal services provided by the City would be extended to the properties included in the annexation.

9. Surrounding land uses and setting: The eastern portion of the project site is used by Nu Forest lumber mill operations that are proposed to be expanded by this project, with the

western portion of the Nu Forest site vacant. Smaller properties on the east side of Asti Road under various ownerships are either vacant or have been developed with a single family detached residence. These properties on the western side of the annexation area generally have moderate to steep topography with significant tree cover. A drainage course generally runs in a north-south direction on the east side of Asti Road. A PG&E unmanned substation exists on the southern portion of the annexation area.

Properties to the north of the annexation area are located within the City of Cloverdale and are vacant. The property east and north of the annexation area is developed with All-Coast Forest Products, Inc., a mill operation similar to the Nu Forest facility and is located in the unincorporated portion of Sonoma County. The Russian River lies further east of the All-Coast lumber mill site. Properties south of the annexation area lie in the City of Cloverdale and are developed with City infrastructure facilities. The 101 freeway is located west of the site as well as existing railroad tracks, a SMART train station (currently unused) and train maintenance facility, all of which are within the City of Cloverdale.

10. Other public agencies whose approval is required:

- Local Agency Formation Commission (annexation)
- City of Cloverdale (demolition & building permits, utility extensions & easements, encroachment permits)
- State Department of Fish & Wildlife (creeks and wetlands, possible)
- North Coast Regional Water Quality Control Board (wetlands, possible)
- Army Corps of Engineers (wetlands, possible)
- Northern Sonoma County Air Pollution Control District (air quality permits)
- State Water Resources Control Board (Notice of Intent)

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

X	Aesthetics	-	Agricultural Resources	-	Air Quality
X	Biological Resources	-	Cultural Resources	X	Geology/Soils
-	Greenhouse Gas Emissions	X	Hazards and Hazardous Materials	-	Hydrology/Water Quality
-	Land Use/ Planning	-	Mineral Resources	X	Noise
-	Population/Housing	-	Public Services	-	Recreation
-	Transportation/ Circulation	-	Utilities/Service Systems	-	Mandatory Findings of Significance

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

 I find that the proposed project **could not** have a significant effect on the environment and a **Negative Declaration** will be prepared.

 X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

 I find that although the proposed project **may** have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but must only analyze the effects that remain to be addressed.

 I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: David J. Kelley

Date: 6/1/16

Printed Name: David J. Kelley

For: City of Cloverdale

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "no impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "no impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "no impact" answer should be explained where it is based on project-specific factors as well as general factors (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "potentially significant impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less-Than-Significant Unless Mitigation Incorporated" implies elsewhere the incorporation of mitigation measures has reduced an effect from "potentially significant effect" to a "less than significant impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c) (3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less-Than-Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each agency should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to a less than significant level.

V. ENVIRONMENTAL CHECKLIST

The following Environmental Checklist form is used to describe the impacts of the proposed project, as detailed in the Project Description. Potential environmental impacts are described as follows:

Potentially Significant Impact: An environmental impact that could be significant and for which no feasible mitigation is known. If any potentially significant impacts are identified in this Checklist, an Environmental Impact report (EIR) must be prepared.

Potentially Significant Unless Mitigated: An environmental impact that requires the incorporation of mitigation measures to reduce that impact to a less-than-significant level.

Less-Than-Significant-Impact: An environmental impact may occur, however, the impact would not be considered significant based on CEQA environmental standards.

No Impact: No environmental impacts would occur.

1. Aesthetics

Environmental Setting

The annexation area consists of two smaller subareas. Properties fronting along the east side of Asti Road contain moderate to steep slopes with a generally dense canopy of native and introduced trees. Three homes and out buildings have been constructed along this frontage (the Cerasoli property, Nu Forest property and the Schwartzler Trust property). The Matovich Trust property and the Poustinchian properties are currently vacant.

The eastern portion of the annexation area, the Nu Forest Products property, is partially developed with an existing lumber storage area and office space. A portion of the Nu Forest property contains a pond used to store fire suppression water (shared with the neighboring All-Coast Lumber operation) with the remainder currently vacant.

An existing PG&E substation is located in the southern portion of the annexation area.

A number of existing security lights have been installed on the existing Nu Forest property, existing residences and the PG& E substation.

Asti Road that forms the western boundary of the site is not designated as a State or local scenic highway based on the General Plan EIR (source: [http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/))

Surrounding uses include US 101 Freeway and Asti Road west of the site, vacant land north of the site, All-Coast Lumber Mill and the Russian River east of the site and the City of Cloverdale Corporation Yard and Water Treatment Plant south of the site.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a		X		

state scenic highway?				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

- a) No impact. The annexation area generally contains private properties with no public vistas, public parks, playgrounds, overlooks or other public gathering places that would constitute a vista. There would be no impact with respect to this topic.
- b) Less-Than-Significant with Mitigation. Future development that could occur on the parcels of land fronting on the east side of Asti Road could remove or damage mature native and introduced trees to allow the development of new residences, live-work units, industrial buildings, driveways, parking lots, pedestrian paths and other improvements. Such activities could result in Loss of tree cover or damage to mature trees. This would be a potentially significant impact but would be reduced to a less-than-significant level by adherence to the following measures.

Mitigation Measure Aesthetics-1: Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.

Mitigation Measure Aesthetics-2: Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will not significantly impact native trees on the lot. This shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.

- c) **Less-Than-Significant with Mitigation.** Future development that could occur on the parcels of land fronting on the east side of Asti Road could significantly degrade the existing visual quality and character of the site by removing existing tree cover, changing existing topography and constructing a number of residences and light industrial buildings where none currently exist. A number of these properties are currently vacant and are visible from Asti Road and from the nearby 101 freeway. Future proposed development on the Nu Forest site would be located behind a small hill and would not be significantly visible from either Asti Road or the 101 freeway.

Potential impacts to the existing visual character for properties fronting on Asti Road could be a potentially significant impact as a result of constructing new structures and other improvements where none are current visible. Use of reflective building materials could result in a potentially significant impact on passers-by. This impact would be reduced to a less-than-significant level by adherence to the following mitigation measures.

Mitigation Measure Aesthetics-3: Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways.

Mitigation Measure Aesthetics-4: The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.

- d) **Less-than-Significant impact.** Construction of future improvements within the project area would include the addition of new exterior lights associated with proposed industrial development on the Nu Forest site and new buildings on properties fronting on Asti Road. However, new development in the annexation area will be subject to General Plan Policy UL 1-2 (Minimize light spillage that carries off the property where lights are located). Adherence to this Policy when individual Plot Plans are reviewed by the City will ensure this impact will be less-than-significant.

2. Agricultural and Forestry Resources

Environmental Setting

No portion of the project area is used for or zoned for agricultural production. No Williamson Act contract or Timber Preserve contract exists in the area. The western portion of the site contains a significant tree cover of native and introduced species.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of forest land (as defined by PRC Sec. 12220(g), timberland (as defined in PRC Sec. 4526), or timberland zoned Timberland Production (as defined in PRC Sec. 51104 (g)?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?		X		
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to a non-				X

agricultural use or conversion of forest land to a non-forest use?

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Discussion

- a-c) No impact. There would be no impact to agricultural resources since the project area has been developed with a lumber mill facility and scattered residences. No portion of the site is used for agricultural production, no Williamson Act contracts exist on the site and the site is not zoned for agricultural uses. No impacts would therefore result.

- d) Less-than-Significant with Mitigation. The western portion of the site contains a moderate to dense cover of mature native and introduced trees. Future development on these properties that could be allowed under the amended General Plan and zoning could have a potentially significant impact on these resources. Adherence to Mitigation Measures Aesthetics 1 and 2 (see above) will reduce impacts to trees and forest resources to a less-than-significant impact.

- e) No impact. There would be no impact with respect to other changes in the environment that would result conversion of farmland to a non-agriculture use or the conversion of forestland to a non-forest use since the predominance of development associated with the project would occur on the eastern, vacant portion of the project area. This is where the expansion of the Nu Forest lumber mill and associated operations would occur.

3. Air Quality

Environmental Setting

The City of Cloverdale is located at the northern end of Sonoma County and lies within the Northern Sonoma County Air Pollution Control District (NSCAPCD) jurisdiction. The NSCAPCD develops rules and regulations, and establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines when necessary.

Major air pollutants regulated by federal, state and local air quality authorities include ozone, particulate matter (PM 10 and 2.5), toxic air contaminants (airborne substances that may cause cancer) and odors.

Minimal air pollutants are found in the annexation area since a majority of the properties are vacant. A portion of the Nu Forest property is used for office space and lumber storage. No milling or similar operations currently occur on this site. Similarly, no sensitive air receptors are located near the annexation area, including but not limited to hospitals, convalescent care facilities, schools, parks or similar land uses.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion

a-e) Less-than-Significant/No Impact. Air pollution concerns for the City of Cloverdale were addressed in the Environmental Impact Report (EIR) for the General Plan update completed in 2009. According to the General Plan EIR, due to the temporary nature of construction related impacts and required compliance with NSCAPCD rules and regulations, these impacts will not result in the generation significant air pollutants or

cause excess exposure of pollutants to sensitive receptors and are considered to be less than significant.

The NSCAPSD is currently in attainment for all criteria pollutants and any increase in criteria emissions is already accommodated for by the air district. As a result, the area will remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Cloverdale are considered less than significant.

The primary land use proposed in the annexation area, Nu Forest Products, would be a relocation of existing lumber milling, storage and similar operations already occurring elsewhere in the NSCAPCD in the City of Healdsburg. Therefore, there could be a very small net increase in criteria pollutants following expansion of the Nu Forest site proposed for annexation to Cloverdale. Minimal other development is proposed for the annexation that could significantly impact local or regional air quality.

4. Biological Resources

Environmental Setting

The western portion of the project site is partially developed with Nu Forest lumber storage and offices. This portion of the project site has been highly disturbed for a number of years as a result of historic light industrial operations and does not contain any special-status or protected plant or wildlife species.

The eastern portion of the site is largely vacant and contains an extensive cover of native and introduced tree species and groundcover. Although the City's 2009 General Plan EIR does not indicate these properties contain special-status or protected plant or wildlife species (see Figure 4.10-3), it is possible that these properties have the potential to provide habitat for special-status bird, mammal, reptile and plant species. A site-specific biological resource reconnaissance was not conducted as part of this Initial Study.

Figure 4.10-2 contained in the General Plan EIR notes the presence of two potential wetlands on or adjacent to the annexation area. The first is a pond in located on a portion of the Nu Forest ownership, on the southeast corner of the annexation area, used as a reservoir for fire protection and co-owned with the All-Coast property owner. The second is an unnamed intermittent stream that flows through the annexation area, along the western boundary of the Nu Forest property. This tributary flows to the Russian River to the east.

Based on information contained in the General Plan EIR, no portion of the annexation area is located within a Habitat Conservation Plan or Natural Community Conservation Plan area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion

- a) Less-than-Significant with Mitigation. Future grading operations and development of parcels of land fronting Asti Road for residential, live-work or industrial uses could significantly impact nesting or roosting birds, including special-species birds, as well as decrease bird habitat in this portion of Cloverdale. Future development could also impact other special-status wildlife and/or plants, although no such species are identified in the General Plan EIR. To ensure this impact is reduced to a less-than-significant level, future development on parcels of land fronting on the east side of Asti Road shall implement Mitigation Measure BIO-1 and BIO-2 to reduce impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service to a level less than significant.

Mitigation Measure BIO-1: Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be

completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any special-status species are fully protected. Protective actions may include first, avoiding the species during construction and post – construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.

- b,c) Less-than-Significant with Mitigation. Future development on the eastern portion of the Nu Forest property or other properties fronting on Asti Road could impact wetlands, other waters and/or riparian habitats. Such impacts could include installing sewer and/or water line extensions through potential wetland area, full or partial fill of wetlands or discharge of polluted runoff into wetland areas. Such actions would be a potentially significant impact. This impact would be reduced to a less-than-significant level.

Mitigation Measure BIO-2: Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. The action plan shall identify specific steps to be taken to ensure that any future impacts to wetlands, other waters or riparian habitat is less-than-significant. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian habitat areas may proceed until the approval action plan is approved and implemented.

- d) Less-than-Significant. Several parcels in the annexation area are fenced to preclude wildlife migration or are developed with lumber storage uses. A major wildlife and fish corridor exists east of the site along the Russian River. This impact would be less-than-significant.
- e) Less-than-Significant. Proposed development on all parcels of land proposed for annexation to the City of Cloverdale will be required to comply with all municipal requirements protecting local biological resources, including but not limited to tree

protection ordinances. Compliance will be required at the time development is proposed in the City and this impact would be less-than-significant.

- f) No Impact. No Habitat Conservation Plans or Natural Community Conservation Plans have been adopted within the City of Cloverdale and no impact would occur with respect to this topic.

5. Cultural Resources

Environmental Setting

The City of Cloverdale General Plan EIR (2009) does not identify the presence of any historic, prehistoric, paleontological or Native American resources within the annexation area. Major historic resources within the Cloverdale Planning area, as identified in the General Plan EIR, include the Isaac Shaw building, the Pinschower house, an historic bridge over the Russian River and the Gould Shaw house. None are located within the annexation area.

The General Plan EIR concluded, based on a records search at the University of California, Berkeley Museum of Paleontology, that no paleontological resources have been identified in Cloverdale.

Although the General Plan EIR did not identify the presence of buried prehistoric resources or Native American resources in or near the annexation area, the close proximity of the area to the Russian River may result in a moderate to high potential to encounter such resources within the area. Typically Native American settlements were located near major bodies of water, such as rivers, creeks and streams.

As part of the CEQA process, City staff initiated an SB 18 Native American Tribal Consultation with the State of California Native American Heritage Commission in February 2016.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result in impacts to:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Sec. 15064.5?				X

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 15064.5?		X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X	

Discussion

- a) No Impact. Based on the General Plan EIR and site observations, no above-ground historic resources are present within the annexation area and no impacts would result with respect to this topic.

- b-d) Less-Than-Significant Impact. The relatively close proximity of the annexation area to the Russian River may be linked to historic Native American or other historic settlements in this location. Although future construction and ground-disturbing activities could impact buried cultural, Native American and/or paleontological resources, adherence to General Plan implementing Measure CDO 4-2.a (“Maintain standard conditions of approval for CEQA and project review of development projects including agricultural conversion that require cultural resources studies where applicable and require that work be halted and studies conducted if cultural or archeological resources are discovered; require that such studies be conducted by qualified historians or archeologists; and require notification pursuant to law if human remains are discovered”) and Implementing Measure CDO 4.2b (“Coordinate with the Native American Heritage Commission and local tribal members to determine if the study area or developments contain any artifacts or areas used for religious purposes.”). As required by the General Plan, future specific development proposals in the annexation area will be conditioned to implement the above-referenced General Plan Implementing Measures to ensure that future impacts to Native American, historic, paleontological and similar resources will be less-than-significant.

6. Geology and Soils

Environmental Setting

This section of the Initial Study is based on an analysis of local geologic conditions conducted by the firm of PJC & Associates Inc dated November 5, 2015, which is incorporated by reference

into this Initial Study. The PJC report is available for review at the Cloverdale Planning Department during normal business hours.

The eastern portion of the annexation area is relatively flat with the western portion characterized by moderate to steeply sloping areas. The entire annexation area is located in the Coast Ranges Geomorphic Province of California that includes many separate mountain ranges, hills and valleys located between the Pacific Ocean and the Great Valley to the east.

Flatter portions of the annexation area are underlain by alluvial deposits with layers of sand, gravel, silt and clay with a top covering of alluvium.

It is likely that the western portion of the annexation area is underlain by harder geologic material that has not eroded due to action of the nearby Russian River.

The PJC & Associates report notes that the site is not within an Alquist-Priolo Earthquake Fault Study zone. Three active fault zones have been identified near the annexation area: the Maacama (South), the Maacama (central) and the Collayomi Faults. These are located from 2.7 miles to approximately 13.9 miles from the project area. Existing and future development on the project area is and would continue to be subject moderate to severe ground shaking as a result of earthquake activity on one of these fault zones. The risk of ground rupture is considered low due to lack of identified faults in the general area.

The eastern portion of the project site is considered to have very high liquefaction potential. Liquefaction is a seismic hazard where there is a rapid, temporary loss of soil strength that could damage structures on that site.

The PJC & Associates report finds that the risk of lateral spreading, soil lurching or the presence of expansive (high shrink-swell potential) soils is low.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		X		
i) Rupture of a known earthquake fault, as			X	

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available

		X	
		X	
	X		
		X	
	X		
		X	
		X	

for the disposal of waste water?

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Discussion

- a) **Less-than-Significant with Mitigation.** The site geotechnical report concludes that the annexation area is not located within an Alquist-Priolo Earthquake Fault Zone or State of California Earthquake Fault Studies Zone, and there are no active faults in the annexation area. There is a potential for strong seismic shaking on the site from nearby active faults. Future buildings in the annexation area will be designed in accordance with the California Building Code standards adopted for the City that includes strict seismic safety design standards to resist the effects of groundshaking and building failure.

No preliminary soils reports have been prepared for properties located in the eastern portion of the annexation area. These properties exhibit moderate to steep slopes and future structures could be subject to landslide potential. Future landslides or soil failure could be a potentially significant impact for project properties and for other nearby properties as well. Adherence to the following will reduce this impact to a less-than-significant level.

Mitigation Measure GEO-1: Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.

- b) **Less-than-Significant Impact.** Future improvements within the annexation area will be subject to City of Cloverdale construction and post-construction erosion control and water quality protection requirements, including placement of silt fences and desilting basins to trap construction erosion and placement of water quality ponds to filter erosion from parking lots and landscaped areas. This impact would be less-than-significant with adherence to City standards.
- c) **Less-than-Significant with Mitigation.** Future construction of parcels of land located on the eastern side of the annexation area could be subject to landslide potential and other soil-related hazards. Adherence to Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level.

- d) **Less-than-Significant Impact.** The PJC & Associates report prepared for the Nu Forest property within the annexation area determined that the risk of liquefaction on future site improvements is considered low. Other properties within the annexation area are located on moderate to steeply sloping areas that are generally not prone to liquefaction.
- e) **Less-than-Significant Impact.** A number of properties in the annexation area use septic systems. Upon completion of the annexation area, all properties would be allowed to connect to the City of Cloverdale wastewater system. However, if wastewater facilities are not proximate to individual properties, existing septic systems may be allowed to continue. All existing septic systems are under the jurisdiction of the Sonoma County Permit and Resource Management Department of Sonoma County.

7. Greenhouse Gas Emissions

Environmental Setting

The annexation area is partially developed with existing Nu Forest Products operations that include storage and transport of milled lumber, company offices and a number of existing single-family residences. Greenhouse gasses are currently emitted into the atmosphere from passenger vehicles, trucks and forklift operations on the Nu Forest property.

Greenhouse Gasses include carbon dioxide, methane, nitrous oxides, perflorocarbons, sulphur hexafluoride and hydroflorocarbons. It is generally recognized that greenhouse gasses trap heat and moisture near the earth’s surface, increasing the ambient temperature, also known as global warming. Effects of global warming, include changing of ocean circulation patterns, a reduction of global ice coverage and general changes to climatic conditions.

Sonoma County has taken the lead in preparing a County-wide Climate Action Plan (CAP) with the intent of reducing the amount of greenhouse gasses for all cities in the County, including Cloverdale. The amount of targeted reduction is 25% below the 1990 emission level by the year 2020.

The draft CAP estimates that the City of Cloverdale emitted 57,300 metric tons of carbon monoxide in 1990 and 59,000 metric tons in 2010, the most recent estimate available.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a			X	

significant impact on the environment?

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

		X	

Discussion:

- a) Less-than-significant. Proposed annexation, development and operation of the Nu Forest lumber mill and other uses proposed for the annexation area would increase the amount of greenhouse gas emissions into the atmosphere as a result of increased traffic, operations of the expanded lumber mill and other operations that would be included in the annexation area. In terms of potential greenhouse gas emissions, the major land use change proposed for the annexation area, the Nu Forest lumber mill, would not be a new land use in the local air basin, but would be a relocation from its existing operation in Healdsburg. Thus there would not be a significant net increase in the amount of greenhouse gasses emitted into the atmosphere from approval and implementation of this project. Although replacement land uses on the existing Healdsburg site could generate greenhouse gasses, future uses of the Healdsburg site are unknown and beyond the jurisdiction of the City of Cloverdale. Future uses on the existing Nu Forest site in Healdsburg will be required to complete CEQA review for GHG emissions at the time such new use or uses are proposed.

- b) Less than Significant Impact. Neither the City of Cloverdale nor Sonoma County have an adopted Climate Action Plan (CAP), although such a draft plan has been prepared is being considered for adoption by the County and the various incorporated cities in the County, including Cloverdale. The CAP includes a goal of reducing county greenhouse gas emissions by 25 percent below 1990 levels by 2015, but has no mandatory provisions that would apply to the project. In addition to the CAP, the State of California has adopted regulations that apply to the project that will help the County achieve its reduction goal. The proposed project will be conditioned by the City of Cloverdale to comply with the California Green Building Standards Code, which includes requirements to increase recycling, reduce waste, reduce water use, increase bicycle use, and other measures that will reduce greenhouse gas emissions. Motor vehicle emissions associated with the project would be reduced through compliance with state regulations on fuel efficiency and fuel carbon content. The regulations include the Pavley fuel efficiency standards that require manufacturers to meet increasing stringent fuel mileage rates for vehicles sold in California and the Low Carbon Fuel Standard that requires reductions in the average carbon content of motor vehicle fuels. Emissions related to electricity consumption by the project would be reduced as the electric utility complies with the Renewable Portfolio Standard, which requires utilities to increase its mix of renewable energy sources to 33 percent by 2020. The project would not conflict with the Sonoma

County CAP and regulations adopted by the State of California to reduce greenhouse gas emissions.

The representative from Nu Forest Products, the largest owner and future user within the annexation area, have committed to operating an employee shuttle from Healdsburg to the annexation area site to reduce vehicle trips. The owners are also exploring the placement of on-site solar collectors to reduce dependency on the electric grid. Waste material generated by milling are operations are recycled rather than deposited in a local landfill. These actions would reduce air quality and greenhouse gas emissions below normal business as usual and would serve to reduce overall GHG emissions from vehicle trips from the annexation area.

No impacts are anticipate with respect to this topic.

8. Hazards

Environmental Setting

Portions of the annexation area have been developed with single-family residences (along Asti Road) and a lumber storage and office operation on the eastern portion of the site.

Earlier environmental analyses for the Nu Forest site determined that portions of the site were contaminated by previous deposits of diesel fuel and motor oil in the local groundwater above the Environmental Screening Levels adopted by the San Francisco Regional Water Quality Control Board (see "Expanded Phase I Environmental Site Assessment" by Anchor Environmental Consultants, Inc. dated September 21, 2008 and "Limited Phase II Subsurface Investigation" prepared by AEI Consultants dated November 6, 2014). These two documents are hereby incorporated by reference into this document and are available for review at the City of Cloverdale Community Development Department during normal business hours.

A follow-on subsurface investigation of the site was completed by SCS Engineers in November , 2015 ("Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale California"). This document is also incorporated by reference into this Initial Study and is available for review at the City of Cloverdale Community Development Department during normal business hours.

The project site is located to the north of Cloverdale Municipal Airport and is outside the jurisdiction of the Comprehensive Airport Land Use Plan for the airport (<http://www.sonoma-county.org/prmd/docs/airport/ch8-excerpt.htm>).

Based on a recent discussion with representatives of the Cloverdale Fire Protection District, the annexation area lies outside of an urban/wildland high fire hazard area (source: B. Elliott, Cloverdale Fire Protection District, 3/14/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located				

<p>within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			X
<p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>			X

Discussion

- a) Less-than-Significant Impact. Future industrial and potential agricultural uses (on the Matovich Trust property, proposed for Rural-Residential rezoning) within the annexation area would likely involve the transport, use, storage and disposal of potentially hazardous materials, including but not limited to fuels and lubricants for forklifts, potential servicing of trucks, other industrial solvents that would be used in the proposed Nu Forest lumber mill. Future residential uses could involve the transport, use and storage of normal and customary quantities of household paints and solvents and yard and garden care substances. Transport, use, storage and disposal of potentially hazardous materials is strictly regulated and controlled by a variety of local state and federal laws and regulations. The proposed expansion of Nu Forest Products and associated use of

potentially hazardous materials would be approximately the same as other, similar industrial uses in Cloverdale. Future transport, use, storage and disposal of potentially hazardous materials will be subject to review and inspection by the Cloverdale Fire Protection District and other regulatory agencies, including but not limited to the California Highway Patrol and OSHA, to ensure this impacts will be less-than-significant.

- b) Less-than-Significant With Mitigation. Proposed demolition of older structures within the annexation area could release lead based paints and/or asbestos containing material into the environment. Adherence to the following measure will mitigate this impact to a less-than-significant level.

Mitigation Measure HAZ-1: Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location. Necessary permits and approvals shall be secured from appropriate regulatory agencies.

- c) No Impact. No public schools are located within a one-quarter radius of the project site (source: Cloverdale Unified School District website, <http://www.cusd.org/Page/1>) so there would be no impact with respect to this topic.
- d) No Impact. None of the properties included in the annexation area are listed on the State of California Cortese List as of March 16, 2016. No impacts are therefore anticipated with respect to this topic.
- e,f) No Impact. As identified in the Environmental Setting section of this Initial Study, the annexation area is located north of the Cloverdale Municipal Airport and lies outside of the applicable airport land use plan. No impacts would result with respect to this topic.
- g) No Impact. Proposed improvements that could be constructed within the annexation area would be built on private properties and would not block public roads or other public accessways used for emergency access. Future buildings constructed in the annexation area will be reviewed for adequate access by the Cloverdale Police Department and the Cloverdale Fire Protection District prior to approval by the City. This will ensure that no impacts would occur with respect to interference with emergency evacuation.
- h) No Impact. Based on a discussion with the Cloverdale Fire Protection District, the annexation area does not lie in a wildland/urban interface area and no impact would occur.

9. Hydrology and Water Quality

Environmental Setting

The project area is located near and to the west of the Russian River. One major property, All-Coast Lumber, is located between the annexation area and the River. A local intermittent creek flows through the approximate center of the annexation area. A second hydrologic feature is an existing pond in the southern portion of the annexation area that is used to store fire suppression water for the Nu Forest and All-Coast lumber operations.

A number of existing uses have been constructed within the annexation area, including lumber storage facilities on a portion of the Nu Forest property, single-family dwellings on three other properties and a small number of uninhabited outbuildings. All existing residences and industrial uses (Nu Forest offices) are served by private on-site septic systems.

The easterly portion of the annexation area lies within the 100-year flood hazard area as mapped by FEMA (source: Eric Janzen, City of Cloverdale, 3/9/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would			X	

result in substantial erosion or siltation on-or off-site?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death			X	

involving flooding, including flooding as a result of the failure of a levee or dam?

j. Inundation by seiche, tsunami, or mudflow?

			X

Discussion

a) Less-than-Significant Impact. A primary concern of storm water runoff is the potential amount of pollution associated with the construction and development within the annexation area, following completion of the annexation. Sediment from grading and excavation activities, oil and grease from equipment and vehicles, fertilizers and herbicides associated with landscaping are all considered non-point source (NSP) pollutants. As part of the normal and customary development review process, the City of Cloverdale will require the preparation and approval of an Erosion Control Plan for all future development projects in the annexation area. The Erosion Control Plan must document that development will not increase the flow or intensity of flow of rainwater runoff from the existing conditions. Low Impact Development (LID) measures are to be added to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. The plan will be required to be submitted and approved by the Engineering Department prior to issuance of grading permits on all annexation properties.

In terms of the City’s Wastewater Treatment Plant discharge and water quality standards, future annexation and development of properties within the annexation area would increase flows into the City’s wastewater treatment plant. The Wastewater Treatment plant currently experiences an average daily inflow of 0.55 mgd (million gallons per day) during dry weather conditions and is approved by the North Coast Water Resources Control Board to process up to 1.0 mgd during dry weather. As of October 2014, the plant had a surplus capacity of 0.45 mgd (source: City of Cloverdale 2014 Infrastructure audit, 2014). The maximum design capacity during wet weather conditions is 8.25 mgd with average inflows of 4.10 mgd as of 2014, leaving a surplus capacity of 4.15 mgd.

Development under the proposed annexation could generate up to 4,680 gallons of wastewater per day that would need to be treated at the City’s wastewater plant (see Table 2). The amount of wastewater demand to be added to the City’s municipal wastewater as a result of project build out could be accommodated in the City’s wastewater treatment and disposal system. As a part of the proposed annexation and development project, property owners and/or future developers would generally be required to construct a wastewater collection system sized to accommodate future wastewater flows to connect to the City’s system.

Table 2. Annexation Build Out Wastewater Demand

Land Use Type	Wastewater Use Factor	Land Use/Amount	Wastewater Generation (gpd)
Light Industrial/ Nu Forest	50 gal/day/employee	73 employees ¹	3650
Other Light Industrial	same as above	3 employees ²	150
Single Family Residential	220/gpd/dwelling ³	4	880
Estimated Water Demand	--		4680

Notes:

1. Based on future Nu Forest build out per Nu Forest estimate

2. Based on 1 employee per 1,000 square feet

3. Based on City of Cloverdale estimate

Source: City of Cloverdale, 2016

- b) **Less-than-Significant Impact.** Properties within the annexation area that have been developed (including a portion of the Nu Forest property, the Cerasoli property and the Schwartzler property) rely on on-site private wells for domestic water. Following annexation, all properties would be allowed to connect to the City’s municipal water supply, although it would be the responsibility of individual owners to install necessary infrastructure to connect to the City system, including but not limited to sewer laterals. Since existing private wells in the annexation area rely on approximately the same groundwater resources as the municipal water system, no significant impacts are anticipated with respect to depletion of groundwater resources. Construction of new buildings in the City of Cloverdale following annexation would be required to comply with water conservation features required in the California Building Code, so that future water use could be less under City jurisdiction than is currently used in the unincorporated County.
- c-e) **Less-than-Significant Impact.** Construction of future improvements within the annexation area would increase the amount of impervious surfaces which, in turn, would increase the amount of stormwater runoff. Impervious surfaces that would be created on the Nu Forest property would include building areas, paved parking areas and driveways. Additional construction on other properties would also increase the amount of impervious surfaces, including but not limited to a new single-family dwellings on the Matovich Trust property, live-work buildings on the Cerasoli property, light industrial building(s) on the Poustinchian property as well as driveways and other paved surfaces on some or all of the properties. No specific development applications have been submitted to the City for these non-Nu Forest properties; however, future development on the Nu Forest properties would be limited to single family residences and small industrial buildings that would not result in a significant impact with respect to this topic.

Future development projects in the annexation area will be required to submit grading plans and have these plans approved by the Cloverdale Public Works Department. Based on the City's NPDES permit granted by the Regional Water Quality Control Board, grading plans must demonstrate that proposed future development would not increase the flow or intensity of flow of storm water runoff over the existing conditions. Low Impact Development (LID) measures must be included in each development project to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. Typical measures implementing this requirement include use of detention or retention ponds to store excess peak flows to ensure that existing or planned downstream drainage facilities will not be significantly impacted. It is anticipated that, due to the relatively small size of properties included in the annexation, the courses of local creeks or streams within or adjacent to the annexation area would not be significantly changed or altered. A water quality pond is proposed to be constructed on the southwest portion of the Nu Forest site that would also detain stormwater prior to discharge into the Russian River.

Similarly, the City will require the submittal and approval of site-specific erosion control plans to limit the amount of polluted runoff from each property to a less-than-significant level when future developments are proposed. Future erosion control plans must cover both construction and post-construction operations of each future development project.

Additionally, the standard conditions require payment of development impact fees, targeted for construction of citywide public infrastructure projects, including water and drainage improvements that address the cumulative impacts of development.

Overall, future impacts related to drainage, stream course alteration and the generation of significant quantities of polluted runoff will be less-than-significant.

- g-j) Less-than-Significant Impact. The eastern portion of the annexation area is located within a 100-year flood hazard area (an "AE" zone) and would be subject to inundation on the event of a 100-year storm. The western portion of the annexation area is at a higher topographic elevation and lies above the AE flood hazard zone.

Future development that could occur on the eastern portion of the annexation area would consist of the expansion of the existing Nu Forest Products lumber mill, wood processing and storage operations. No future housing would be located in a flood hazard area and improvements constructed within the annexation area would meet flood construction methods and materials required by the California Building Code, as enforced by the City of Cloverdale. Portions of the annexation area would be subject to inundation by water in the event of a dam failure upstream of the site along the Russian River. This is documented on Figure PS-1f contained in the Public Safety Element of the

Sonoma County General Plan 2020 (<http://www.sonoma-county.org/prmd/gp2020/fig-ps1f.pdf>). It is likely such portions of the site would be limited to the flatter eastern portion closest to the Russian River. Future potential flooding of this portion of the area would likely be the same as the impact experienced from a 100-year flood event and would be less-than-significant as discussed above.

10. Land Use

Environmental Setting

The annexation area consists of a mix of developed properties (portions of the Nu Forest site), three single-family residences, older barns and other accessory buildings. Surrounding uses include light industrial uses to the west (All-Coast Forest Products) under County jurisdiction, City of Cloverdale wastewater treatment facilities and a corporation yard to the south within the City of Cloverdale, a train station/maintenance structure and the 101 freeway to the west (in the City of Cloverdale) and vacant land to the north in the City of Cloverdale.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

a-c) No Impact. If approved, the proposed annexation would change the status of the affected properties from the unincorporated portion of Sonoma County to the City of Cloverdale. Other than the proposed expansion of operations on the Nu Forest site, no other land use changes would immediately occur in the annexation area. However, under the proposed General Plan Amendment and rezoning, future development would be allowed on all properties, which would generally be consistent with development patterns that would be allowed under existing Sonoma County land use regulations. No impacts are anticipated with respect to this topic.

None of the properties included in the proposed annexation lie within a Habitat Conservation Plan or a Natural Community Conservation Plan.

11. Mineral Resources

Environmental Setting

No significant mineral resources exist in the project area based on the Land Use Diagram of the Cloverdale General Plan.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion

a-b) The General Plan notes no deposits of minerals on or adjacent to the annexation area and no impacts would result.

12. Noise

Environmental Setting

The project area is located on the east side of the 101 freeway, a major noise generator in this portion of Cloverdale. Another source of localized noise is lumber mill operations from the existing Nu Forest storage yard (primarily truck and forklift noise) on the eastern portion of the annexation area and lumber mill, truck and forklift operations to the east on the All-Coast property.

Noise is currently generated by vehicle traffic using Asti Road that forms the western boundary of the area. Based on limited traffic on this roadway, local roadway noise from Asti Road is not considered significant. The General Plan EIR does not identify any major sources of stationary (non-vehicular) noise on or adjacent to the annexation area.

The annexation area is located a significant distance north of Cloverdale Municipal Airport and is not subject to significant noise from this source (see Figure 4.7-1 contained in the Cloverdale General Plan EIR).

Project Impacts and Mitigation Measures

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the				X

project vicinity above levels existing without the project?			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion

- a) **Less-than-Significant with Mitigation.** The project involves the expansion of the existing Nu Forest lumber mill on the east side of the annexation area and the construction of other light industrial facilities and one dwelling within the area. Operation of these uses could have the effect of exposing existing and future residents near the annexation area to levels of noise above the 65 dB level. In addition future dwellings constructed on the site either in the proposed General Industrial zoning district or the proposed Rural Residential district could be subject to significant noise either from future traffic, especially trucks, using Asti Road or from future lumber mill operation on the Nu Forest site. Pursuant to the California Building Code, interior noise levels for residences cannot exceed 45 decibels (Ldn/CNEL). Consistency with this requirement will be confirmed during review of site-specific building plans for future residences. Exceedances of City of Cloverdale exterior noise levels of 65 decibels (Ldn/CNEL) could occur with respect to

future dwellings that could be constructed within the annexation area and on surrounding properties as a result of future operational noise related to Nu Forest operations. This would be a potentially significant and would be reduced to a less-than-significant level by adherence to the following measure.

Mitigation Measure Noise-1: Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.

- b) Less-than-significant. None of the proposed improvements within the annexation area would generate significant groundborne vibration since normal construction techniques would be used. No unusually tall buildings are proposed that could require pile driving or similar construction methods that would generate significant levels of vibration. The one property that could potentially generate vibration would be the proposed expansion of Nu Forest Products. However, no significant receptors currently exist or are proposed immediately adjacent to the Nu Forest site. The closest use to Nu Forest is the All Coast lumber mill, located immediately west of the Nu Forest site, that would be an equivalent use and would not be a sensitive receptor. This impact would be less-than-significant.
- c) Less-than-Significant. No significant noise above existing ambient level of noise would be created in the project location without annexation and future construction of project improvements. This impact would be less-than-significant.
- d) Less-than-Significant with Mitigation. Future construction of residential and light industrial uses within the annexation area could result in potentially significant noise during normally quiet times of the day, which is evening and night time periods. This would be a potentially significant on existing and future residences that could be allowed in the annexation area. Adherence to the following measure will ensure this impact will be reduced to a less-than-significant level.

Mitigation Measure Noise-2: All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.

- e, f) No Impact. The project area is not located within an approved land use plan or near the Cloverdale Municipal Airport, the closest public or private airport to the area. No impacts would occur with respect to this topic.

13. Population and Housing

Environmental Setting

The annexation area is currently partially developed with Nu Forest lumber operations, three single-family dwellings and a PG&E electric substation. Surrounding uses include vacant land to the north (within the City of Cloverdale), a lumber mill and the Russian River to the east (unincorporated County territory), City of Cloverdale infrastructure and a corporation yard to the south (within the City) and the 101 freeway, a train station/maintenance shed and railroad right-of-way to the west (within the City).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

- a) No Impact. The proposed project would have no impact on substantial population growth within the City of Cloverdale since the project would allow for the development of one new single family dwelling within the annexation area.

- b-c) No Impact. The proposed project could result in removal of one existing dwelling within the annexation area on the Nu Forest property and would allow construction of one dwelling on the Matovich Trust property. No impact would result with respect to this topic.

14. Public Services

Environmental Setting

Essential public services to the project area are provided as follows:

- *Fire Protection.* Fire protection services are provided by the Cloverdale Fire Protection District, which is headquartered at 451 S. Cloverdale Boulevard. A fire station is located at the district headquarters. The District also provides emergency rescue and fire code inspection services and maintains a variety of fire suppression apparatus at the headquarters Fire Station. The District maintains automatic aid agreements with the Geyserville Fire District and City of Healdsburg Fire Department (source: B. Elliott, Cloverdale Fire Protection District, 3/4/16).
- *Police Protection.* Police and security protection is provided by the Sonoma County Sheriff's Department based on Santa Rosa. The Sheriff's Department provides five deputies to patrol northern Sonoma County, including the annexation area, on a 24-hour per day basis (source: Al Tupman, Sheriff Department, 3/28/16). The City of Cloverdale Police Department maintains a mutual aid agreement with the County Sheriff, so that Cloverdale personnel may be the first responder to the annexation area in the event of an emergency (source: S. Cramer, Cloverdale Police Department, 3/28/16).
- *Schools.* Public educational services for residents of the project site are provided by the Cloverdale Unified School District. The District provides K-12 educational services for residents of Cloverdale and the surrounding unincorporated area. Private schools are also available in the greater Cloverdale area.

Local schools serving the project site include Jefferson Elementary School, Washington Middle School and Cloverdale High School.

- *Library Service.* Sonoma County Library provides library service to Cloverdale as well as the greater Sonoma County. Numerous branch libraries are located in both incorporated cities and unincorporated communities throughout the County. The library administrative headquarters is located in Santa Rosa. The branch library closest to the annexation area is located at 401 N. Cloverdale Boulevard in Cloverdale.

- *Maintenance.* Maintenance of local streets, roads and other governmental facilities within the unincorporated portion of the County are the responsibility of the County of Sonoma.
- *Energy.* Residents of Cloverdale receive electrical power from Pacific Gas & Electric Company (PG&E), a regulated public utility serving northern and central California.
- *Communication facilities.* Major communication facilities in Cloverdale are provided by AT&T although other providers are also available.

Project Impacts

Would the proposal:

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Fire protection?			X
Police protection?			X
Schools?			X
Parks?			X

Other public facilities?

			X
--	--	--	---

Discussion

- a) No Impact. The proposed annexation and subsequent development that would be allowed under City of Cloverdale jurisdiction would not adversely impact the level of service provided by the Cloverdale Fire Protection District, the Cloverdale Unified School District or the Sonoma County Library, since there would be no change to the status of these providers upon annexation or their respective boundaries. Representatives from the Cloverdale Fire Protection District have indicated that no new or expanded facilities would be needed to serve the proposed annexation and future development (source: B. Elliott, CFPD)

Should the annexation be approved, police protection services would be provided by the City of Cloverdale Police Department instead of the County Sheriff. Based on discussions with the Cloverdale Police Chief, the City’s Police Department could provide an enhanced level of emergency and non-emergency response times to calls for service from properties in the annexation area, since the Cloverdale Police Department is located closer to the area than the County Sheriff’s office and provides a higher level of staffing than the County Sheriff than is currently available to the affected properties.

Upon future development within the annexation area, property owners or developers would be required to pay development impact fees that support these City Departments and special districts, such as the Cloverdale Fire Protection District.

Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by City property taxes and fees paid by future residents. Library service to the project area would continue to be provided by the Sonoma County Library system.

No changes to the boundary of the Cloverdale Unified School District is proposed as part of this project.

There would be no changes to annexation area properties in terms of electrical, natural gas or telecommunication services since such services are not affected by local municipal boundaries.

Overall, impacts to public services would be less-than-significant.

For impacts to parks, refer to item 15, below.

15. Recreation

Environmental Setting

The annexation area is partially developed with much of the area vacant. No parks, playgrounds or similar uses are present on the project area.

The closest public parks are south of the site on West Second Street and West First Street. City Park is located at 450 W. Second and the City pool is located at 205 West First Street.

The City of Cloverdale and Sonoma County Regional Parks Department operate Cloverdale River Park located at 31820 McCray Road on the west bank of the Russian River, north of the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

a-b) No Impact. The proposed annexation project would not significantly impact the existing City of Cloverdale recreational facilities or regional park facilities, such that the facilities

would be substantially degraded. If annexed into the City, future development that would be allowed would be subject to City of Cloverdale Parks and Recreation Facilities development impact fees which are used for City wide park projects relating to community needs.

Future development within the annexation area could include construction of one new dwelling and the removal of one dwelling, which would have no impact on City or regional park facilities.

16. Traffic and Transportation

Environmental Setting

Primary local access to the annexation area is provided by Asti Road, a collector road extending through the City of Cloverdale in a north-south direction. Regional access is provided by the US 101 freeway immediately west of the annexation area.

Access to individual properties within the annexation area is via a number of driveways off of Asti Road. Access to the Nu Forest property is provided via a private drive north of the annexation area that also serves the All-Coast Lumber mill to the east.

The 2008 General Plan EIR analyzed the intersection of the US 101 freeway northbound and southbound at Citrus Fair Drive under AM and PM peak hour conditions. This intersection is the closest to the annexation area. The EIR documents that existing and build out peak hour operations of this intersection would be Level of Service (LOS) A, which is the highest level of service. LOS A is characterized by minimal delay and minor, if any, congestion.

Public transportation to the City of Cloverdale and the annexation area is provided by the Sonoma County Transit Agency (SCTA). SCTA provides regional service to communities to the south and an intercity Cloverdale Shuttle for local trips.

Existing railroad tracks are located just west of the annexation area and west of Asti Road. These tracks are presently not in use but are planned for future SMART train operations. A station has been constructed along the tracks just west of the annexation area but is not currently used.

No bicycle paths or sidewalks are located along Asti Road adjacent to the annexation area.

No public or private airports or airstrips exist on or adjacent to the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

e. Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

a, b) Less-than-Significant Impact. As noted in the Environmental Setting section of this Initial Study, existing and future operations of the nearest major intersection to the annexation area, Citrus Fair Drive and the 101 north and south bound freeway ramps, is expected to operate at an acceptable level of service through the build-out of the General Plan, which is 2025. Table 4.5-8 contained in the General Plan EIR documents that the Highway 101 on- and off-ramps at Citrus Fair Drive are expected to operate at LOS A or C during both A.M. and P.M. peak hour periods.

The following table (Table 3) estimates the number of total and peak hour trips that could be generated in the annexation area. The table shows that up to 133 daily trips could be generated as a result of annexation and build out of the subject properties. There would be up to 120 peak trips during the morning peak period and up to 112 peak trips in the pm peak.

Table 3. Annexation Build Out Estimated Trip Generation

Land Use Type	Amount	Total Daily Trips	AM Peak	PM Peak
Nu Forest (existing) ¹	--	12		
Nu Forest – proposed ¹	--	71		
<i>Subtotal Nu Forest trips</i>	--	59	54	57
Industrial ²	3,000 SF	21	19	20
Single Family Residential (existing & proposed) ³	3	29	22	29
Total Trips	--	133	120	112

Notes:

- Existing and proposed Nu Forest trip generation based on field observation and future estimates provided by project applicant.
- Future industrial uses include up to 1,000 square foot live-work industrial space on Cerasoli site & up to 2,000 square foot industrial space on Poustinchian property

3. Existing dwellings on Cerasoli, Schwartzler & Nu Forest properties, per property owners.
4. Proposed dwelling on Matovich Family trust property, per landowner representative.
Trip rates per ITE Trip Generation Manual, 9th Edition, 2012

The addition of anticipated project trips on the local transportation system near the project site is not expected to significantly increase congestion or conflict any local or regional transportation plan or policy dealing with transportation. The primary landowner in the annexation area, Nu Forest Products, is considering the operation of an employee shuttle to and from Healdsburg for mill employees. If implemented, the shuttle would reduce overall and peak hour trips as identified in the above table.

Furthermore, the City of Cloverdale Streets and Thoroughfare Development Impact Fee will be collected before any project in the annexation area is developed. These fees provide for cumulative improvements of the roadway system to accommodate citywide traffic needs at ultimate General Plan build out.

- c) No Impact. As noted in the Environmental Setting section of this Initial Study, no public or private airports or airstrips exist on or adjacent to the annexation area. The area is not located within the airport land use plan for Cloverdale Municipal Airport, so there would be no impacts with respect to this topic.
- d, e) No Impact. Properties included in the annexation area are all served by private driveways from Asti Road. If no changes to current structures are proposed, existing driveways may remain as they currently exist. New development proposals will be reviewed by the City of Cloverdale Community Development Department, Public Works Department and Fire Department to ensure consistency with City standards and to ensure there would be no hazards or impediments to emergency vehicle access. Future development proposals would also be reviewed by the Cloverdale Fire Protection District to ensure that District design criteria are met in terms of emergency access. No impact would result with respect to this topic.
- f) No Impact. The proposed annexation and future development would be consistent with the Cloverdale General Plan, as amended by the project. There would be no impacts with respect to potential conflicts with alternative modes of transportation.

17. Utilities and Service Systems

Environmental Setting

The annexation area received public utilities from the following sources:

- *Water supply.* Private on-site wells.
- *Sewage collection.* Private on-site septic systems.
- *Sewage treatment and disposal.* Private on-site septic systems
- *Storm drainage.* Sheet flow from individual properties and private open channels.
- *Solid waste service.* Private disposal.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the project</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing water entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by			X	

the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state and local statutes and regulations related to solid waste?			X	

Discussion

a) Less-than-Significant. Upon annexation to the City of Cloverdale, all properties would be eligible to connect to the City's wastewater collection, treatment and disposal system. Property owners would be responsible for constructing sewer lines and other related facilities to connect to the City's system. Any extensions on public land would be required to be designed to City engineering standards, encroachment permit(s) from the City would be required and easements over private properties obtained, as needed. Preliminarily, a sewer line would be extended west from the approximate center of the Nu Forest property to Asti Road, then south to connect to the City's wastewater treatment plant. The extension would be sized to accommodate the anticipated maximum build-out of uses in the annexation area, but could be oversized to accommodate other unserved properties in the annexation area, as determined by the Cloverdale City Engineer.

A report prepared by the City of Cloverdale in late 2014 (2014 Infrastructure and Public Service Audit, 10/15/14) documented that the City's wastewater treatment plant, located just south of the annexation area, is permitted by the Regional Water Quality to treat up to 1.0 million gallons of wastewater per day (mgd) during average-day dry weather periods. The peak treatment capacity is permitted to be 2.2 mgd. The City is permitted up to treat 8.25 mgd during wet weather periods. As of late 2014, the treatment plant was processing 0.55 mgd on an average day and 1.4 mgd during peak conditions. The peak wet weather flow was documented at 4.1 mgd during the same time period. Treated wastewater is transported to municipal ponds adjacent to the Russian River where treated effluent can percolate into the soil or evaporate into the atmosphere. Disposal of treated wastewater is based on the City's permitted treatment capacity and there is currently no issue with disposal capacity.

Build-out of the proposed annexation would be estimated to generate 4,230 gallons per day of wastewater. This is based on information provided in Table 2, in the Hydrology section.

Based on the above information, future development that could be accommodated in the annexation area could be served by the City of Cloverdale wastewater treatment system with out exceeding the requirements of the Regional Water Quality Board and a less-than-significant impact would result.

The City of Cloverdale may allow continued use of septic systems for future development if such development would be located 300 feet or greater from a sewer collection line.

- b) Less-than-Significant. Property owners in the project area would have the ability to be connected to the City's municipal water system upon completion of the annexation process. Nu Forest Products has proposed to extend a municipal water line from their property to connect to the City's water system in Asti Road, west of the annexation area. Other properties may also connect to the City system. All costs to extend municipal water would be at the expense of individual owners.

The same 2014 Infrastructure and Public Services Audit referenced in subsection "a," above, notes that the City recently completed two new water wells as of 2014. New wells were financed by the US Department of Agriculture. Improvements were also made to the City's water system to "de-aerate" water prior to entering the City's water treatment plants that improved the efficiency of the treatment plant. Water system improvements are now on-line and a part of the municipal water system which includes five wells. The 2014 Infrastructure Audit reported that with the recently completed improvements, the daily capacity of the municipal water system is approximately 3.69 mgd. The 2014 estimated maximum demand for water was approximately 2.55 mgd, with 28,000 gallons/day allocated to other pending development projects This would leave approximately 392,000 gallons per day for future development in the community, including development proposed in the annexation area.

Table 4 provides an estimate based on City information regarding the estimated quantity of water to be used by build-out of proposed land uses in the annexation area. The estimated maximum use of water 5,128 gpd, is less than the estimated 392,000 gpd that is currently available to serve future development so there would be an adequate long-term supply of water available for the proposed annexation and development of future uses.

The City of Cloverdale will also require, as a normal and customary condition of development approval for future buildings in the annexation area, that builders install high water efficiency fixtures and appliances to minimize water use to the fullest extent. Such improvements may likely include but will not be limited to use of low-flow toilets

and showers, possible use of non-water urinals, use of water efficient appliances, limitations on installation of landscaping and similar features.

Table 4. Annexation Build Out Water Demand

Land Use Type	Water Use Factor	Land Use/Amount	Water Use (gpd)
Light Industrial/Nu Forest	50 gallons/day/employee	73	3,650
Other Light Industrial	same as above	3	150
Single Family Residential	332/gpd/dwelling	4	1,328
Estimated Water Demand	--	--	5,128

Source: City of Cloverdale, 2016

- c) Refer to the Hydrology section of this Initial Study for a discussion of drainage facilities.
- f, g) Construction of future development within the project area would result in a slight increase in the amount of solid waste generated by the project that would be accommodated in local and regional landfill facilities. Upon annexation, the City's franchised waste hauler, Redwood Empire Disposal, would collect solid waste and recyclables .A representative of Redwood Empire Disposal (Mike Lockwood) has confirmed there will be no impacts to the company. The proposed project would have no impact with regard to federal, state or local statutes or laws governing solid waste.

18. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the				X

number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable?
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

			X
			X
			X

Discussion

- a-b) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project is located on property not involving a creek, stream or other waterway, nor is the area identified as having populations of wildlife.
- c) Cumulative impacts have been reviewed in the annual infrastructure audit. There are sufficient public facilities to serve the proposed future development.
- d) The project will not have direct nor indirect environmental effects on human beings. Noise and other impacts from the development will be minimal and within the thresholds set forth in the General Plan.

Initial Study Preparers

Jerry Haag, Consulting Planner

City of Cloverdale staff

Paul Cayler, City Manager

David Kelley, Assistant City Manager/Community Development Director

Vanessa Apodaca, PE, City Engineer

Eric Janzen, Engineering Technician

Rafael Miranda, Associate Planner

Stephen Cramer, Police Chief

Cloverdale Fire Protection District

Brian Elliott

Local Agency Formation Commission

Mark Bramfitt, Executive Director

Carole Cooper, Assistant Executive Director

Redwood Empire Disposal

Mike Lockwood

Applicant Team

Sharmaine Ege, Nu Forest Products

Kurt Kelder, civil engineer

References

CEQA Guidelines, Bay Area Air Quality Management District, May 2011

General Plan Update Environmental Impact Report, City of Cloverdale 2009

Cortese List, California Department of Toxic Substances Control, March, 2016

Design Level Geotechnical Investigation, 280 Asti Road, PJC & Associates, November 2015

Draft EIR for Climate Action 2020: Community Climate Action Plan, ICF International, March 2016

California Department of Water Resources (<http://wdl.water.ca.gov>)

Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale CA, SCS Engineers,
November 2015

Infrastructure and Public Services Audit, City of Cloverdale, October 2014

Exhibits

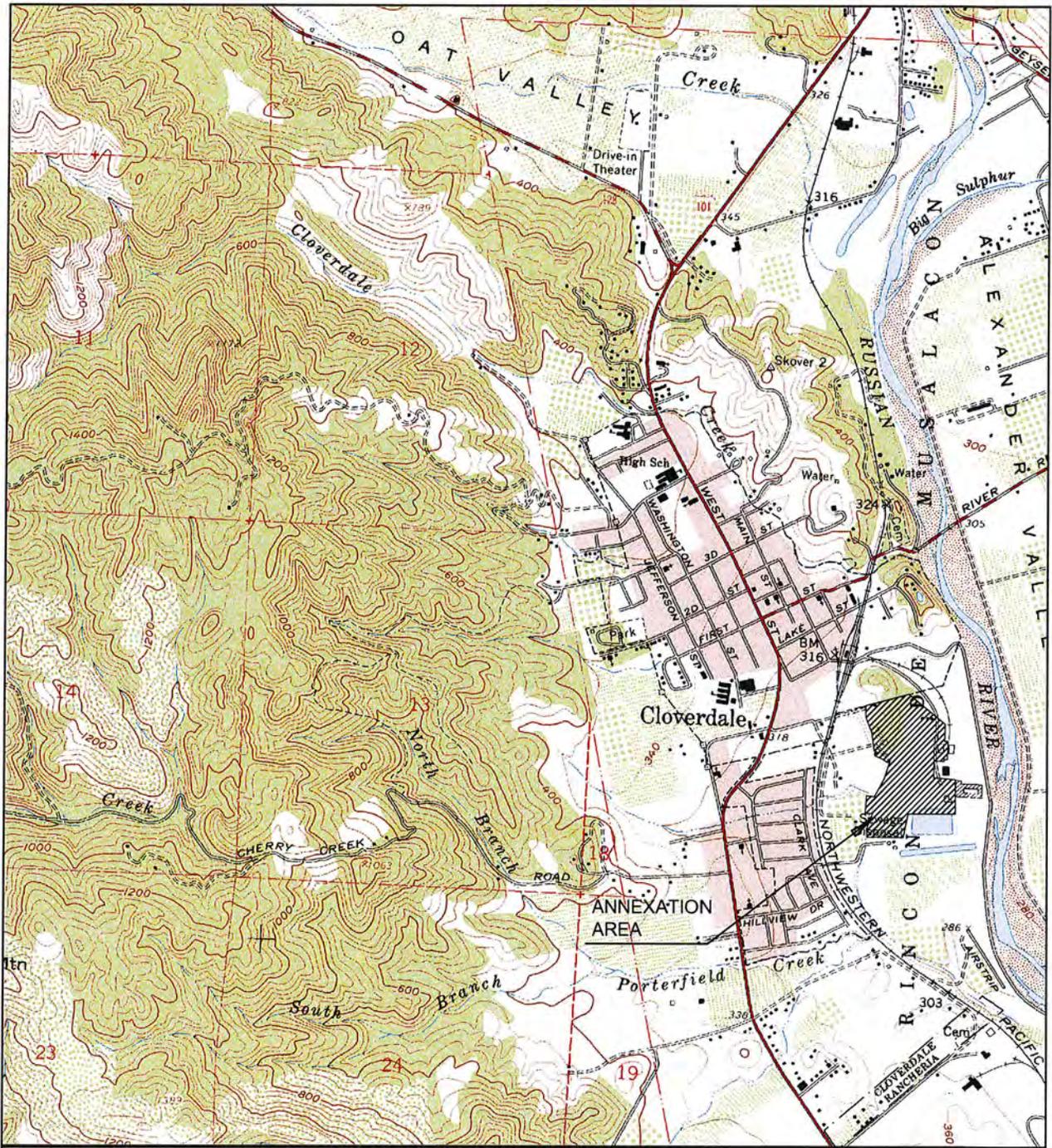
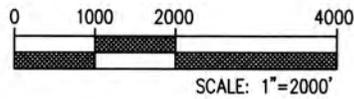


EXHIBIT 2
LOCAL CONTEXT



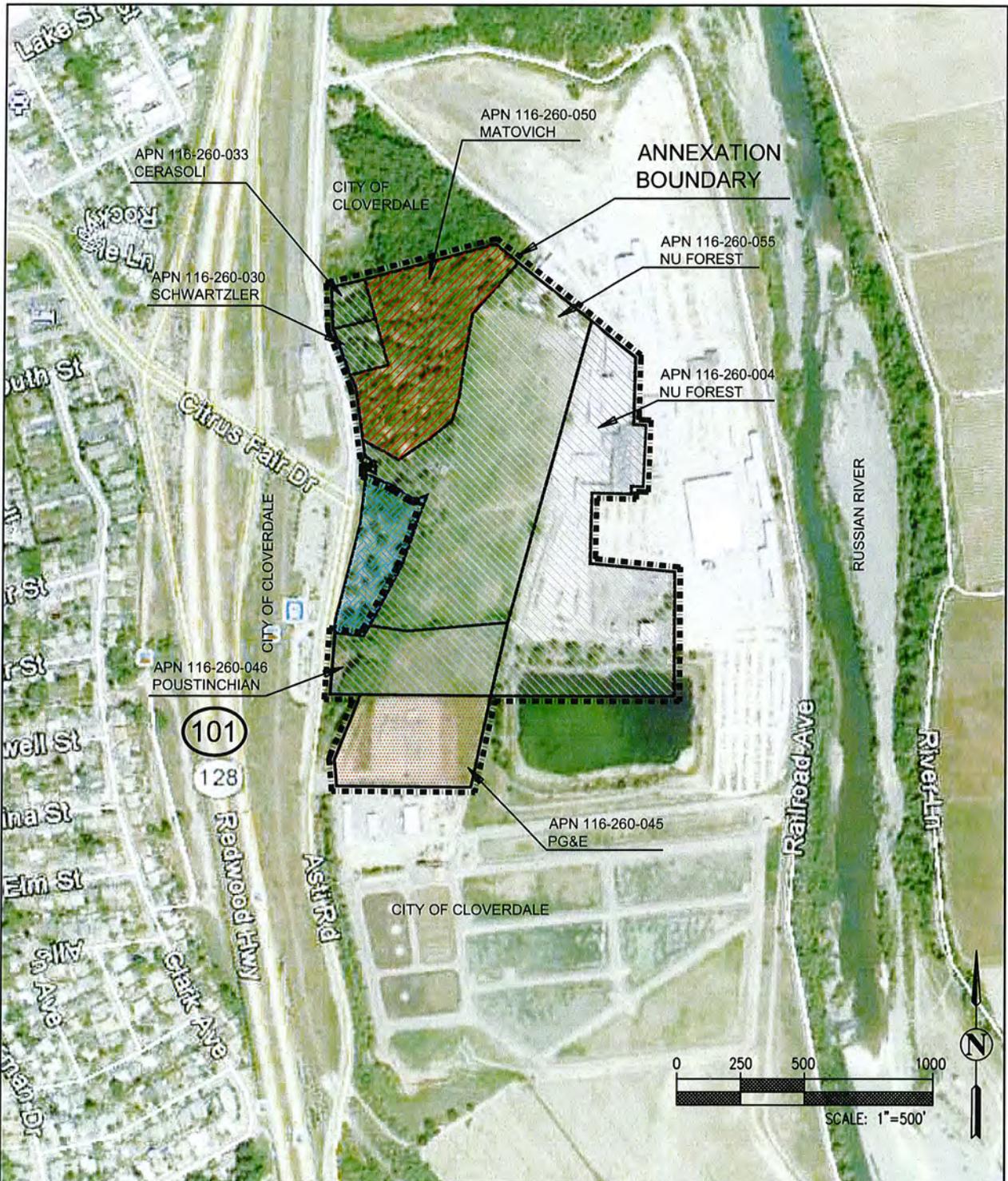


Exhibit 3
 City of Cloverdale
 Proposed Annexation

APN	Owner	Area (per AP Map)
116-260-004	Nu Forest Products	12.17 acres
116-260-030	Schwartzler	0.73 acres
116-260-033	Cerasoli	0.45 acres
116-260-045	PG&E	4.05 acres
116-260-046	Poustinchian	4.07 acres
116-260-050	Matovich	6.30 acres
116-260-055	Nu Forest Products	14.68 acres



- Legend:**
- | | |
|---|--|
|  | Existing General Plan
CF - Conservation Feature |
|  | GI - General Industrial |
|  | TOD - Transit Oriented Development |
|  | P - Public |

Exhibit 4A
 City of Cloverdale
 Existing General Plan
 Land Use Designation



Exhibit 4B
 City of Cloverdale
 Proposed General Plan
 Land Use Designation

Legend:

- 
- 
- 

Proposed General Plan

- RR – Rural Residential
- GI – General Industrial
- P – Public

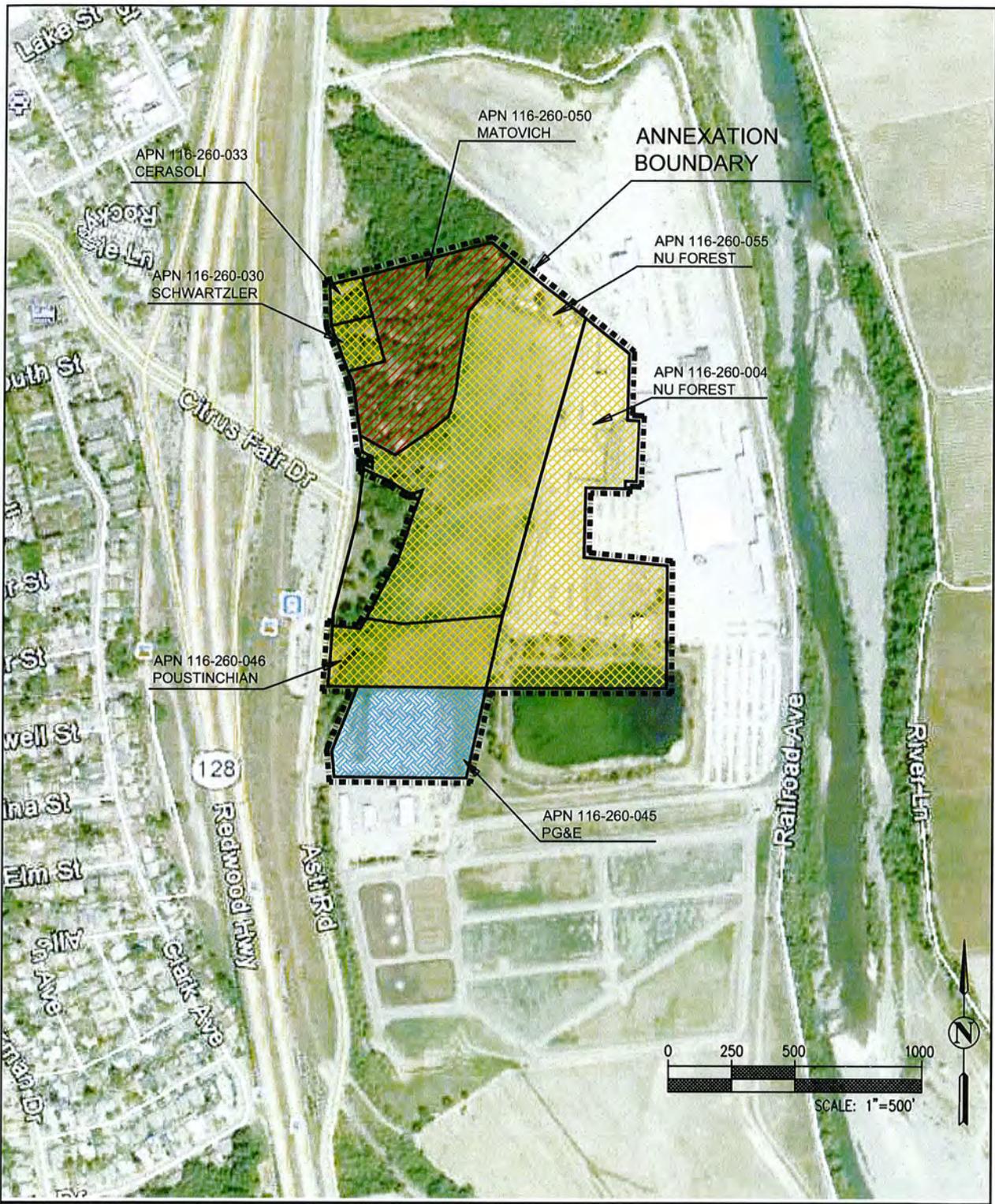


Exhibit 5
 City of Cloverdale
 Rezoning Map

Legend:	Proposed Use
	GI - General Industrial
	RR - Rural Residential
	P-I - Public Institutional

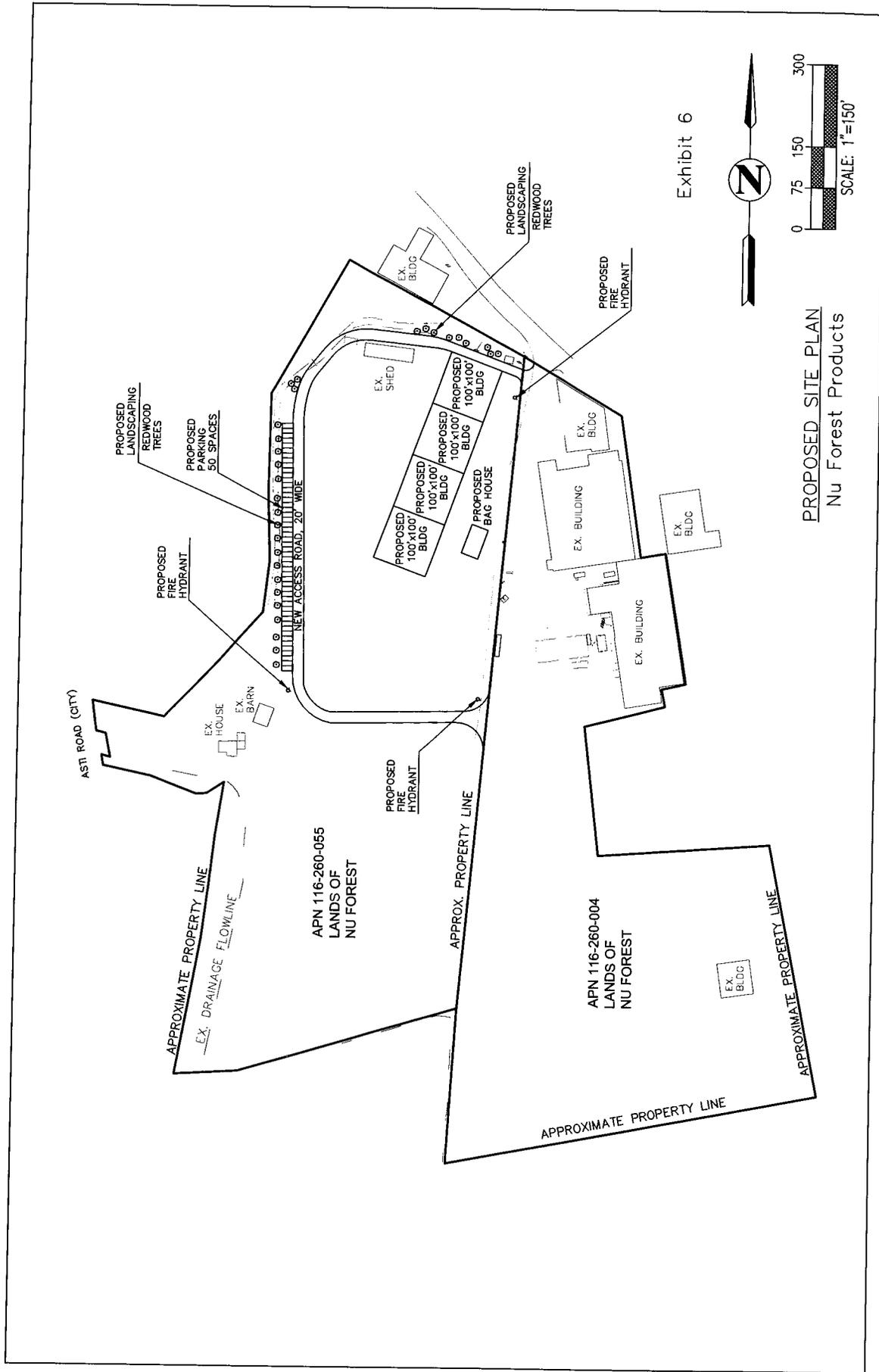
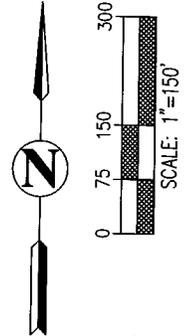


Exhibit 6



PROPOSED SITE PLAN
Nu Forest Products

Corrections and Modifications to the Nu Forest Annexation & Development Project

Initial Study/Mitigated Negative Declaration (IS/MND)

August 5, 2016

The following changes are made by reference into the Initial Study document dated June 2016. None of the changes to the project would change any of the impact analyses or conclusions of the Initial Study document.

1) The General Plan land use designation for the Schwartzler Trust property (APN 116-260-030) is proposed to be changed from "CF-Conservation Feature" to "RR-Rural Residential. The Initial Study described the proposed General Plan Amendment from "CF-Conservation Feature" to "GI-Light Industrial." After further discussions with the property owner, the owner desires a Rural Residential land use designation.

Since the property currently is developed with a single family dwelling and the proposed RR designation would continue to allow this use, the proposed General Plan change would result in fewer and less intensive environmental impacts in terms of traffic generation, noise, air quality and similar impacts.

2) The General Plan land use designation for the PG&E property (APN 116-260-45) is proposed to be changed from "TOD-Transit Oriented Development" to "Public/Quasi-Public" to reflect the existing PG&E electric substation. There would be no changes to the environmental analysis contained in the Initial Study since there would be no changes to the status of the substation. The intent of the project is to include this property in the annexation to avoid creating a county island.

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Exhibit 3

City of Cloverdale Nu Forest Annexation & Development Project Mitigation Monitoring and Reporting Program

September 2016

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Aesthetics-1. Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.</p>	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of grading plans for parcels of land fronting on Asti Road	
<p>Aesthetics-2. Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will not significantly impact native trees on the lot. This</p>	Project Applicant(s)	Cloverdale Planning & Building Departments	Prior to approval of grading plans and during grading and construction for parcels of land fronting on Asti Road	

Mitigation Measure

Implementing Responsibility

Monitoring Responsibility

Monitoring Schedule

Verification

<p>shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.</p>				
<p>Aesthetics-3. Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways._</p>	<p>Project Applicant(s)</p>	<p>Cloverdale Planning Department</p>	<p>Prior to issuance of building permits</p>	
<p>Aesthetics-4. The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.</p>	<p>Project Applicant(s)</p>	<p>Cloverdale Planning Department</p>	<p>Prior to approval of building permits for parcels of land fronting on Asti Road</p>	
<p>BIO-1. Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any special-status species are fully protected.</p>	<p>Project Applicant(s)</p>	<p>Cloverdale Planning Department</p>	<p>Prior to approval of grading plans for parcels of land fronting on Asti Road</p>	

Mitigation Measure**Implementing Responsibility****Monitoring Responsibility****Monitoring Schedule****Verification**

Protective actions may include first, avoiding the species during construction and post –construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.

BIO-2. Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian

Project Applicant(s)

Cloverdale Planning Department

Prior to approval of grading plans for app parcels of land in project area

Mitigation Measure**Implementing Responsibility****Monitoring Responsibility****Monitoring Schedule****Verification**

habitat areas may proceed until the approval action plan is approved and implemented.				
GEO-1. Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.	Project Applicant(s)	Cloverdale Public Works Department	Prior to issuance of a grading or building permit, whichever is first	
HAZ-1. Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location.	Project Applicant(s)	Cloverdale Building Department	Prior to issuance of a demolition permit, if needed, or demolition of existing structures, if no demolition permit needed	

Mitigation Measure**Implementing Responsibility****Monitoring Responsibility****Monitoring Schedule****Verification**

Necessary permits and approvals shall be secured from appropriate regulatory agencies.				
Noise-1. Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.	Project Applicant(s)	Cloverdale Planning Department	Prior to approval of building permits	
Noise-2. All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.	Project Applicant(s)	Cloverdale Building Department	During all phases of project construction	

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**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 014-2016**

RECOMMENDING TO THE CITY COUNCIL THAT STAFF BE DIRECTED TO FILE AN ANNEXATION APPLICATION FOR THE NU FOREST PRODUCTS PROPERTIES AND ADJACENT PROPERTIES CONSISTING OF APPROXIMATELY 42.5 ACRES OF LAND GENERALLY LYING EAST OF ASTI ROAD, WEST OF THE RUSSIAN RIVER, SOUTH OF EXISTING CITY BOUNDARIES AND NORTH OF THE CLOVERDALE WASTEWATER TREATMENT FACILITY AND CORPORATION YARD (APNs 116-260-004, -030, -033, -045, -046, -050 & -055)

WHEREAS, the Applicant, Nu Forest Products, has requested annexation of two adjacent properties owned by them lying east of the current boundary of the City of Cloverdale (APNs 116-260-04 & -055) to the City; and

WHEREAS, to create a more logical boundary to the City, several other properties lying west of the Nu Forest properties and between the Nu Forest properties and the current City boundary are also proposed for annexation to the City. These additional properties include:

- Cerasoli Property (0.45 acre), APN 116-260-033
- Schwartzler Trust (0.68 acre), APN 116-260-030
- Matovich Trust (6.3 acres), APN 116-260-050
- Poustinchian (4.07 acres), APN 116-260-046
- PG & E (4.05 acres), APN 116-260-045; and

WHEREAS, all of the properties proposed for annexation to the City are shown on the attached Exhibit 1, which is hereby incorporated by reference into this resolution; and

WHEREAS, all of the properties proposed for annexation to the City lie within the Sphere of Influence and Urban Service Boundary of the City of Cloverdale; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, to comply with CEQA, the City of Cloverdale prepared an Initial Study/Mitigated Negative Declaration for this project, including annexation of properties and development of the Nu Forest Products site, with the finding that all potentially significant impacts associated with the project could be mitigated to a less-than-significant level and would be subject to mitigation measures identified in the Initial Study that will be made project conditions of approval; and

WHEREAS, the City of Cloverdale has determined that all requisite municipal services can be provided to the Nu Forest site and adjacent properties.

WHEREAS, on September 6, 2016, the Planning Commission held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report dated September 6, 2016, and incorporated herein by reference described and analyzed the proposed annexation to the City of Cloverdale; and

WHEREAS, on September 6, 2016, the Planning Commission adopted Resolution No. 013-2016, recommending that the City Council adopt a Mitigated Negative Declaration for the Project, which resolution is incorporated herein by reference and is available for review at City Hall during normal business hours; and

WHEREAS, the Planning Commission considered the staff report and all above-referenced reports, recommendations, and testimony before making a recommendation on the Project.

NOW, THEREFORE BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT RESOLVED that the Planning Commission makes the following findings and recommend that the City Council directs City staff to file the Nu Forest Annexation with the Sonoma County Local Agency Formation Commission (“LAFCO”):

1. The proposed annexation area lies within the City of Cloverdale LAFCO-approved Sphere of Influence and the City’s Urban Service Area as identified in the Cloverdale General Plan and the Urban Growth Boundary area.
2. Future development of the annexation area will be consistent with the Cloverdale General Plan, as amended as part of this project.
3. The annexation action and City of Cloverdale rezoning is not in conflict with any City or County policies.
4. The owners of all of the affected properties have either consented to or requested annexation.

Resolution No. 014-2016 was duly adopted on this the 6th day of September 2016, by the following roll call vote: (_-ayes, _-noes)

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved:

Attested:

Mike Shanahan, Chair

Linda Moore, Deputy City Clerk

Exhibits Attached:
Exhibit 1 – Nu Forest Annexation Area

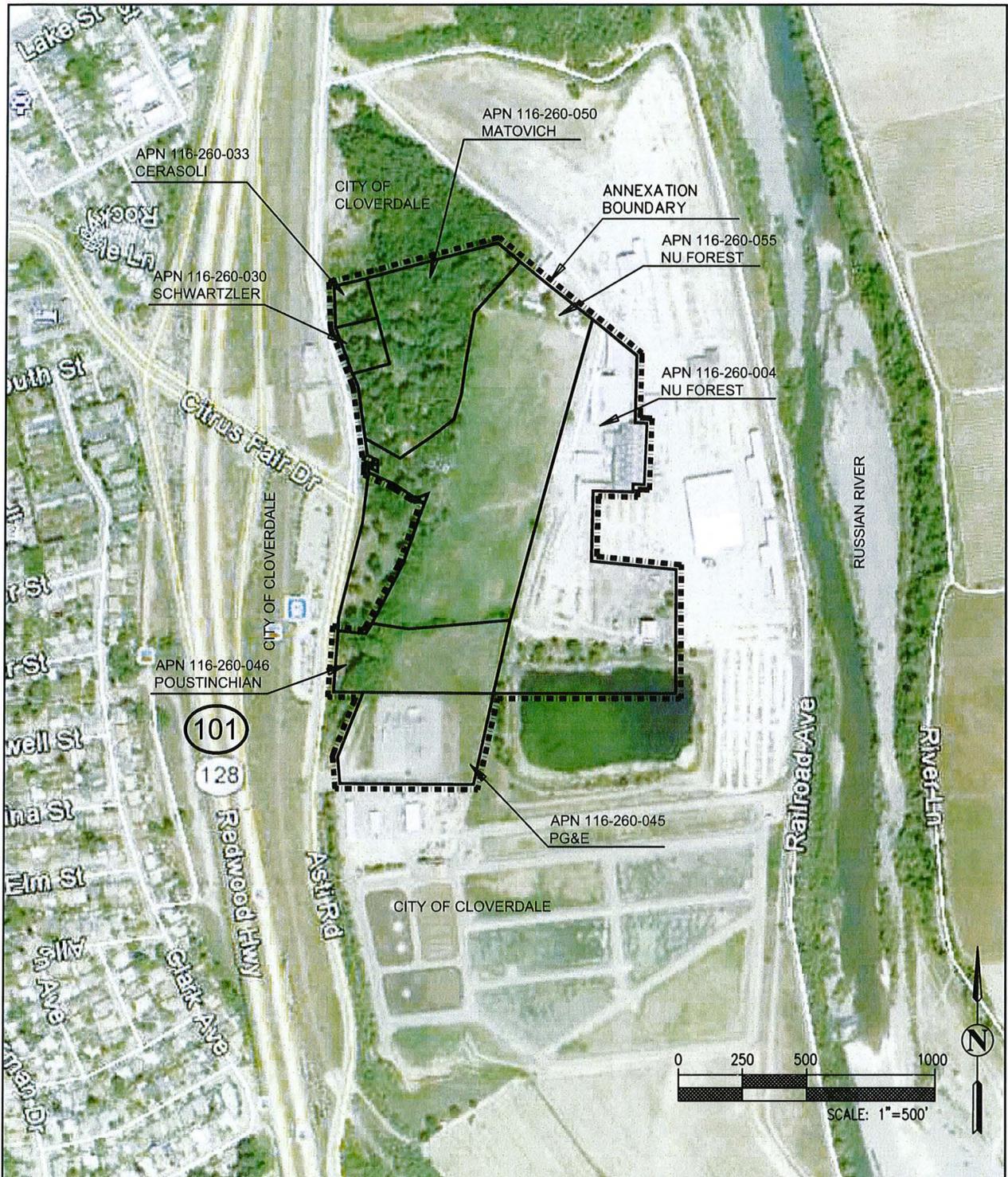


Exhibit 1 - Nu Forest Annexation Area

APN	Owner	Area (per AP Map)
116-260-004	Nu Forest Products	12.17 acres
116-260-030	Schwartzler	0.73 acres
116-260-033	Cerasoli	0.45 acres
116-260-045	PG&E	4.05 acres
116-260-046	Poustinchian	4.07 acres
116-260-050	Matovich	6.30 acres
116-260-055	Nu Forest Products	14.68 acres

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ATTACHMENT 12

CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 015-2016

RECOMMENDING TO THE CITY COUNCIL THAT A GENERAL PLAN AMENDMENT BE APPROVED FOR FOUR PROPERTIES ON APPROXIMATELY 11.27 ACRES OF LAND AND GENERALLY LYING EAST OF ASTI ROAD, WEST OF THE RUSSIAN RIVER, SOUTH OF EXISTING CITY BOUNDARIES AND NORTH OF THE CLOVERDALE WASTEWATER TREATMENT FACILITIES AND CORPORATION YARD (APNs: 116-260-030, -033, -045 -046 & -050)

WHEREAS, the City Council initiated a General Plan Amendment to change the land use designation for approximately 11.27 acres of land located on the east side of Asti Drive approximately at the easterly terminus of Citrus Fair Drive and north of the City Corporation Yard and wastewater treatment plant from “CF-Conservation Features,” “General Industrial” and “Transit Oriented Development” to a combination of “General Industrial” and “Rural Residential” within the proposed Nu Forest Annexation and Development project area; and

WHEREAS, Exhibit 1 shows existing City of Cloverdale General Plan land use designations and Exhibit 2 shows proposed General Plan land use designations and both Exhibits are hereby incorporated by reference into this Resolution; and

WHEREAS, the project area consists of five parcels of record containing approximately 11.27 acres of land located east of Asti Road, south of existing City of Cloverdale limits, generally west of the Russian River and north of the City of Cloverdale corporation yard and wastewater treatment plan; and

WHEREAS, this application has been initiated by an action of the Cloverdale City Council on July 26, 2016 by Resolution No 058-2016, and based on current and historic development patterns in the general area, County of Sonoma land use regulations and the desires for future development expressed by the affected property owners; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared an Initial Study and Mitigated Negative Declaration with the finding that all potentially significant environmental impacts can be reduced to a less-than-significant level by adherence to mitigation measures included in the IS/MND; and

WHEREAS, on September 6, 2016, the Planning Commission held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report dated September 6, 2016 and incorporated herein by reference described and analyzed the Project and related Mitigated Negative Declaration for the Planning Commission and recommended adoption of the General Plan Amendment for the Project; and

WHEREAS, the Planning Commission considered the Mitigated Negative Declaration and all above-referenced reports, recommendations, and testimony before making a recommendation on the Project.

WHEREAS, on September 6, 2016, the Planning Commission adopted Resolution No. 013-2016, recommending that the City Council adopt a Mitigated Negative Declaration for the Project, which resolution is incorporated herein by reference and is available for review at City Hall during normal business hours; and

NOW, THEREFORE BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission makes the following findings in support of the approval of the General Plan Amendment:

1) Finding: The proposed amendment would not make the general plan internally inconsistent.

Reasons for Finding: The proposed General Plan land use designations would result in minor changes to land uses in the eastern portion of Cloverdale and would not affect other Elements of the General Plan.

2) Finding: The proposed amendment would not be detrimental to the public health, safety or welfare of the city.

Reasons for Finding: Although some future land uses within the project area would include industrial operations, primarily a lumber mill, no large or significant amounts of hazardous material would be transported, used or stored as part of future uses. The Mitigated Negative Declaration adopted by the City for the project includes mitigation measures to protect the public health and welfare from excessive noise, hazardous materials and other hazards. Therefore, approval of the proposed project would not be detrimental to the public health, safety or welfare.

3) Finding: The site is physically suitable (including absence of physical constraints, compatibility with adjoining land uses, and provision of utilities) for the requested and anticipated land use developments.

Reasons for Finding: Proposed uses within the project area would generally be consistent with existing light industrial and single family residential uses in the area. City of Cloverdale water, sewer and other utilities are proposed to be extended to properties in the annexation area following completion of the annexation and as a condition. Although portion of the annexation area have moderate to steep topography, these areas have been developed with urban uses. Therefore, the area is physically suitable to accommodate proposed development.

BE IT FURTHER RESOLVED that the Planning Commission recommends the City Council approve a Resolution approving the General Plan Amendment for 11.27 acres of land within the Nu Forest Annexation and Development project.

Resolution No. 015-2016 was duly adopted on this the 6th day of September 2016, by the following roll call vote: (_-ayes, _-noes)

Ayes:

Noes:

Abstain:

Absent:

Approved:

Attested:

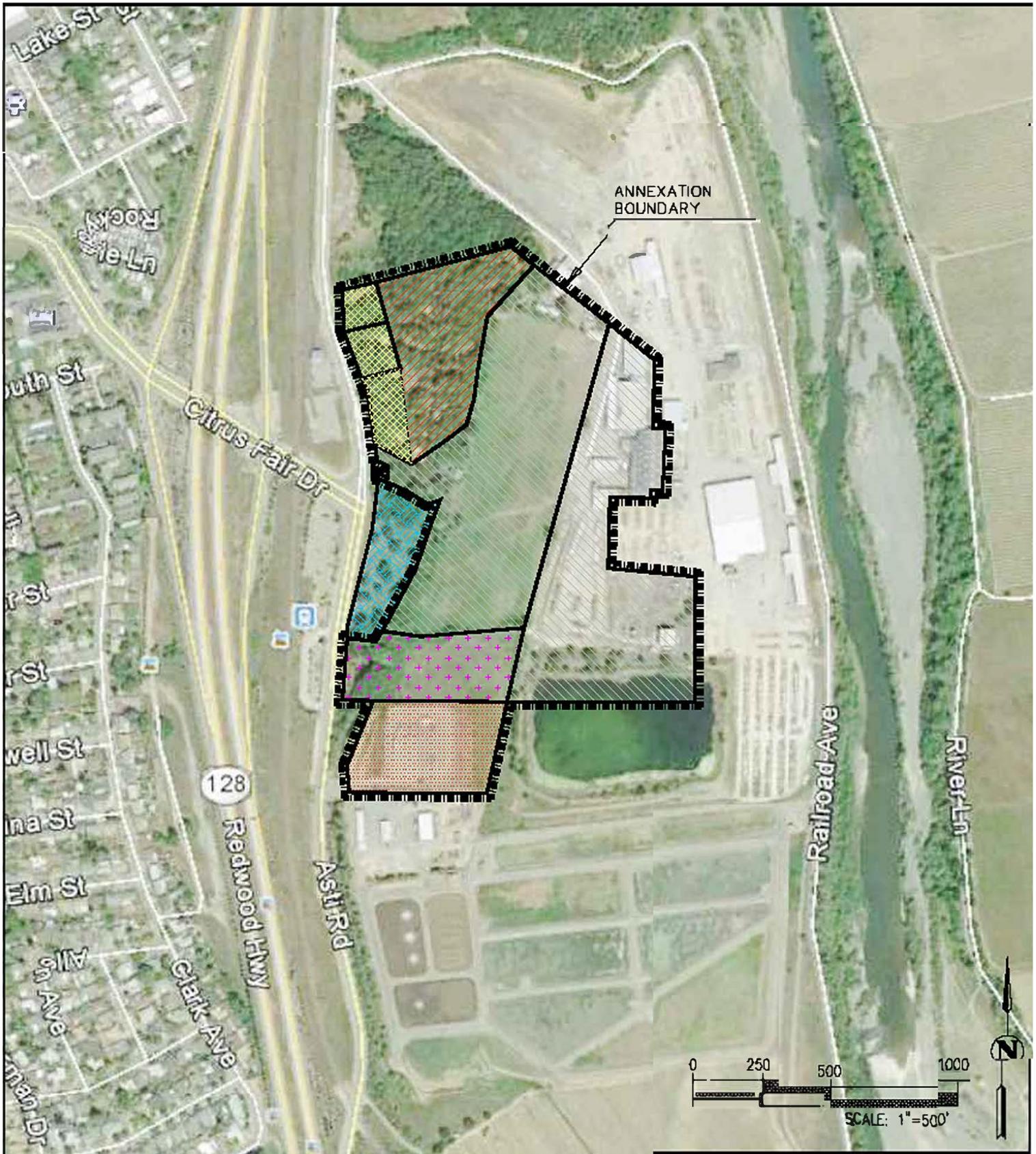
Mike Shanahan, Chair

Linda Moore, Deputy City Clerk

Exhibits Attached:

Exhibit 1 – Existing General Plan Designations

Exhibit 2 – Proposed General Plan Designations



Legend:



Existing General Plan

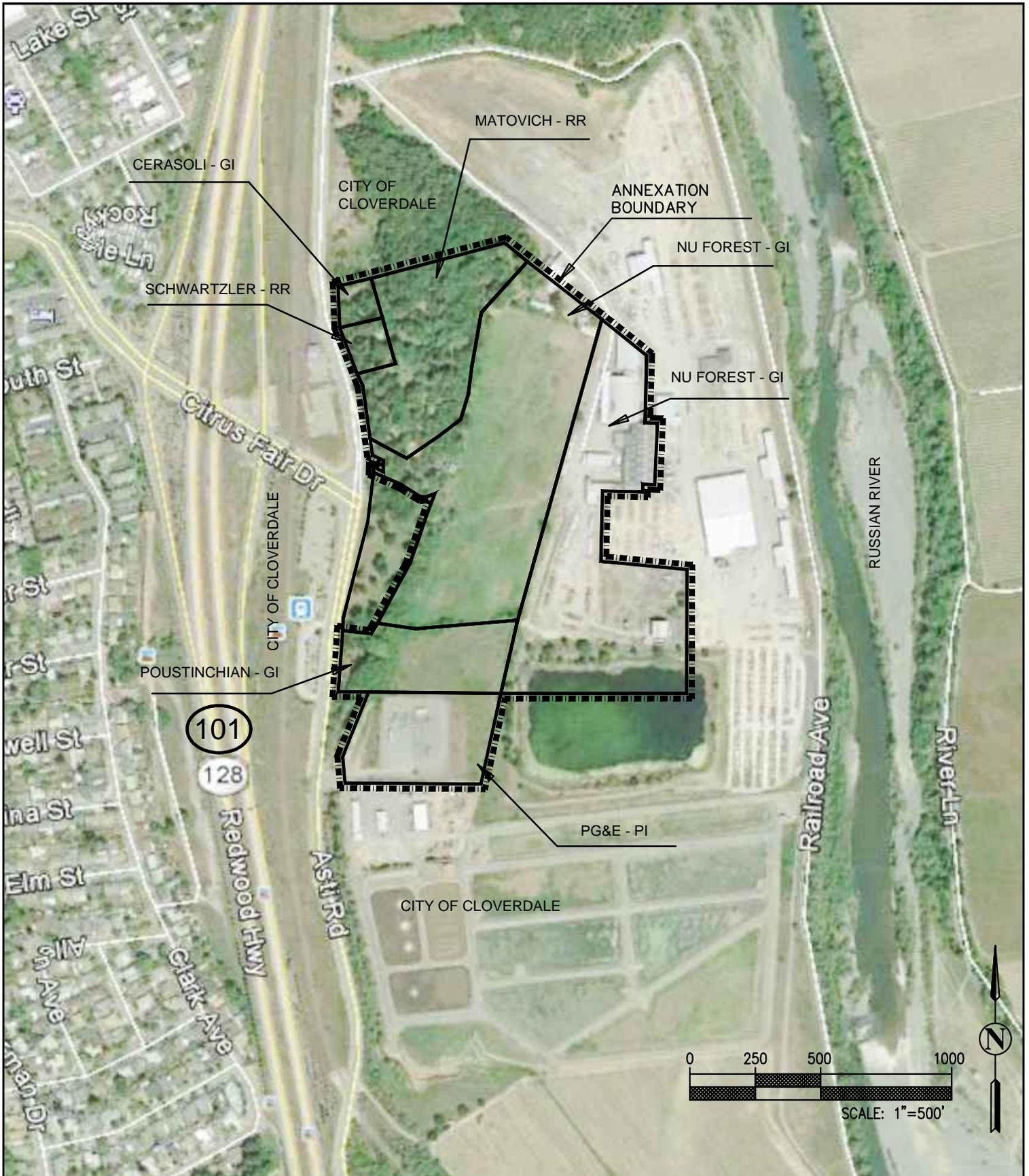
- CF - Conservation Feature
- CF - Conservation Feature
- GI - General Industrial
- GI - General Industrial

TOD - Transit Oriented Development

TOD - Transit Oriented Development

TOD - Existing Transit Oriented Development

Exhibit 1
 City of Cloverdale
 Existing General Plan
 Land Use Designation



	Property Owner	Current General Plan	Proposed General Plan
Exhibit 2 City of Cloverdale Proposed General Plan Designations	Cerasoli	Conservation Feature (CF)	General Industry (GI)
	Schwartzler	Conservation Feature (CF) General	Rural Residential (RR)
	Matovich	Industry (GI)	Rural Residential (RR)
	Poustinchian	Transit Oriented Development (TOD)	General Industry (GI)
	PG&E	Transit Oriented Development (TOD)	Public/Quasi-Public (PI)

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**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 016-2016**

RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE PREZONING APPROXIMATELY 42.5 ACRES OF LAND LYING EAST OF ASTI ROAD, SOUTH OF EXISTING CITY LIMITS, GENERALLY WEST OF THE RUSSIAN RIVER AND NORTH OF THE CITY OF CLOVERDALE CORPORATION YARD AND WASTEWATER TREATMENT PLANT TO A COMBINATION OF “GI-GENERAL INDUSTRIAL,” “RR-RURAL RESIDENTIAL” AND “PI-PUBLIC INSTITUTIONAL” AND MAKING OTHER AMENDMENTS TO SECTIONS 18.06.040, 18.09 & 18.14 OF THE ZONING ORDINANCE ADDING REGULATIONS FOR LIVE-WORK UNITS IN THE M-1 DISTRICT (APNs 116-260-004, -030, -033, -045, -046 -050 & -055)

WHEREAS, the Nu Forest Products, Inc., owns approximately 26.85 acres of land in the unincorporated portion of Sonoma County lying east of the City of Cloverdale and has requested annexation of this property for the purpose of constructing a lumber and planning mill; and

WHEREAS, annexation of this property is desired by Nu Forest Products, Inc. and other nearby local property owners for the purpose of obtaining City water, sewer and other municipal services provided by the City of Cloverdale; and

WHEREAS, pursuant to state annexation law, lead agencies, such as the City of Cloverdale, are required to prezone properties prior to annexation; and

WHEREAS, pursuant to California Government Code Section 65859, pre zoning becomes effective at the time the annexation to the City of Cloverdale becomes effective; and

WHEREAS, proposed pre zoning districts and property ownerships for the Nu Forest Annexation and Development Project are depicted on Exhibit 1 and Exhibit 1 is hereby incorporated by reference into this Resolution; and

WHEREAS, modifications are proposed in the City of Cloverdale’s M-1 District (Section 18.06 of the Cloverdale Municipal Code) to allow the establishment of live-work units in this district subject to specific development standards and requirements as outlined in Ordinance No. 710-2016, Exhibit 2 to this Resolution) as requested by certain affected property owners; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared an Initial Study and Mitigated Negative Declaration with the finding that with adherence to mitigation measures included in the Initial Study, all potentially significant environmental impacts would be reduced to a less-than-significant level. To ensure these mitigation measures are met, the City will also approve a Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on September 6, 2016, the Planning Commission held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission considered the Initial Study/Mitigated Negative Declaration, as well as all above-referenced reports, recommendations, and testimony before making a recommendation on the Project.

WHEREAS, proposed rezoning districts and changes to the M-1 District will become effective upon completion of the annexation of all affected parcels of land to the City of Cloverdale.

WHEREAS, on September 6, 2016, the Planning Commission adopted Resolution No. 013-2016, recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the Project and Resolution No. 015-2016, recommending the City Council approve a General Plan Amendment for the Project, which resolutions are incorporated herein and available for review at City Hall during normal business hours; and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends that the City Council adopt the Ordinance attached as Exhibit 2 and incorporated herein by reference, which rezones approximately 42.5-acres of unincorporated land lying east of Asti Road, south of current City limits, generally west of the Russian River and north of the City of Cloverdale Corporation Yard and wastewater treatment plant (APNs 116-260-04, -030, -033, -046, -046 -050 & -55) to a combination of M-1 (General Industrial), RR (Rural Residential) and PI (Public Institutional) City of Cloverdale zoning districts as shown on Exhibit 1. The Ordinance also amends Section 18.06 of the Cloverdale Municipal Code to allow the establishment of live-work units in the M-1 District subject to specific development standards and requirements delineated in the amended Ordinance.

Resolution No. 016-2016 was duly adopted on this the 6th day of September 2016, by the following roll call vote: (_-ayes, _-noes)

Ayes:
Noes:
Abstain:
Absent:

Approved:

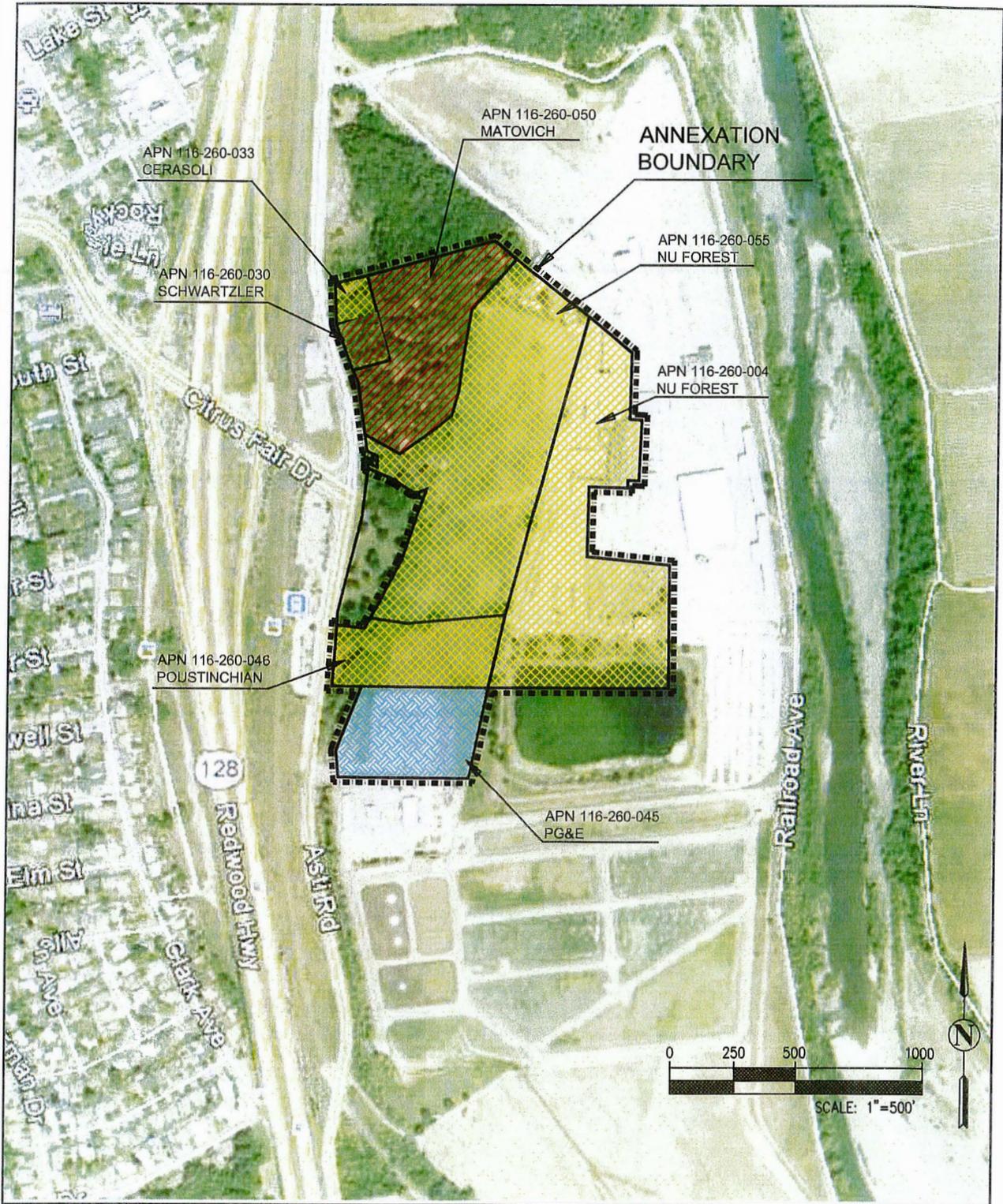
Attested:

Mike Shanahan, Chair

Linda Moore, Deputy City Clerk

Exhibit Attached:

Exhibit 1- Proposed Rezoning Districts for the Nu Forest Annexation and Development Project
Exhibit 2 –Rezoning Ordinance



**Exhibit 1 -
Proposed Rezoning Districts**

Legend:



Proposed Use

- GI - General Industrial
- RR - Rural Residential
- P-I - Public Institutional

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**CITY OF CLOVERDALE
CITY COUNCIL
ORDINANCE NO. 710-2016**

AN ORDINANCE OF THE CITY OF CLOVERDALE AMENDING TITLE 18, "ZONING," OF THE CITY MUNICIPAL CODE, PREZONING CERTAIN PROPERTIES CONTAINING APPROXIMATELY 42.5 ACRES OF LAND GENERALLY LOCATED EAST OF ASTI ROAD, WEST OF THE RUSSIAN RIVER AND NORTH OF THE CITY OF CLOVERDALE CORPORATION YARD TO A COMBINATION OF RR (RURAL RESIDENTIAL), M-1 (GENERAL INDUSTRIAL) AND P-I (PUBLIC INSTITUTIONAL DISTRICTS AND MAKING CERTAIN CHANGES TO THE STANDARDS OF THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO ALLOW LIVE-WORK UNITS WITH THE ISSUANCE OF A CONDITIONAL USE PERMIT (APNs 116-260-04, -030, -033, -045, -046 -050 & -55)

THE CITY COUNCIL OF THE CITY OF CLOVERDALE HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS

A. The owner of the Nu Forest Products property (APNs 116-260-004 & -055), containing approximately 26.85 acres of land located in unincorporated Sonoma County territory has requested annexation to the City of Cloverdale.

B. As required by California State Law, California Government Code Sec. 56375 (a) (7), all requests for annexation must not create "county islands" which would not promote the local or efficient expansion of communities in California. In this instance, other properties lying west of the Nu Forest Products land and east of the current boundary of the City of Cloverdale to ensure that a logical municipal boundary is created. Smaller properties included in the proposed annexation in addition to the Nu Forest ownership are as follows:

- APN 116-260-033 - Cerasoli, 0.45 acre (proposed M-1 zoning);
- APN 116-260-030 - Schwartzler Fam. Trust, 0.73 acre (proposed RR zoning);
- APN 116-260-050 - Matovich Trust, 6.3 acres (proposed RR zoning).
- APN 116-260-046 - Poustinchian, 4.07 acres (proposed M-1 zoning);
- APN 116-260-045 - PG & E, 4.05 acres (proposed P-I zoning); and
- APNs 116-260-004 & -055 - Nu Forest, 26.85 acres (proposed M-1 zoning).

C. As mandated by state law and Sonoma County Local Agency Formation Commission (LAFCO) requirements, the City of Cloverdale is obligated to prezone the affected properties identified above prior to annexation. Proposed prezoning includes

classifying individual properties within the annexation area to a combination of RR (Rural Residential), M-1 (General Industrial) and P-I (Public Institutional) districts as summarized above and as shown on Exhibit 1, which is hereby incorporated by reference to this ordinance.

D. The ordinance also includes revisions to Chapter 18.06 of the Cloverdale Municipal Ordinance conditionally permitting “live-work units” in the M-1 District, amending Chapter 18.09 of the Cloverdale Municipal Code to provide development standards for live-work land uses and amending Chapter 18.14 of the Cloverdale Municipal Code to include a definition of the term “live-work.”

E. The California Environmental Quality Act (“CEQA”), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared a Mitigated Negative Declaration for this project with the finding that with adherence to mitigation measures included in the Initial Study for the project, there would be no significant or potentially significant impacts associated with the project.

F. The City Council has makes the following findings related to (1) the rezoning the properties, described as County Assessor’s Parcel Numbers (APNs) 116-260-033, 116-260-046, 116-260-004 & 116-260-055 to the M-1 (General Industrial) District; APNs 116-260-030 and 116-260-050 to the RR (Rural Residential) District; and APN 116-260-045 to the P-I (Public-Institutional) District; (2) amending Chapter 18.06 of the Municipal Code to add a “Live-Work units” as a conditionally approved use in the M-1 District; (3) amending Chapter 18.09 of the Municipal Code to provide development standards for live-work units in the M-1 District; and (4) amending Chapter 18.14 of the Municipal Code to add a definition of “live-work in the Municipal Code:

1. The proposed rezoning is consistent with the goals, objectives, policies and programs of the Cloverdale General Plan and is necessary and desirable to implement the provisions of the General Plan.
 - a. *The proposed rezoning of properties within the Nu Forest annexation area, as described above and shown on Exhibit 1, is consistent with the amended Land Use Map of the Cloverdale General Plan.*
 - b. *Proposed development standards to be added to the M-1 District will expand opportunities for future employment opportunities in the community as well as potentially increasing available places for artists in the community to maximize studio and living spaces.*
2. The proposed rezoning will not adversely affect the public health, safety and welfare or result in an illogical land use pattern.

- a. *The Initial Study/Mitigated Negative Declaration prepared for this project has evaluated the public health, safety and welfare issue, and mitigation measures included in the Initial Study will eliminate or mitigate all such impacts to a less than significant level.*
 - b. *The land use pattern proposed for the annexation is generally consistent with existing development patterns within the annexation area and with existing County of Sonoma zoning as applied to these properties.*
- 3. The proposed rezoning is consistent with the purpose and intent of Chapter 18.03.080.D of the Cloverdale Municipal Code, as follows.
 - a. *The proposed rezoning has been requested prior to annexation of the properties requested for annexation to the City of Cloverdale and will not become effective until the annexation process is complete.*
- 4. The proposed rezoning is consistent with the purpose and intent of Chapter 18.03.080.E of the Cloverdale Municipal Code, as follows.
 - a. *The proposed rezoning is consistent with the Cloverdale General Plan, as amended by this project.*
 - b. *The proposed project is consistent with all other provisions of the Cloverdale Municipal Code, as revised by this project to include live-work units as a conditionally permitted use in the M-1 zoning district.*
 - c. *The proposed rezoning will not be detrimental to the public health, safety or welfare to the use of land in the annexation area or adjacent lands as documented by finding #2, above.*
 - d. *The properties proposed for rezoning are suitable for the proposed use that will be allowed by the City of Cloverdale zoning districts with the application of certain CEQA mitigation measures contained in the Initial Study/Mitigated Negative Declaration prepared for this project.*

G. On October __, 2016, the City Council held a properly noticed public hearing regarding this Zoning Ordinance Amendment and considered all comments received in writing and all testimony received at the public hearing.

SECTION 1. PURPOSE AND INTENT

The purpose and intent of these changes is to amend the City of Cloverdale Zoning Map (18.01.060 (b) CMC) to prezone the 42.5-acre area lying east of Asti Road, south of the

current City limits in this portion of Cloverdale, generally west of the Russian River and north of the City’s wastewater treatment plant and corporation yard to M-1 (General Industrial, RR (Rural Residential) and P-I (Public Institutional) Districts as shown on Exhibit 1, which rezoning will become effective upon completion of the annexation process and to amend the M-1 District Zoning Ordinance text to add a “live-work units” as a conditionally permitted use in the M-1 District, adding appropriate definitions to the Municipal Code and development standards as shown for this land use on Exhibit 2.

SECTION 2. FINDINGS

The above recitals are hereby declared to be true and correct and hereby incorporated herein as the required Findings of the City Council of the City of Cloverdale.

SECTION 3. AMENDMENTS TO TITLE 18 OF THE CLOVERDALE MUNICIPAL CODE

Sections 18.14.030, Definitions, is amended as set forth in Exhibit 1, Section 18.060.30, is amended by revising Table 18.06.030A to conditionally allow live-work units in the M-1 District and amending Section 10.090.200 to establish development standards for live-work units, as set forth in Exhibit 2.

SECTION 4. RECLASSIFIED PROPERTIES

The City of Cloverdale Zoning Map (18.01.060 (b) CMC) is hereby amended so as to zone individual properties located east of Asti Road, south of current City boundaries, generally west of the Russian River and north of the City of Cloverdale Corporation Yard and Wastewater Treatment Plant M-1 (General Industrial), RR (Rural Residential) and P-I (Public Institutional) zoning districts, each property to be zoned as shown in Exhibit 2. Pursuant to the provisions of Government Code section 65859, the zoning established for the properties by this ordinance shall become effective at the same time that the annexation becomes effective.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have passed the ordinance codified in this Chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this Chapter would be subsequently declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Council Members voting for or against the same, in a newspaper of general circulation published in the County of Sonoma, State of California. Said zoning shall not be deemed effective until completion of the annexation.

I hereby certify that the foregoing ordinance was introduced before the City Council of the City of Cloverdale at a regular meeting thereof on the ___ day of _____ 2016 and duly and regularly adopted by the City at a regular meeting thereof held on October __, 2016, by the following vote:

Ordinance No. __-2016 was duly adopted on this the _th day of _____ 2016, by the following roll call vote: (_-ayes, _-noes)

Ayes:
Noes:
Abstain:
Absent:

Mary Ann Brigham, Mayor

ATTEST:

Linda Moore, Deputy City Clerk

Exhibits Attached:

Exhibit 1 -
Exhibit 2 -

**CITY OF CLOVERDALE
CITY COUNCIL
ORDINANCE NO. 710- 2016**

AN ORDINANCE OF THE CITY OF CLOVERDALE AMENDING TITLE 18, "ZONING," OF THE CITY MUNICIPAL CODE, PREZONING CERTAIN PROPERTIES CONTAINING APPROXIMATELY 42.5 ACRES OF LAND GENERALLY LOCATED EAST OF ASTI ROAD, WEST OF THE RUSSIAN RIVER AND NORTH OF THE CITY OF CLOVERDALE CORPORATION YARD TO A COMBINATION OF RR (RURAL RESIDENTIAL), M-1 (GENERAL INDUSTRIAL) AND P-I (PUBLIC INSTITUTIONAL DISTRICTS AND MAKING CERTAIN CHANGES TO THE STANDARDS OF THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO ALLOW LIVE-WORK UNITS WITH THE ISSUANCE OF A CONDITIONAL USE PERMIT (APNs 116-260-004, -030, -033, -045, -046 -050 & -055)

THE CITY COUNCIL OF THE CITY OF CLOVERDALE HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS

A. The owner of the Nu Forest Products property (APNs 116-260-004 & -055), containing approximately 26.85 acres of land located in unincorporated Sonoma County territory has requested annexation to the City of Cloverdale.

B. As required by California State Law, California Government Code Sec. 56375 (a) (7), all requests for annexation must not create "county islands" which would not promote the local or efficient expansion of communities in California. In this instance, other properties lying west of the Nu Forest Products land and east of the current boundary of the City of Cloverdale to ensure that a logical municipal boundary is created. Smaller properties included in the proposed annexation in addition to the Nu Forest ownership:

- APN 116-260-033, Cerasoli, 0.45 acre (proposed M-1 zoning);
- APN 116-260-030, Schwartzler Fam. Trust, 0.73 acre (proposed RR zoning);
- APN 116-260-050, Matovich Trust, 6.3 acres (proposed RR zoning).
- APN 116-260-046, Poustinchian, 4.07 acres (proposed M-1 zoning);
- APN 116-260-045, PG &E, 4.05 acres (proposed P-I zoning); and
- APNs 116-260-004 & -055, Nu Forest, 26.85 acres (proposed M-1 zoning).

C. As mandated by state law and Sonoma County Local Agency Formation Commission (LAFCO) requirements, the City of Cloverdale is obligated to prezone the affected properties identified above prior to annexation. Proposed rezoning includes classifying individual properties within the annexation area to a combination of RR (Rural Residential), M-1 (General Industrial) and P-I (Public Institutional) districts as summarized above and as shown on Exhibit 1, which is hereby incorporated by reference to this ordinance.

D. The ordinance also includes revisions to Chapter 18.06 of the Cloverdale Municipal Ordinance conditionally permitting “live-work units” in the M-1 District, amending Chapter 18.09 of the Cloverdale Municipal Code to provide development standards for live-work land uses and amending Chapter 18.14 of the Cloverdale Municipal Code to include a definition of the term “live-work.”

E. The California Environmental Quality Act (“CEQA”), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared a Mitigated Negative Declaration for this project with the finding that with adherence to mitigation measures included in the Initial Study for the project, there would be no significant or potentially significant impacts associated with the project.

F. The City Council has makes the following findings related to (1) the rezoning the properties, described as County Assessor’s Parcel Numbers (APNs) 116-260-033, 116-260-046, 116-260-004 & 116-260-055 to the M-1 (General Industrial) District; APNs 116-260-030 and 116-260-050 to the RR (Rural Residential) District; and APN 116-260-045 to the P-I (Public-Institutional) District; (2) amending Chapter 18.06 of the Municipal Code to add a “Live-Work units” as a conditionally approved use in the M-1 District; (3) amending Chapter 18.09 of the Municipal Code to provide development standards for live-work units in the M-1 District; and (4) amending Chapter 18.14 of the Municipal Code to add a definition of “live-work in the Municipal Code:

1. The proposed rezoning is consistent with the goals, objectives, policies and programs of the Cloverdale General Plan and is necessary and desirable to implement the provisions of the General Plan.
 - a. *The proposed rezoning of properties within the Nu Forest annexation area, as described above and shown on Exhibit 1, is consistent with the amended Land Use Map of the Cloverdale General Plan.*
 - b. *Proposed development standards to be added to the M-1 District will expand opportunities for future employment opportunities in the community as well as potentially increasing available places for artists in the community to maximize studio and living spaces.*

2. The proposed rezoning will not adversely affect the public health, safety and welfare or result in an illogical land use pattern.
 - a. *The Initial Study/Mitigated Negative Declaration prepared for this project has evaluated the public health, safety and welfare issue, and mitigation measures included in the Initial Study will eliminate or mitigate all such impacts to a less than significant level.*
 - b. *The land use pattern proposed for the annexation is generally consistent with existing development patterns within the annexation area and with existing County of Sonoma zoning as applied to these properties.*

3. The proposed rezoning is consistent with the purpose and intent of Chapter 18.03.080.D of the Cloverdale Municipal Code, as follows.
 - a. *The proposed rezoning has been requested prior to annexation of the properties requested for annexation to the City of Cloverdale and will not become effective until the annexation process is complete.*

4. The proposed rezoning is consistent with the purpose and intent of Chapter 18.03.080.E of the Cloverdale Municipal Code, as follows.
 - a. *The proposed rezoning is consistent with the Cloverdale General Plan, as amended by this project.*
 - b. *The proposed project is consistent with all other provisions of the Cloverdale Municipal Code, as revised by this project to include live-work units as a conditionally permitted use in the M-1 zoning district.*
 - c. *The proposed rezoning will not be detrimental to the public health, safety or welfare to the use of land in the annexation area or adjacent lands as documented by finding #2, above.*
 - d. *The properties proposed for rezoning are suitable for the proposed use that will be allowed by the City of Cloverdale zoning districts with the application of certain CEQA mitigation measures contained in the Initial Study/Mitigated Negative Declaration prepared for this project.*

G. On October __, 2016, the City Council held a properly noticed public hearing regarding this Zoning Ordinance Amendment and considered all comments received in writing and all testimony received at the public hearing.

SECTION 1. PURPOSE AND INTENT

The purpose and intent of these changes is to amend the City of Cloverdale Zoning Map (18.01.060 (b) CMC) to prezone the 42.5-acre area lying east of Asti Road, south of the current City limits in this portion of Cloverdale, generally west of the Russian River and north of the City's wastewater treatment plant and corporation yard to M-1 (General Industrial), RR (Rural Residential) and P-I (Public Institutional) Districts as shown on Exhibit 1, which rezoning will become effective upon completion of the annexation process and to amend the M-1 District Zoning Ordinance text to add a "live-work units" as a conditionally permitted use in the M-1 District, adding appropriate definitions to the Municipal Code and development standards as shown for this land use on Exhibit 2.

SECTION 2. FINDINGS

The above recitals are hereby declared to be true and correct and hereby incorporated herein as the required Findings of the City Council of the City of Cloverdale.

SECTION 3. AMENDMENTS TO TITLE 18 OF THE CLOVERDALE MUNICIPAL CODE

Sections 18.14.030, Definitions, is amended as set forth in Exhibit 1, Section 18.060.30, is amended by revising Table 18.06.030A to conditionally allow live-work units in the M-1 District and amending Section 10.090.200 to establish development standards for live-work units, as set forth in Exhibit 2.

SECTION 4. RECLASSIFIED PROPERTIES

The City of Cloverdale Zoning Map (18.01.060 (b) CMC) is hereby amended so as to zone individual properties located east of Asti Road, south of current City boundaries, generally west of the Russian River and north of the City of Cloverdale Corporation Yard and Wastewater Treatment Plant M-1 (General Industrial), RR (Rural Residential) and P-I (Public Institutional) zoning districts, each property to be zoned as shown in Exhibit 2. Pursuant to the provisions of Government Code section 65859, the zoning established for the properties by this ordinance shall become effective at the same time that the annexation becomes effective.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have passed the ordinance codified in this Chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this Chapter would be subsequently declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Council Members voting for or against the same, in a newspaper of general circulation published in the County of Sonoma, State of California. Said zoning shall not be deemed effective until completion of the annexation.

I hereby certify that the foregoing ordinance was introduced before the City Council of the City of Cloverdale at a regular meeting thereof on the ___ day of _____ 2016 and duly and regularly adopted by the City at a regular meeting thereof held on October __, 2016, by the following vote:

Ordinance No. 710 -2016 was duly adopted on this the ___th day of _____ 2016, by the following roll call vote: (_-ayes, _-noes)

- Ayes:**
- Noes:**
- Abstain:**
- Absent:**

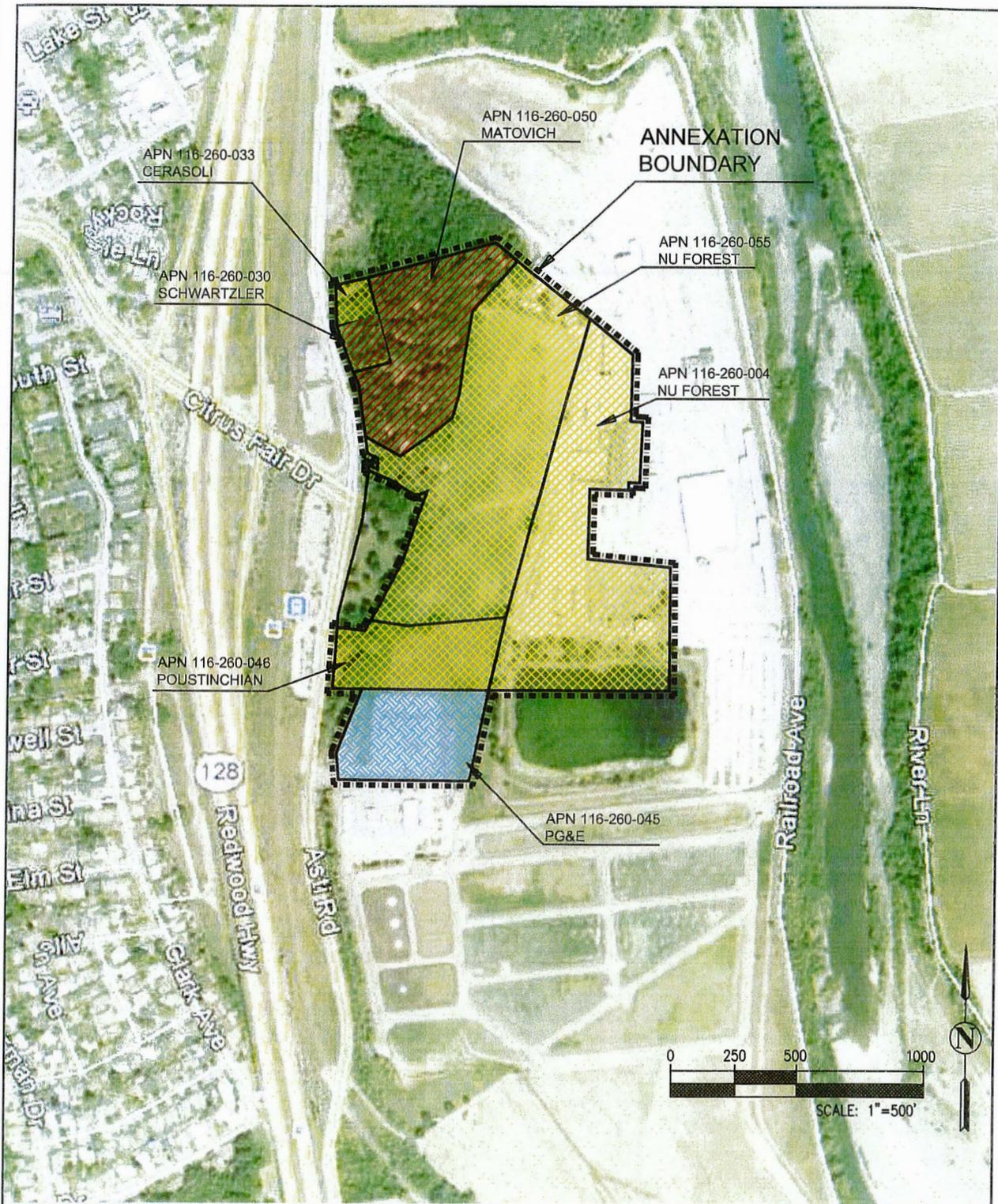
Mary Ann Brigham, Mayor

ATTEST:

Linda Moore, Deputy City Clerk

Exhibits Attached:

- Exhibit 1 – Rezoning Districts
- Exhibit 2 – Section 10.090.200 of the Municipal Code establishing development standards for live-work units



**Exhibit 1 -
Prezoning Districts**

Legend:



Proposed Use

- GI - General Industrial
- RR - Rural Residential
- P-I - Public Institutional

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Exhibit 2 to Nu Forest Rezoning Ordinance

Definitions. Section 18.14.030 is amended as follows to add definitions for “live-work” uses:

“Live-work unit” or “live-work space” means a building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

“Live-work unit” means a structure or portion of a structure:

- (a) That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household;
- (b) Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and
- (c) Where the commercial or manufacturing activity conducted takes place subject to a valid business license and applicable zoning permit(s) associated with the premises.

Uses Permitted: Section 18.060.30 is amended by revising Table 18.06.030A, as follows:

“Add Live-Work units as a conditionally permitted use (C) in the M-1 District.”

Development Standards. Section 18.090.200 is hereby amended to include special development standards for live-work land uses.

“Live-work units may be allowed on property zoned as M-1 (General Industrial) subject to the following minimum standards to minimize land use compatibility impacts. Additional standards may be imposed through the conditional use permit process.

1. Density. Live-work units shall not exceed a density of 4 dwelling units per net acre for a residential component and an industrial lot coverage of thirty (30) percent.
2. Residential Area Requirements. A maximum of 50 percent of a live-work unit total square footage shall be devoted to residential use(s).
3. Location of living and working space. Living and working spaces on individual lots may either be integrated or two separate structures. Proper building separation shall be provided as required by the Uniform Building Code. Live/work units that exceed 2,000 square feet shall have at least two building exits.

4. **Occupancy.** A live-work unit shall be occupied and used by the operator of the business on the site or at least one member of a household shall be the business operator. No portion of a live-work unit shall be rented or sold separately. Up to two persons may be employed within a live-work business who do not live on the site, unless more restrictive requirements are imposed as a condition of the conditional use permit issued pursuant to Section 18.03.110 of the Cloverdale Municipal Code.
5. **Parking.** Parking shall be provided on a live-work site based on the parking requirements in Table 18.11.050-A of the Cloverdale Municipal Code. Parking requirements for uses not specifically set forth in Table 18.11.050-A shall be based upon similar uses, or evidence of actual demand based on traffic engineering or planning data.
6. **Building Sizes, Height and Setbacks.** Structures constructed for the purpose of housing live-work occupancies shall conform to all building requirements of the M-1 zoning district.
7. **Required Findings.** Approval of a conditional use permit for a live-work unit shall require the Planning Commission to make the following finding in addition to the normally required findings for conditional use permits as set forth in Section 18.03.110 (D) of the Cloverdale Municipal Code.
 - a. The proposed live or residential use of the property does not detract from the primary industrial use of the property or interrupt the continuity of business in an industrial area.

ATTACHMENT 15

**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 017 -2016**

A RESOLUTION OF THE CITY OF CLOVERDALE PLANNING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT (FILE NO. CUP 029-2015) AND A MAJOR DESIGN REVIEW (FILE NO. DR 029-2015) FOR NU FOREST PRODUCTS LOCATED AT 280 ASTI ROAD (APNs 116-260-04 & -55)

WHEREAS, Nu Forest Products has submitted an application to the City of Cloverdale to expand their current limited lumber mill and wood storage operations on a 26.85-acre site located west of the Russian River, north of the City's wastewater treatment plant, and east of Asti Road in the unincorporated portion of Sonoma County; and

WHEREAS, the Nu Forest site is designated General Industrial (GI) on the City's adopted General Plan Land Use Map. The property owner has requested rezoning of the property to the General Industrial (M-1) district, which permits heavy manufacturing uses such as lumber and planing mills with the approval of a Conditional Use Permit (see Zoning Ordinance Table 18.06.030-A); and

WHEREAS, the property owner also desires to expand existing lumber storage and office on the site to include lumber milling, planing and industrial uses within a maximum of four 10,000 square foot open canopy structures and related uses including but not limited to open parking lots and a water quality and retention pond and similar ancillary uses, which require City approval of Major Design Review pursuant to Zoning Ordinance Section 18.03.150.C.1; and

WHEREAS, the proposed Conditional Use Permit and Major Design Review along with all other project components, including a General Plan Amendment, rezoning, and annexation are considered a project under the California Environmental Quality Act (CEQA) and CEQA Guidelines and the City has prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and

WHEREAS, as required by California Government Code Section 65091, the Planning Commission of the City of Cloverdale gave legal notice of a public hearing on the Conditional Use Permit and Major Design Review applications; and

WHEREAS, the Planning Commission held a public hearing on September 6, 2016, for the purpose of reviewing the application for a Conditional Use Permit and Major Design Review for the proposed expansion of the Nu Forest lumber mill and considered all written and verbal communication, including the staff report; and

WHEREAS, the applicant and members of the public were present to speak on the application.

WHEREAS, the Planning Commission has determined that the findings required for the Conditional Use Permit required by Section 18.03.110 of the Zoning Ordinance have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposed use is conditionally permitted within the M-1 District pursuant to the provisions of this Section (18.03.110) and complies with all the applicable provisions of this ordinance, goals and objectives of the Cloverdale General Plan, applicable Industrial Development Guidelines and other development policies and standards of the City.

According to Chapter 18.14 (Zoning Ordinance Definitions) of the Zoning Ordinance, the proposed expansion of the Nu Forest operation is considered as a "heavy manufacturing use" and requires Conditional Use Permit approval. The proposed use is consistent with the General Industrial General Plan land use designation in that this designation allows for employment opportunities in Cloverdale and specifically identifies lumber mills as an allowed land use. Therefore, approval of the proposed project would be consistent with the General Plan, the Zoning Ordinance, the City's Industrial Development Guidelines and other development policies of the City.

2. The proposed use would not impair the integrity and character of the Zoning District in which it is to be established or located.

The proposed use is compatible with the proposed M-1 (General Industrial) zoning district, which conditionally permits lumber mills in this district. To ensure that the proposed lumber and planing mill would not impair the integrity or character of the M-1 district as applied to the subject site, the City has completed an environmental analysis pursuant to the California Environmental Quality Act and has determined that all potentially significant impacts can be reduced to a less-than-significant level. Therefore, the proposed use would not impair the integrity or character of the M-1 District in which the use will be located.

3. The site is suitable for the type and intensity of use or development that is proposed.

The project site is generally flat and currently contains existing storage facilities and offices for Nu Forest Products, Inc. Approximately one-half of the property is vacant, contains no significant stands of trees and could accommodate the proposed Nu Forest expansion. Another lumber facility, All Coast Forest Products, is established immediately east of the Nu Forest property.

4. There are adequate provisions for water, sanitation and public utilities and services to ensure public health and safety.

The proponent of the annexation, Nu Forest Products, has agreed to extend municipal water, wastewater and drainage facilities. Adequate provisions for water, sanitation, storm drainage and other public utilities and services exist to ensure public health and safety. Installation of such facilities will be required prior to occupancy for future buildings in the annexation area.

5. The proposed use will not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity.

The proposed expanded lumber mill is located in a remote portion of Cloverdale with few sensitive receptors near the project site. An existing lumber mill (All Coast Forest Products) is located immediately adjacent to the Nu Forest site and the City of Cloverdale is unaware of any complaints regarding health, safety or the general welfare from nearby property owner or residents. In addition, the City has conducted a thorough analysis of potential environmental effects of the proposed project consistent with the California Environmental Quality Act and has determined that all potentially significant.

WHEREAS, the Planning Commission has also determined that the findings required for the Major Design Review required by Section 18.03.150 (E) of the Zoning Ordinance have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposal is consistent with the general plan, any applicable specific plan and the provisions of this title, including but not limited to development standards and design review standards for the zoning district in which the property is located and with the design guidelines for the City of Cloverdale and/or design guidelines in which the project is located.

The proposed expansion of the Nu Forest Products lumber mill is consistent with the General Plan land use designation of "General Industry" that specifically notes that lumber mills, warehousing and distribution are allowed uses in this designation. Review of the Nu Forest site plan and building elevations indicate that the proposed facility is consistent with City development standards and with applicable design guidelines.

2. The proposal will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of the proposed project.

The proposed expanded lumber mill is located in a remote portion of Cloverdale with few sensitive receptors near the project site. An existing lumber mill (All Coast Forest Products) is located immediately adjacent to the Nu Forest site and the City of Cloverdale is unaware of any complaints regarding health, safety or the general welfare from nearby property owner or residents. In addition, the City has conducted a thorough analysis of potential environmental effects of the proposed project consistent with the California Environmental Quality Act and has determined that all potentially significant impacts can be reduced to a less-than-significant level.

3. The general appearance of the proposal is in keeping with the character of the neighborhood.

The proposed general appearance of the expanded Nu Forest Products facility would be generally consistent with current Nu Forest uses on the site as well as being consistent with a similar use to the east on the All Coast Forest Products site. Therefore, the

appearance of the expanded facility would be in keeping with the appearance of the neighborhood.

NOW, THEREFORE BE IT RESOLVED the above recitals are true and correct and incorporated herein by reference; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Cloverdale does hereby recommend City Council approval of a Conditional Use Permit and Major Design Review for a lumber and planing mill consisting of up to 40,000 square feet of canopy space, parking areas, a water quality pond with solar collectors and other ancillary buildings on approximately 26.85 acres of land located on Assessors Parcels 116-200-04 & -055 to take effect only upon the effective date of the rezoning of the site to M-1, with the further recommendation that the Conditional Use Permit and Major Design Review be made subject to the conditions of approval attached hereto in Exhibit A, which is incorporated herein by reference.:

Resolution No. 017-2016 was duly adopted on this the 6th day of September 2016, by the following roll call vote: (_-ayes, _-noes)

Ayes:

Noes:

Abstain:

Absent:

Approved:

Attested:

Mike Shanahan, Chair

Linda Moore, Deputy City Clerk

Exhibit Attached:

Exhibit A – Nu Forest Products Inc. Conditions of Approval

EXHIBIT A - CONDITIONS OF APPROVAL
Nu Forest Products Inc.,
280 Asti Road
APNs 116-200-04 & -055

Planning:

1. A Conditional Use Permit approval is granted to allow expansion and continued operation of a lumber mill, lumber storage and office complex at the site identified above. Development shall be in substantial conformance with the plans submitted to the City of Cloverdale dated____. The applicant shall adhere to the Conditional Use Permit conditions of approval as set forth in this resolution. Any deviation from the conditions of approval requires Community Development Department or Planning Commission approval.
2. All conditions of this Conditional Use Permit are necessary to protect the general health, safety and welfare, and to minimize or eliminate adverse environmental effects of the project. If any condition of this permit is held to be invalid by a court, then the entire permit shall be invalid. The Planning Commission specifically declares that it would not have issued this permit unless all of the conditions herein are held as valid.
3. This permit shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been a) noncompliance with any of the foregoing conditions, or b) the Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Cloverdale Municipal Code.
4. This Conditional Use Permit shall expire, and become null and void, two years from the date of approval unless exercised through the commencement of the business operations or a written request for an extension of time is submitted to the Community Development Department prior to the expiration date and an extension is granted by the Planning Commission.
5. The approval of this permit shall be subject to the latest adopted ordinances, resolutions, policies and fees of the City of Cloverdale. Applicant shall be responsible for any and all costs associated with any required special inspections and environmental monitoring necessary for the project.
6. The applicant and property owner shall defend, indemnify, and hold harmless the City of Cloverdale and its agents, officers, and employees from any claim, action, or proceeding against the City of Cloverdale or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Cloverdale or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify,

and hold harmless shall be subject to the City's promptly notifying the applicant and property owner of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.

7. The future on-site sawdust hopper shall be limited to a height of 65 feet above the final grade. The hopper is subject to City administrative design review regarding the location, design and exterior color of the hopper. Final approval may be referred to the Planning Commission, at the Director's discretion.
8. The location and design of the future propane fueling facility, solar collectors and refuse/recycling facilities shall be consistent with existing City of Cloverdale standards (Zoning Ordinance section 18.09.240 for solar collectors and Section 18.05.050 for lighting are subject to administrative design review by the City of Cloverdale. Final approval may be referred to the Planning Commission, at the Director's discretion.
9. Building and other necessary permits and approvals shall be obtained for the sawdust hopper, fueling facility and solar collector array prior to installation of these facilities.
10. Hours of lumber milling operation shall be limited to 6 am to 7 pm during spring and summer months (April – September) and from 7 am to 5 pm during fall and winter months (October – March). Delivery and shipping of products, administrative office use and maintenance of equipment are not included in these hour limitations.
11. A final landscape plan shall be submitted for City of Cloverdale Community Development Department review and approval, prior to issuance of a building permit. The final permit shall include:
 - a. All material shall be native plant material and identified as "drought tolerant."
 - b. A minimum 150 square feet of landscape/hardscape material, or equivalent decorative material, shall be provided at the site's main entrance along the private access road.
12. Freestanding light poles shall be limited to a height of 25 feet above final grade. Light fixtures shall be directed in a downward direction to minimize spill over of light and glare from the site.
13. All exterior lights shall be turned off when the facility is closed, except for any security lighting required by the Cloverdale Police Department.
14. All permits and approvals granted by the City and all activities undertaken by the applicant on the Property shall implement and be subject to the following mitigation measures each of which shall be continuing conditions of approval for any and all uses made at the Property from and after the date of the approval of this CUP and Major Design Review. City costs associated with administering the MMRP shall be reimbursable to the City. Mitigation measures include:

Mitigation Measure Aesthetics-1: Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree

protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.

Mitigation Measure Aesthetics-2: Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will not significantly impact native trees on the lot. This shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.

Mitigation Measure Aesthetics-3: Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways.

Mitigation Measure Aesthetics-4: The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.

Mitigation Measure BIO-1: Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any special-status species are fully protected. Protective actions may include first, avoiding the species during construction and post –construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.

Mitigation Measure BIO-2: Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. The action plan shall identify specific steps to be taken to ensure that any future impacts to wetlands, other waters or riparian habitat is less-than-significant. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian habitat areas may proceed until the approval action plan is approved and implemented.

Mitigation Measure GEO-1: Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.

Mitigation Measure HAZ-1: Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location. Necessary permits and approvals shall be secured from appropriate regulatory agencies.

Mitigation Measure Noise-1: Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical

consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.

Mitigation Measure Noise-2: All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.

15. No City of Cloverdale permits or approvals shall be effective until the annexation to the City of Cloverdale is complete and the associated rezoning ordinance has taken legal effect.

Public Works/Engineering:

Prior to issuance of a building permit, the following conditions shall be satisfied:

16. The applicant shall submit to the City of Cloverdale for review and approval, grading and utility plans prepared by a Registered Civil Engineer; and shall post sufficient surety guaranteeing the construction of any public improvements.
17. The applicant shall submit to the City of Cloverdale for review and approval, a detailed Soils Report certified by a Geotechnical Engineer registered in the State of California and qualified to perform geotechnical investigations. The report shall include a minimum of geotechnical investigation with regard to liquefaction, bearing capacity, compressibility, expansive soils, and seismic safety. The grading and foundation plans shall incorporate the recommendations of the approved Soils Report.
18. The applicant shall submit the applicable FIRM map and hydrology and hydraulic calculations with the improvement plans per current City and Sonoma County Water Agency Standards.
19. The applicant shall submit to the City of Cloverdale for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Cloverdale to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements. The drainage plans and calculations shall indicate the following conditions:
 - a. Post development runoff shall be limited to predevelopment levels. Post-development storm drain flows shall be limited to pre-development flows. Any facilities needed to accommodate this (i.e. oversized pipes, detention basins, etc.) shall be installed within the development and be privately owned and maintained.

20. The applicant shall design the project to include storm water post-construction low-impact development (LID) best management practices (BMPs), CMC Section 16.10 et. seq. Refer to the City of Santa Rosa Low-Impact Development Manual and calculator for details. Both references are available online at:

- a. <http://srcity.org/departments/utilities/stormwatercreeks/swpermit/Pages/swLIDtechManual.aspx>

21. The applicant shall submit to the City of Cloverdale for review and approval, evidence of provisions for ongoing maintenance of LID BMPs.

22. The applicant shall indicate, in writing, to the City of Cloverdale the disposition of any water well(s) and any other water that may exist within the site. If any wells are proposed to be abandoned, or if they are abandoned and have not been properly sealed, they must be destroyed per Sonoma County Environmental Health Standards and/or Department of Health Services.

23. All haul routes shall be approved by the City Director of Public Works.

24. Handicap ramps and parking shall be provided as required by State of California Title 24.

In conjunction with issuance of the Building Permit, the following conditions shall be satisfied:

25. The applicant shall offer to dedicate to the City of Cloverdale for public use, all new sewer service mains constructed to serve the parcel(s) and located in the public right-of-way.

During Construction, the following shall apply:

26. That prior to any work being conducted within the public right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate agency.

27. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

28. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

29. The California Construction General Permit requires preparation of a storm water pollution prevention plan (SWPPP) for the project. SWPPP must be prepared by a State licensed QSD and implemented by a State licensed QSD or QSP.

30. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control plans shall be submitted for review and approval along with

the grading plan. Permanent erosion control measures shall include hydro- seeding of all graded slopes within 60 days of completion of grading.

31. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Director of Public Works.
32. If any street damage occurs during construction of this project, applicant shall be responsible for repair at no cost to the City.
33. The applicant shall perform dust control at the project site to the City's satisfaction.
34. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
35. Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
36. Work hours are limited to Monday through Friday from 7:00 a.m. to dark, but in no case shall work continue later than 7:00 p.m. Work hours on Saturdays shall be from 8:00 a.m. to 5:00 p.m. No work shall occur on Sundays. Inspection will be available Monday through Thursday from 1:00 p.m. to 4:00 p.m. Contractors shall schedule inspections 48 hours in advance by calling the Building Department at (707) 894-1725.
37. Prior to acceptance of public improvements and bond exoneration, the following conditions shall be satisfied:
38. Sufficient surety (maintenance bond) guaranteeing public improvements constructed for the proposed project for a period of one year shall be provided by the applicant.
39. If substantial changes in the size, alignment, grades, etc. during construction, original "as-built" plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineering Department.

Other special conditions:

STREETS

40. If any damage occurs to existing City streets during construction, the contractor/developer shall be responsible for repair at no cost to the City. All repairs shall meet current City Standards.

STORM DRAIN

41. Lot-to-lot drainage will not be permitted without adequate easements. Drainage facilities constructed for the proposed project shall be designed to intercept any drainage and route it into an approved storm drain system.
42. All storm drain systems will be sized for the 10-year storm event, except for overland 100-year overflows. 100-year overflows shall be provided between the necessary lots and permanent structures shall be prohibited from being built within the overflow area. No regarding of overflows will be allowed. 100-year overflow easement shall be shown on the final map.

GRADING

43. Erosion control plan must be submitted with the grading plan. All measures must be implemented no later than Oct. 1 of any given year.
44. Dust control must be maintained to the City's satisfaction for the duration of the project.

WATER

45. Any existing valve or newly installed valve in the water system shall not be turned by the contractor. All valves connected to the public system must be operated by City Water Department personnel. Applicant shall include this condition on the improvement plans.
46. Testing of all water improvements must be observed by City water department.
47. All on-site water improvements shall be privately owned and privately maintained. Backflow devices shall be installed as close as practical to the connection points with the City water mains.
48. The applicant shall submit with the improvement plans a water analysis demonstrating that the size of service lateral(s) proposed for the project are adequate for fire protection. Plans and calculations shall be submitted to both the City and Cloverdale Fire Protection District (CFPD).
49. Water lines for the project shall connect to the existing 16-inch water main in Asti Road.
50. Water meter(s) shall be located in the public right-of-way.
51. Fire hydrant requirement and placement shall be per the Cloverdale Fire Protection District (CFPD). If any new hydrants are required on the site, they shall be privately owned and maintained.

SEWER

52. The proposed development may require the construction of a private force main. All private force mains shall empty into a private manhole and gravity feed into the public portion of the sewer system. The private system shall be considered private until its entrance into the City's sewer main.

53. All force main sewer line lateral(s) serving the parcel(s) shall be privately owned and privately maintained. The maintenance of these lines shall be specified in either a maintenance agreement recorded with each parcel or in the CC&R's.
54. If any non-gravity systems require pumps to lift the sewage from the lot into the City's main, the design of the pump stations shall be submitted to the City for review and approval. Improvement plans shall include volume and flow calculations, pump sizes, etc.
55. Sewer stub(s) shall be provided where the new sewer lateral enters the public right-of-way on Asti Road to permit future connection from developments located north of the Nu Forest parcel(s).
56. New sewer segment constructed under Asti Road shall be sized to accommodate anticipated future development on parcels located north of the proposed project.
57. The City shall consider the formation of an Area of Benefit for any benefiting properties to pay back costs associated with the oversizing costs associated with construction of the new gravity sewer main under Asti Road. Any reimbursements shall be in accordance with the City's policies.

Building Department:

58. The applicant shall submit a plot plan with setbacks from property line and adjacent structures
59. The plot plan shall identify the occupancy group/ construction type for proposed structures.
60. A foundation plan with structural details shall be submitted to the Cloverdale Building Department.
61. A roof framing plan with structural details shall be submitted to the Cloverdale Building Department.
62. Submitted plans shall include building elevations, structural sections and ADA accessibility details (i.e., pedestrian parking path of travel and other accommodations).

Fire District:

63. Fire Department access and water supply is required per Chapter 5 of the adopted CA Fire Code.
64. Provide premise identification on the building and at the connection of private drives to public streets for the benefit of first responders.
65. New buildings shall be equipped with automatic fire sprinklers per Chapter 9 of the adopted CA Fire Code.
66. A water supply test (hydrant flow) shall be performed on nearest available fire hydrant to determine the capability of the water system to supply fire protection water for this project.

67. A fire flow analysis of the proposed building (total build out) is needed to determine the project demand.
68. The on-site fire protection water supply system shall comply with NFPA 24 “Private Fire Service Mains”
69. The access road shall comply with Chapter 5 of the adopted CA Fire Code and a fire department “Knox” padlock shall be provided on gates across fire department access roads.
70. The relocated LPG tank shall comply with Chapter 61 of the adopted CA Fire Code.
71. The facility shall comply with Chapter 28 of the adopted CA Fire code “Lumber Yards & Woodworking Facilities.”
72. The fueling station shall comply with the adopted CA Fire Code Chapter 23 on “Motor Vehicle (fleet) Fuel Dispensing” and Chapter 57 for “Flammable Liquids” and Chapter 27 for “Hazardous Materials.”
73. Ground mount or solar canopy photovoltaic installations shall comply with Section 605.11 of the adopted CA Fire Code.
74. Permits Required for:
 - a. Private fire main installation
 - b. Automatic fire sprinkler installation
 - c. Fire alarm (sprinkler monitoring) installation
 - d. Liquid Petroleum Gas installation
 - e. Lumber Yards & Woodworking
 - f. Above-ground fuel storage & fuel dispensing
