

AGENDA
REGULAR MEETING OF THE CITY COUNCIL AND
JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS

TUESDAY, SEPTEMBER 13, 2016

CLOSED SESSION 5:30 p.m.

CLOSED SESSION LOCATION: CITY HALL CONFERENCE ROOM, 124 N. CLOVERDALE BLVD. CLOVERDALE, CA 95425

PUBLIC BUSINESS SESSION: 6:30 p.m.

**PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD.,
CLOVERDALE, CA 95425**

The Cloverdale City Council welcomes you to its meetings that are typically scheduled for the 2nd and 4th 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 CITY COUNCIL:

When asked to do so by the Mayor, those wishing to address the City Council 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, Council may at its discretion revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the City Council starts deliberations. A Talking Tips sheet is available for your use.

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 City Council.
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 City Council 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 City Council in court, you may be limited to raising only those issues you or someone else raised at public hearings(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

NEW BUSINESS:

- 4. Action on Resolution No. 072-2016, awarding the contract for the purchase of one police vehicle to the Ford Store of San Leandro and authorizing the City Manager, or his designee, to purchase a 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000)- Cramer (Pages 157- 172)**

Recommendation: The Cloverdale Police Department and the City Manager recommend that the Cloverdale City Council adopt the attached Resolution which would award the contract for the purchase of a police vehicle to the Ford Store of San Leandro and authorize the City Manager, or his designee, to purchase one 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000).

- 5. Discussion of revised Conceptual Master Site Plan Drawings for the “Thyme Square” Property prepared by Stromberg Architects and provide comments to City staff on the revised design alternative– Kelley (Pages 173- 178)**

Recommendation: Staff recommends that the City Council review the revised conceptual master site plan drawings prepared by Stromberg Architects for the Thyme Square project and provide comments to City staff on the revised conceptual design for the property.

SUBCOMMITTEE ITEMS:

- 6. Action on Resolution No. 073-2016, declaring eight (8) out-of-service patrol vehicles as surplus property and authorize the City Manager, or his designee, to release the vehicles to a local salvage company for disposal, at no cost to the City –Cramer (Pages179-182)**

Recommendation: The Cloverdale Police Department and the City Manager recommend that the Cloverdale City Council adopt the attached Resolution declaring the eight vehicles as surplus property and authorize the City Manager, or his designee, to dispose of eight (8) surplus patrol vehicles that are no longer in service due to excessive mileage and maintenance costs.

SUBCOMMITTEE REPORTS: (VERBAL REPORTS: 15 minutes)

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: October 4, 2016, 9:00 a.m.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - Next Meeting: October 13, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - Next Meeting: October 12, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: September 27, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham) - Next Meeting: TBA.
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: September 19, 2016, 5:00 p.m.

COUNCIL REPORTS (INCLUDING STUDENT LIAISON): (VERBAL REPORTS: 15 minutes)

LEGISLATIVE REPORT:

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Report out of Closed Session –Actions Taken
- Conflict of Interest Declaration
- Agenda Review – Regular Session (Changes and/or Deletions)

PUBLIC COMMENTS:

Any person wishing to speak to the City Council on any item not listed on the agenda may do so at this time. Members of the public have the right to speak on any items on the Council Agenda during that item. Pursuant to the Brown Act, the City Council is not allowed to consider issues or take action on any item not listed on the agenda. Each person wishing to speak must go to the podium when advised by the Mayor and speak directly into the microphone.

PROCLAMATIONS / PRESENTATIONS: None

CONSENT CALENDAR:

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

1. **Minutes of Previous Meeting June 28, 2016 – Moore** (*Pages 1- 11*)
2. **Minutes of Previous Meeting August 30, 2016 – Moore** (*Pages 13- 25*)

COMMUNICATIONS: None.

Council may discuss at this time written communications sent to Council members since the last council meeting. Written communication to be discussed will be listed below, if any.

PUBLIC HEARINGS:

3. **Consideration 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 to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth for the 0.52-acre parcel at 531 N. Cloverdale Boulevard (APN 001-021-021)- Miranda** (*Pages 27- 156*)

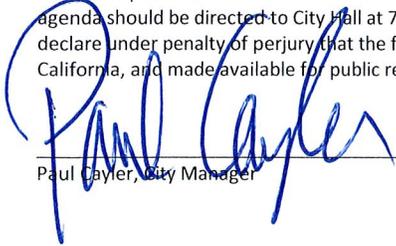
Recommendation: Staff recommends Council open the public hearing and take testimony; adopt Resolution 070-2016, adopting a (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52-acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); adopt Resolution 070-2016, approving 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); introduce and waive the first reading of Ordinance No. 710-2016 of the City Council of the City of Cloverdale 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.

CITY MANAGER/CITY ATTORNEY REPORT:

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:

ADJOURNMENT: Adjourn to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, September 27, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (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 707/894-2521. State of California, County of Sonoma, City of Cloverdale. CERTIFICATION I, Paul Cayler, 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 8th day of September, 2016, at or before 5:00 p.m.



Paul Cayler, City Manager



DRAFT MINUTES
REGULAR MEETING OF THE CITY COUNCIL AND
JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS

TUESDAY, JUNE 28, 2016

PUBLIC BUSINESS SESSION: 6:30 p.m.

**PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD.,
CLOVERDALE, CA 95425**

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:

- Call to Order: Mayor Brigham called the meeting to order at 6:30 p.m.
- Pledge of Allegiance
- Roll Call: Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham
- Conflict of Interest Declaration: Councilmembers Cox, Russell, and Palla reported possible conflict of interest on item 16, under Zone 3 because they reside in that zone. Vice Mayor Wolter recused himself from item 16, Zone 1 since he resides in that zone.
- Agenda Review – Regular Session (Changes and/or Deletions): None

PUBLIC COMMENTS:

Michael Renner, Fortuna, asked for the Council's assistance on a project located at 28181 Old Redwood Highway. He stated that this small, family-owned company has been working on this project for over three years. He reported that the project has been delayed due to the challenges in obtaining the necessary permits and requested the Council to help in any way they can.

Earl Ambrosini, Beacon Construction, stated that he is the General Contractor for the Renner project. He discussed the problems confronting the project and ongoing delays.

Councilmember Palla commented that the Council supports the project, adding that the project is a high priority. He assured Mr. Ambrosini and Mr. Renner that City Staff is committed to the advancement of the project but cannot control delays caused by the County. City Manager Cayler commented that the project is under the jurisdiction of the County and the City does not control all of the permitting on this project. He stated that City Staff is committed to the completion of this project.

PROCLAMATIONS / PRESENTATIONS:

1. Badge pinning of Officer Katie Vanoni

Chief Cramer welcomed and performed the swearing in of newly hired Police Officer Katie Vanoni. He shared her extensive background, stating that it is an honor she chose Cloverdale Police Department as her employer.

2. Presentation by the County of Sonoma Permit and Resource Management Department (PRMD) on community separators

Assistant City Manager/ Community Development Manager, David Kelley presented this item, distributing a correspondence from Urban Community partnership (attached). Mr. Kelley introduced Sandi Potter from the Sonoma County Permit and Resource Management Department (PRMD) who gave a PowerPoint presentation, providing the history and purpose of Community Separators (CS). Ms. Potter provided the following informational websites: www.sonoma-county.org/CommunitySeparators and PRMD-CommunitySeparators@sonoma-county.org.

PUBLIC COMMENTS:

Melanie Bagby, Cloverdale, expressed approval for the community separator process with PRMD and commented on community support for design review of properties within the community separators.

LaReva Myles, Cloverdale, questioned why Cloverdale and surrounding areas were not considered for community separators before now. She also questioned the amount of land included in the community separator.

3. Presentation by the State Water Resources Control Board – Division of Drinking Water about the Six Acres Water Company Public Water System and request to consolidate the district with the City of Cloverdale’s water system

Mr. Kelley discussed the inadequacies of the Six Acres Water System and the request to consolidate or annex with the City of Cloverdale. Mr. Kelley introduced Janice Thomas and Maryanne Watada with the State Water Resource Control Board and Mark Bramfitt with the Local Agency Formation Commission (LAFCO). Ms. Thomas gave a PowerPoint presentation, commenting that the function of the State Resources Water Control Board is to ensure safe and reliable drinking water. She discussed the challenges the Six Acres Water Company faces and reported that an inspection of Six Acres Water System was conducted in November of 2015 and introduced Maryanne Watada to present the findings. Ms. Watada came to the podium to present the findings, noting that the Water Company was out of compliance and overdue on their source chemical monitoring for their well and there were numerous well deficiencies detected. Discussion ensued regarding the conditions of the Six Acres Water System and funding that would be necessary to correct the situation.

PUBLIC COMMENTS:

Cathy Tucker, Cloverdale, stated that she has lived on Lile Lane since the start of the water company and has never been sick from the water. She reported that when the State tested the water previously, it passed with an A+. Ms. Tucker stated that to her knowledge, there has never been a problem with the water except one incident during heavy rain when the sewer overflowed. She commented that a particular photo in the PowerPoint that caused controversy was not the Six Acres well as presented, but was instead a homeowner’s irrigation well.

Dave Campbell, Cloverdale, commented that he took over keeping the water running at the well about 10 years ago. He reported that the main contamination was caused when the sewer plant overran and flooded the well, adding that at that time the well was shut down until it could be cleared up. He further stated that the sample for the test previously discussed was taken prior to the chlorine being injected into the line.

Laurie Lile, announced that she was present to represent her mom, who is a Six Acres resident. She stated that her mom is anxious and hopeful that the City will proceed with the planning grant for this effort. Ms. Lile commented that the planning grant is essential for determining what the cost would be to repair the water system. She added that the water is probably safe most of the time but will not meet State standards now or in the future and emphasized the importance of the City providing water to the Six Acre residents.

Gene Lile, commented that he grew up drinking the Six Acres water. He asked if there is a timetable tied to the grant. Ms. Potter responded that the State Water Board just received the money and she believes that they have three years to roll things out with an additional three years to commit money.

LaReva Myles, Cloverdale, stated she would like to see a chain of responsibility from the beginning and questioned the County’s responsibility. She also asked if City staff has looked at the scope of the operation.

Anne Baker, questioned whether the funding mentioned would cover all water locations.

CONSENT CALENDAR:

- 4. Action on Resolution No. 043-2016, Authorizing signatures for the City of Cloverdale General Checking Account held at the Exchange Bank**
- 5. Action on Resolution No. 044-2016, Approving the Budget for Fiscal Year 2016-2017**
- 6. Action on Resolution No. 045-2016, Adopting the Appropriations Limit for Fiscal Year 16-17**
- 7. Action on Resolution 046-2016, Approving an Amended Administrative Agreement between the County of Sonoma and the City of Cloverdale relating to the collection of assessments from the local lodging providers pursuant to the enabling County Ordinance of 2004**
- 8. Action on Resolution No. 047-2016, Authorizing the City Manager to issue a Purchase Order to WesTech Engineering, Inc. for Clarifier Media and Related Supplies**

9. **Rejection of Claim Against the City: Denise Bleuel**
10. **Action on Resolution No.048-2016 Awarding and Authorizing the City Manager to sign a contract with Pipe and Plant Solutions, Inc. in the amount of \$524,365 for biosolids removal**
11. **Action on Resolution No. 049-2016, Calling for a General Municipal Election to be held on November 8, 2016, for the election of two members of the City Council, requesting the Sonoma County Board of Supervisors to consolidate the General Election with the Statewide Election**
12. **Action on Resolution No. 050-2016, Requiring each candidate to pay the full cost, including payment in advance to the local agency an estimated pro rata share, as a condition of having his or her statement included in the Voter's Pamphlet**
13. **Action on a Minute Order of the City Council of the City of Cloverdale, Authorizing the Mayor to sign a letter addressed to the Metropolitan Transportation Commission (MTC) in support of inclusion of the SMART Phase 3 Project in Plan Bay Area 2040**

Action: Motion was made by Vice Mayor Wolter to approve the consent calendar; seconded by Councilmember Russell. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

COMMUNICATIONS:

14. Letter from Federal Aviation Administration (FAA) regarding requirements for airport closure

City Manager Cayler discussed the letter received from the FAA, commenting that the numbers FAA listed for airport improvement grants matches the City's calculations.

Councilmember Palla commented that the Council did not vote 3 to 2 to close the airport as stated in the letter and requested a correction letter be sent to FAA clarifying that the 3 to 2 vote was to review and receive information on the process to close an airport, not to close the airport. Councilmember Russell agreed.

PUBLIC HEARINGS:

15. Action on Resolution No. 051-2016, establishing and updating the Schedule of Fees and Charges for City Services and repealing previously adopted and conflicting fees and charges for such services

Finance Manager, Joanne Cavallari, presented this item explaining the process to calculate fees for City services and the need to update the Schedule of Fees and Charges for City Services to increase recovery of costs for services and allow the City to more accurately charge for the current cost of providing the services.

PUBLIC HEARING COMMENTS:

LaReva Myles, Cloverdale, asked if the additional staff would decrease the length of time to process a permit. City Manager Cayler responded that the only new positions at the City are the addition of the Deputy City Clerk/ HR position and bringing on an additional Police Officer. He commented that the City has been working hard to improve customer service and has made great strides in this area.

Action: Motion was made by Councilmember Palla to approve Resolution No. 051-2016, establishing and updating the Schedule of Fees and Charges for City Services and repealing previously adopted and conflicting fees and charges for such services; seconded by Vice Mayor Wolter. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

16. Public Hearing and Action on Resolutions, Authorizing Assessments for Fiscal Year 2016-17 for Cloverdale Landscaping and Lighting Assessment District and approving the Annual Engineer's Report

Interim City Engineer, Vanessa Apodaca, reported that it is necessary to conduct a public hearing and adopt resolutions to approve the Annual Engineer's Report as filed, confirm the assessment diagram and amounts as set forth therein, and authorize the levy and collection of assessments for Fiscal Year 2016-17 for the Cloverdale Landscaping and Lighting Assessment. She introduced Paul Wade with Coastland Civil Engineering who presented the Annual engineer's Report for Cloverdale Landscaping and Lighting Assessment District.

PUBLIC HEARING COMMENTS:

Christine Braccialini, Cloverdale, stated that she lives in the Cottages and commented that it is challenging for her district because they do not have a homeowner association, which hires landscape maintenance. She stated it is also challenging to receive information and have the opportunity to give feedback. She suggested that it would be helpful if the residents of the districts could have annual community meetings with the City landscape employees to discuss their concerns. Murray Rosen, Lead Worker for City Parks and Landscaping, responded that he is happy to meet with residents adding that more communication is always welcomed.

Dan Braccialini, Cloverdale, commented that he also lives in the Cottages and spoke to the Council about the action to raise assessments, questioning the necessity. He distributed a handout (attached), which he stated compares various engineering reports and the actual amount spent. He talked about the discrepancies between what was budgeted and the actual amount spent. Mr. Braccianlini questioned the use of the contingency fund. Finance Manager, Joanne Cavallari, responded explaining the differentiation between budget figures and actual figures. She also explained the contingency money, which is set aside for unexpected expenses. Mr. Braccialini questioned if the hearing is compliant with Prop 218. City Attorney, Jose Sanchez, assured him that the hearing is compliant with Prop 218.

Vice Mayor Wolter recused himself from action on Zone 1 since his home is located in Zone 1 and left the dais.

Action: Motion was made by Councilmember Russell to approve Resolution No. 052-2016, Approving the Annual Engineer’s Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zone 1; seconded by Councilmember Cox. The motion passed by roll call vote (4-ayes –Councilmember Palla, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes; 1-recuse- Vice Mayor Wolter). Vice Mayor Wolter returned to the dais.

Action: Motion was made by Councilmember Cox to approve Resolution No. 053-2016, Approving the Annual Engineer’s Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zones 2, 4, 5, 6, and 7; seconded by Councilmember Russell. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Councilmembers Palla, Cox, and Russell recused themselves from action on Zone 3, since their homes are located in Zone 3. Per the Political Reform Act, when the number of conflicts prevent a quorum, the recused draw lots to determine which member shall return to voting status for a quorum. Councilmember Cox drew to return to vote and Councilmembers Palla and Russell left the dais.

Action: Motion was made by Vice Mayor Wolter to approve Resolution No. 054-2016, Approving the Annual Engineer’s Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zone 3; seconded by Councilmember Cox. The motion passed by roll call vote (3-ayes – Vice Mayor Wolter, Councilmember Cox, and Mayor Brigham; 0-noes; 2-recuses- Councilmember Palla and Councilmember Russell).

Councilmembers Russell and Palla returned to the dais.

17. Public Hearing on Notice to Destroy Weeds for specified private properties located within the city limits and action on Resolution 055-2016

Assistant City Manager/Community Development Manager, David Kelley presented this item, noting that on May 24, 2016 the Council approved Resolution 040-2016, ordering the abatement of 18 properties and set a date of June 28, 2016, to hear any objections. Mr. Kelley reported that since that time, all properties have abated the weeds with the exception of three properties (100 Polaris Ct., 102 Orion Ct., and 555 N. Jefferson St.). Mr. Kelley recommended Council open the hearing, receive and consider any objections to the proposed destruction and

removal of weeds constituting a public nuisance and that the Council adopt Resolution No. 055-2016 ordering the abatement of weeds on the three properties, authorizing the Cloverdale Fire Protection District Chief or his designee to abate the weeds and lien the property for associated cost.

PUBLIC HEARING COMMENTS: None

Action: Motion was made by Councilmember Russell to approve Resolution No. 055-2016, Ordering the Cloverdale Fire Protection District Chief or Other Authorized Person to Abate Weeds Previously Declared a Nuisance on Private Properties located at 100 Polaris Court (APN 117-350-009), 102 Orion Court (APN 117-350-014), 555 N. Jefferson (APN: 116-430-007); Authorizing the Cloverdale Fire Protection District Chief or Other Authorized person to Enter onto Said Properties to Abate the Weeds; and, Authorizing Staff to Seek an Abatement Order Through the Sonoma County Superior Court for the Same, if Necessary Under the Circumstances; seconded by Vice Mayor Wolter. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

NEW BUSINESS:

18. Action on Resolution No. 056-2016, Approving At-Will-Agreement for Public Works Director

City Manager Cayler introduced and welcomed Mark Rincon stating that Mr. Rincon has excellent qualifications in water and water development as well as experience in other infrastructure projects. Mr. Cayler commented that he is excited about Mr. Rincon joining the Cloverdale management team and recommended Council adopt Resolution No. 056-2016, approving an At-Will-Agreement with Mark Rincon-Ibarra to fill the Public Works Director position. He thanked Interim City Engineer, Vanessa Apodaca, for her contribution to the Public Works department.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Cox to approve Resolution No. 056-2016, Approving the At-Will-Agreement with Mark Rincon-Ibarra as the Cloverdale Public Works Director; seconded by Councilmember Palla. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Mark Rincon-Ibarra came the podium to introduce himself. He thanked the Council, stating that he is honored to accept the position as Public Works Director and is excited about working with the City and collaboratively with the community.

19. Action on Resolution No. 057-2016, Authorizing the City Manager to execute the Subdivision Completion Agreement for Southcrest Acres Subdivision

Interim City Engineer, Vanessa Apodaca, provided the background on the Southcrest Acres Subdivision project, explaining the delays for the project. She commented that the project has a new developer and they are now ready to move forward to complete the unfinished improvements.

PUBLIC COMMENTS:

Greg Lucas, Blackstone Homes, came to the podium to thank Vanessa Apodaca and Paul Cayler for all of their hard work creating this agreement, He thanked Ms. Apodaca for her professionalism and attention to detail.

Action: Motion was made by Councilmember Russell to approve Resolution No. 057-2016, Authorizing the City Manager to execute the Subdivision Completion Agreement for Southcrest Acres Subdivision; seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

20. City Council Discussion Regarding Ballot Measure Options for Possible Commercial Marijuana Business Tax

City Attorney Sanchez presented this item, explaining the proposed local marijuana business tax and the procedure and deadlines to place a measure on the November ballot.

PUBLIC COMMENTS:

Patrick King, Cloverdale, commented that he has done a lot of research on distribution licenses and has switched his views and now thinks Cloverdale should include distribution licensing. He stated he thinks it's important to move forward with getting the tax on the ballot now.

Matthew VanBenschoten, Cloverdale, urged the Council to put this measure on the ballot in November. He also discussed the Federal 280E tax on dispensaries.

Shawn Bovee, Cloverdale, commented on the sampling of a few commercial marijuana taxes in California cities that was included in the agenda packet, stating that with this information, the decision should be simple. He stated that Cloverdale should not risk losing this possible revenue.

Oliver Schraner, Cloverdale, commented that he is a grower and on the Board of Small Farmer's Association. He voiced approval for the tax measure, stating this would be a win-win and he does not see how it could be voted down.

Diane Schraner, Cloverdale, implored the council to take the necessary steps to put this measure on the ballot.

Greg Lucas, commented that Cloverdale will need a well regulated, well drafted ordinance and advised looking at other municipalities for examples and cautioned against over taxing.

Discussion ensued regarding the tax measure with Council directing Staff to move forward with steps to place a general tax measure on the November ballot.

SUBCOMMITTEE ITEMS: None

SUBCOMMITTEE REPORTS:

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: July 19, 2016, 9:00 a.m.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - The Committee met and discussed the City Fee Schedule and the Reserve Policy. Next Meeting: July 28, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - The Committee met and discussed the redwood trees on Foothill Blvd. Next Meeting: August 16, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: July 26, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham) - Next Meeting: TBD
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: September 19, 2016, 5:00 p.m.

COUNCIL REPORTS (INCLUDING STUDENT LIAISON):

Councilmember Russell provided a SMART update, including a tentative train schedule and discounted fares. Councilmember Palla reported that he attended the Board of Director League of California Cities meeting, where the Executive Director of the past 17 years announced his retirement.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT: None

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS: None

ADJOURNMENT: Mayor Brigham adjourned the meeting at 11:47 p.m., to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, July 12, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

URBAN COMMUNITY PARTNERSHIP

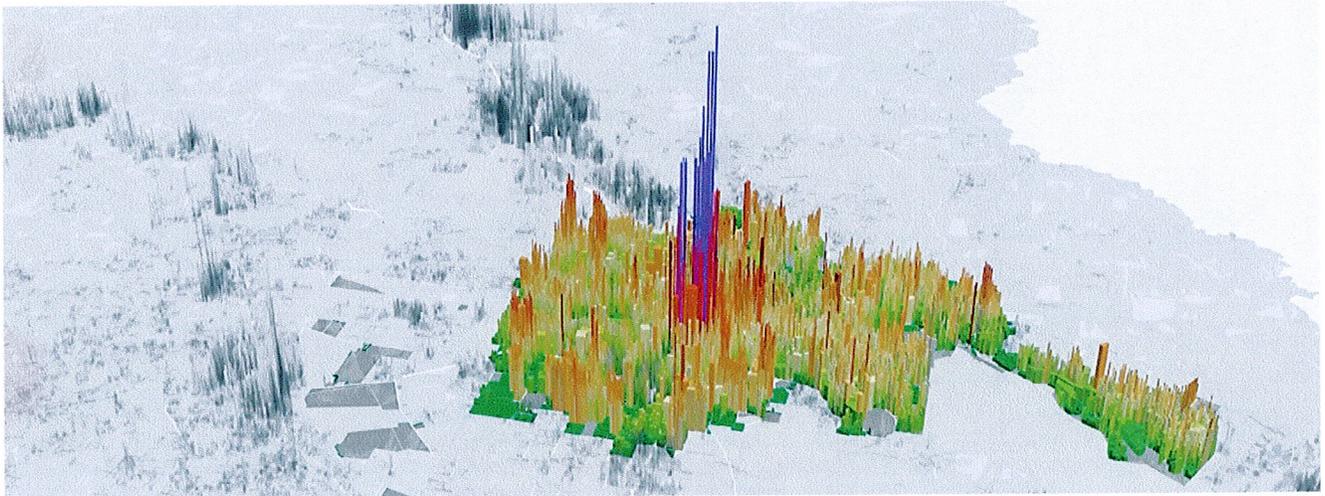
June 27, 2016

RE: Community Separators Renewal Measure and General Plan Additions

Dear Cloverdale City Council,

'There's a train coming to town' which brings a once in a lifetime opportunity for **appropriate** development. Urban Community Partnership, a grassroots multi-disciplinary non-profit, believes that transforming our approach to development is key to assuring financially resilient municipalities while promoting a healthier quality of life and reduced environmental impacts. We support developments that will create financially strong communities that are uniquely livable places to live, play and work in.

The image below is an Economic Model of Santa Rosa showing a 3D illustration of tax revenue in terms of revenue-per-acre. It is evident that community prosperity is being driven at the core of our cities and towns. The secret sauce of what makes Sonoma County epic is here in these walkable, workable, livable communities with easy access to our beautiful open spaces.



In addition to the esthetic argument of why we need to preserve our open space, we believe it's important to consider a development's viability in terms of: is it paying for itself? Or, are we getting deeper in the hole regarding long term infrastructure costs, which will take money away from other community benefits. Think of roads vs. early childhood education. Low density, infrastructure hogging developments do not pencil out and we give up so much for very little return.

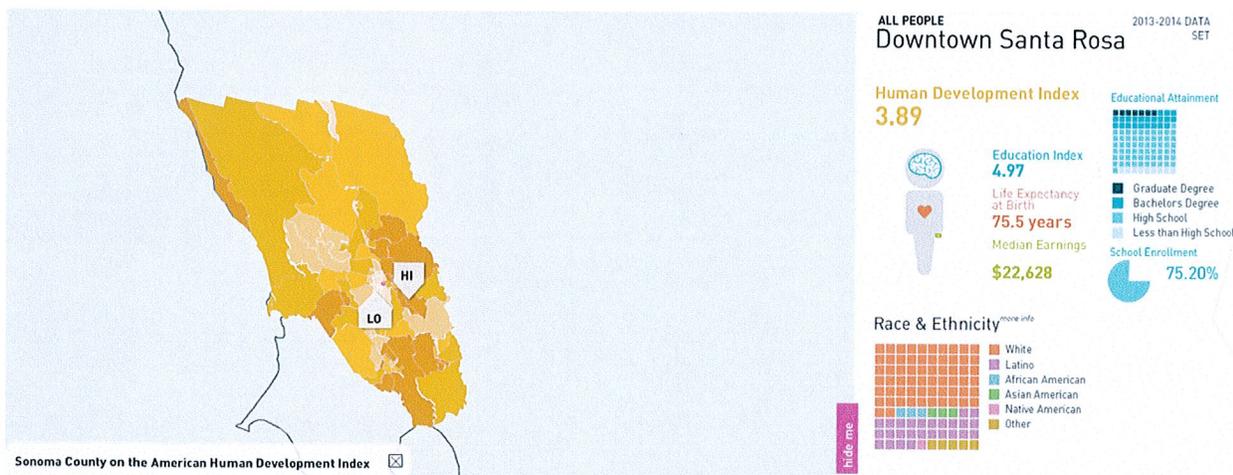
Currently about 28% of property tax revenue being generated in the urban growth boundaries, goes to the County and 45% to the local schools. What is good for the Cities and Towns is great for the County. In-fill development generates the greatest return on investment and needs to be our regional focus.

URBAN COMMUNITY PARTNERSHIP

In January, UCP facilitated an economic analysis of development patterns in Santa Rosa using Geographical Information Systems modeling with Urban3. The results of the “story map” can be viewed on <http://www.urbancommunitypartnership.org/blog>

In response to what we learned from the Santa Rosa Pilot Study we are expanding the story mapping to the rest of Sonoma County along the SMART train, the Roseland Annex and Sebastopol downtowns. We also learned that it would be valuable to drill down on specific sites to include case studies. These case studies will explore highest and best use, moderate & low potency development options and illustrate how development choices & policy affect the communities various sustainability targets, social equity, educational attainment, health outcomes and livability goals.

Research shows in-fill development has a positive correlation on the Human Development Index.



We aim to help decision makers and community members connect the dots. It’s all linked and we see re-aligning the way we think about our built environment as a critical component of the solution to meet community needs and achieve regional economic stability.

Development choices and policy affect our ability to grow in a way that strengthens our future. **UCP asks that you support the renewal of community separators and the ballot measure in the November 2016 General Election, and that you support approval of the General Plan amendment- for community separator designation- as proposed by county planning staff.** This renewal supports appropriate development.

We thank you for your consideration and thoughtfulness,

Urban Community Partnership

Robin Stephani | Paul Fritz | Mitch Conner | Peter Stanley | Karen Weeks | Danielle O’Leary | David Petritz | Scott Johnson

Send to City Council Members: Mary Ann Brigham | Robert Cox | Gus Wolter | Carol Russell | Joseph Palla
cc Paul Cayler | David Kelley

Handout from Dan Braccialini

	A	B	C	D	E	F
1						
2						
3	Cottage Budgets	2013-2014			2014-2015	
4		Adopted	Actual		Adopted	Actual
5		Budget			budget	
6						
7	Beginning Capital	\$ 1,402	\$ (5,535)		\$ 23,427	\$ 23,754
8						
9	Revenue					
10	Assessments	\$ 67,915	\$ 68,610		\$ 67,915	\$ 66,529
11	Interest Income	\$ -	\$ -		\$ -	\$ -
12	Transfers In - PERS	\$ 5,000	\$ 5,649		\$ 5,792	\$ 4,764
13	Total Revenue	\$ 72,915	\$ 74,259		\$ 73,707	\$ 71,293
14						
15	Total working Capital	\$ 74,317	\$ 68,724		\$ 97,134	\$ 95,047
16						
17	Total Salaries and Benefits	\$ 37,774	\$ 41,385		\$ 43,670	\$ 37,011
18						
19	Services					
20	Engineering Services	\$ 3,245	\$ 3,245		\$ 3,921	\$ 3,921
21	Other Professional Services		\$ 675			\$ -
22	Misc. Contracting Services	\$ 1,800	\$ 443		\$ 1,200	\$ 1,600
23	Computer Maintenance	\$ -	\$ -		\$ -	\$ -
24	Vehicle Repair	\$ -	\$ -		\$ -	\$ 394
25	General Repair and Maint.	\$ 200	\$ 48		\$ 200	\$ 1,221
26	Training, Conferences, Tuition	\$ 193	\$ -		\$ 210	\$ 50
27	Operating Supplies	\$ 1,500	\$ 1,059		\$ 700	\$ 4,126
28	Total Services	\$ 6,938	\$ 5,470		\$ 6,231	\$ 11,312
29						
30	Supplies					
31	Small Tools & Equip.	\$ 200	\$ 57		\$ 200	\$ 866
32	Fuel	\$ 500	\$ 305		\$ 500	\$ 360
33	Utilities-Gas & Electric	\$ 1,000	\$ 549		\$ 620	\$ 560
34	Utilities-Water	\$ 11,000	\$ 9,277		\$ 12,000	\$ 6,982
35	Trail Project	\$ -	\$ -		\$ -	\$ 10,000
36	Total Supplies	\$ 12,700	\$ 10,188		\$ 13,320	\$ 18,768
37						
38						
39	Contingency	\$ 6,607	\$ -		\$ 6,322	\$ -
40	Repayment to General Fund	\$ 3,895	\$ -			
41	Transfer out for Overhead/Admin					\$ 945
42	Total Expenses	\$ 67,915	\$ 57,043		\$ 69,543	\$ 68,036
43						
44						
45	Net Revenue	\$ 5,000	\$ 17,216		\$ 4,164	\$ 3,257
46						
47	Ending Capital	\$ 6,402	\$ 11,681		\$ 27,591	\$ 27,011
48						
49						
50						

	G	H	I	J	K	L	M
1							
2							
3	Cottage Budgets	2015-2016			2016-2017		
4		Adopted	Actual		Porposed	Alternate	Alternate
5		Budget			Budget	Budget A	Budget B
6							
7	Beginning Capital	\$ 27,824	\$ 27,019		\$ 17,854	\$ 17,854	\$ 17,854
8							
9	Revenue						
10	Assessments	\$ 67,915	\$ 66,590		\$ 78,102	\$ 78,102	\$ 67,915
11	Interest Income	\$ -	\$ 13		\$ -	\$ 15	\$ 15
12	Transfers In - PERS	\$ 6,314	\$ 6,591		\$ 8,272	\$ 8,222	\$ 8,222
13	Total Revenue	\$ 74,229	\$ 73,194		\$ 86,374	\$ 86,339	\$ 76,152
14							
15	Total working Capital	\$ 102,053	\$ 100,213		\$ 104,228	\$ 104,193	\$ 94,006
16							
17	Total Salaries and Benefits	\$ 46,446	\$ 43,750		\$ 54,335	\$ 48,000	\$ 48,000
18							
19	Services						
20	Engineering Services	\$ 4,565	\$ 5,653		\$ 4,794	\$ 4,794	\$ 4,794
21	Other Professional Services	\$ -	\$ -		\$ -	\$ -	\$ -
22	Misc. Contracting Services	\$ 6,700	\$ 6,869		\$ 6,950	\$ 6,950	\$ 6,950
23	Computer Maintenance	\$ -	\$ 365		\$ -	\$ -	\$ -
24	Vehicle Repair	\$ -	\$ 375		\$ 525	\$ 525	\$ 525
25	General Repair and Maint.	\$ 600	\$ -		\$ 600	\$ 600	\$ 600
26	Training, Conferences, Tuition	\$ 210	\$ -		\$ 210	\$ 210	\$ 210
27	Operating Supplies	\$ 3,200	\$ 1,489		\$ 1,750	\$ 1,750	\$ 1,750
28	Total Services	\$ 15,275	\$ 14,751		\$ 14,829	\$ 14,829	\$ 14,829
29							
30	Supplies						
31	Small Tools & Equip.	\$ 200	\$ 367		\$ 100	\$ 100	\$ 100
32	Fuel	\$ 500	\$ 368		\$ 375	\$ 375	\$ 375
33	Utilities-Gas & Electric	\$ 620	\$ 563		\$ 600	\$ 600	\$ 600
34	Utilities-Water	\$ 12,600	\$ 9,708		\$ 13,103	\$ 13,103	\$ 13,103
35	Trail Project	\$ -	\$ 4,330		\$ -	\$ -	\$ -
36	Total Supplies	\$ 13,920	\$ 15,336		\$ 14,178	\$ 14,178	\$ 14,178
37							
38							
39	Contingency	\$ 6,051	\$ -		\$ 4,167	\$ -	\$ -
40	Repayment to General Fund						
41	Transfer out for Overhead/Admin		\$ 945			\$ 1,231	\$ 1,231
42	Total Expenses	\$ 81,692	\$ 74,782		\$ 87,509	\$ 78,238	\$ 78,238
43							
44							
45	Net Revenue	\$ (7,463)	\$ (1,588)		\$ (1,135)	\$ 8,101	\$ (2,086)
46							
47	Ending Capital	\$ 20,361	\$ 25,431		\$ 16,719	\$ 25,955	\$ 15,768
48							
49	Reserve						
50							

Property-related fees and charges continued

Table 3

Property-related Fees and Charges		
Type of Fee or Charge	Procedural Requirements	Approval
Water, Sewer, and Trash	<p>(1) Hold noticed public hearing.</p> <p>(2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing.</p> <p>(3) Notice must contain (a) the amount of the fee or charge proposed to be imposed; (b) the basis upon which it was calculated; (c) the reason for the fee or charge; (d) the date, time, and location of the public hearing.</p> <p>(4) May adopt a schedule of fees with automatic adjustments that pass through increases in wholesale charges for water, sewer treatment, and wastewater treatment from another public agency or adjustments for inflation; provided, (a) the adjustments are for a period not to exceed 5 years; (b) adjustments for inflation must have a clearly defined formula and any adjustment must not exceed the cost of providing the service; (c) notice of any adjustment pursuant to the schedule shall be given not less than 30 days before the effective date of the adjustment.</p>	<p>(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest.</p>
All other property-related fees and charges other than water, sewer and trash, e.g., stormwater service fees and charges	<p>(1) Hold noticed public hearing.</p> <p>(2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing.</p> <p>(3) If there is not a majority protest, then must conduct an election of either the affected property owners or the electorate residing in the affected area. Election shall be conducted not less than 45 days after the majority protest public hearing.</p>	<p>(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest. If there is no majority protest, then the fee or charge must be approved by:</p> <p>(1) a majority vote of the property owners of the property subject to the fee; or, at the option of the special district,</p> <p>(2) a 2/3 vote of the electorate residing in the affected area.</p>

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**DRAFT MINUTES
SPECIAL MEETING OF THE CITY COUNCIL AND
JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS**

TUESDAY, AUGUST 30, 2016

PUBLIC BUSINESS SESSION: 10:00 a.m.

**PUBLIC BUSINESS SESSION LOCATION: CITY HALL CONFERENCE ROOM
124 N. CLOVERDALE BLVD. CLOVERDALE, CA 95425**

CONVENE OPEN SESSION – 10:00 a.m.

OPENING:

- Call to Order: Vice Mayor Wolter called the meeting to order at 10:05 a.m.
- Roll Call: Present- Councilmember Russell, Councilmember Cox, and Vice Mayor Wolter; Absent- Councilmember Palla and Mayor Brigham
- Conflict of Interest Declaration: None
- Agenda Review (Changes and/or Deletions): None

PUBLIC COMMENTS: None

1. Tour of trees recommended for removal by PG&E along gas transmission main pipeline

PG&E has submitted an encroachment permit application (EP 29-2016) requesting the removal of approximately 75 street trees within the City limits. The Council will be taking a tour with representatives from PG&E to view and discuss the trees recommended for removal.

Public Works Director, Mark Rincon opened the meeting by introducing and welcoming PG&E Government Relations representative, Brian Bottari. Mr. Bottari introduced Darin Cline, manager of the Pipeline Safety Initiative Program, and Jason Warshawer, Forester for the program. Mr. Cline disturbed and discussed a Community Pipeline Safety Initiative pamphlet (attached), which included discussion on pipeline safety, working with first responders, and safe landscaping. Specific trees were discussed with PG&E reporting that 39 trees recommended for removal are street trees that are considered manageable risks and 9 trees are on private property and are designated as unmanageable and need to be replaced. Mr. Cline explained that there are also 27 manageable trees on private property within 14 feet of the PG&E pipeline but the property owners have elected to keep the trees with PG&E coming back each to monitor the safety of the trees.

PUBLIC COMMENTS:

Jimmy Halliday, Cloverdale, asked for clarification that it is not critical to remove any of the 39 trees discussed. Mr. Cline confirmed that the 39 trees are manageable and do not have to be removed at this time but added that if the trees are removed within the next 17 months, PG&E will replace the trees. If the tree becomes unmanageable (over mature or has soil instability) and needs to be removed after the mitigation period ends in December of 2017, PG&E will still come and remove the tree, but it becomes a rate payer funded program and PG&E may not replace the trees. Mr. Cline reported that under the current program PG&E will replace trees removed, even if that replacement cannot be made at the same location.

Discussion ensued regarding which trees the Council wished to view. Councilmembers, City staff, public member, and PG&E representatives carpooled to tree locations and viewed selected trees. After viewing and discussing the trees, Councilmembers agreed to make a recommendation to the full Council to approve the removal of the 10 franchise trees between Shady Lane and the Furber Shopping Center to accommodate the Safe-Route-to-School Project, but recommended the remaining 29 trees stay unless the property owners chose to remove the trees on their property. PG&E agreed to supply the name and contact information of the property owners to the City to make contact to determine if the trees shall be removed. Councilmembers also recommended the removal and replacement of trees be conducted in phases that match the Safe-Route-to-School Project. PG&E agreed but suggested an encroachment permit be issued for all of the trees to be removed to allow for better preparation.

ADJOURNMENT: Vice Mayor Wolter adjourned the meeting at 11:20 a.m., to the next regular meeting of the City Council and Cloverdale Community Development Successor Agency scheduled Tuesday, September 13, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

Community Pipeline Safety Initiative

Cloverdale

August 30, 2016





Improving Pipeline Safety and Reliability

- PG&E's top priority is the safety of our customers and communities – we are testing, studying and upgrading our gas system, including:
 - **Hydrostatic pressure testing** which verifies the pipeline's strength and safe operating pressure
 - **Internal pipe inspection robots** to check for signs of corrosion
 - **Valve automation** to allow faster response during gas emergencies
 - **Leak survey** of our entire gas pipeline system more frequently
 - **Aerial and ground patrols** to identify any excavations, signs of construction and other potential safety concerns





Program at a Glance

WHAT WE'RE DOING



Checking the area above the gas transmission pipeline for trees and structures that pose an emergency access or safety concern



Helping to ensure immediate access for safety crews, and preventing potential damage to the pipe



Working with our customers and communities where a safety risk has been identified to develop shared solutions



Planting new trees at a safe distance from the pipeline and restoring the area to preserve the natural beauty of our communities

Trees can block safety crews from getting to gas pipelines in an emergency or natural disaster, when every second counts.





Working with First Responders

"Working with PG&E and supporting the Community Pipeline Safety Initiative is vital to ensuring our community stays safe by having critical pipeline information available to our fire fighters."

**Leonard Thompson, Fire Chief,
Petaluma Fire Department**

"PG&E is a partner in helping my department keep this community safe by safely maintaining our energy infrastructure, providing easy access to gas pipelines and training our first responders so they can respond effectively to emergency situations near utilities."

**Mark Heine, Fire Chief,
Novato Fire Protection District**

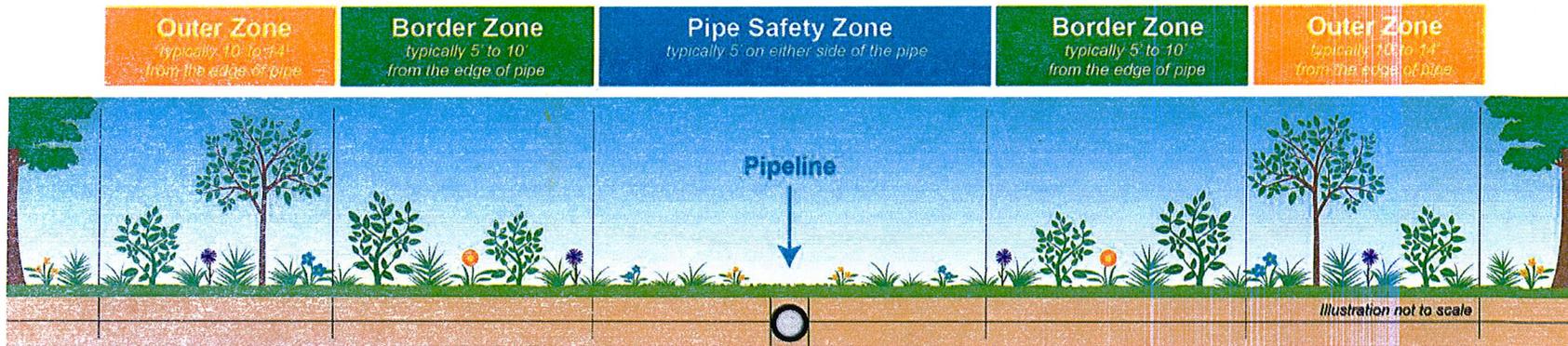


First responders depend on immediate access in an emergency



Guide to Safe Landscaping

Making sure the right plants and trees are located in the right location adds to the safety and natural beauty of your community



Please note easement widths can vary and the above represents best practices and guidance for safe landscaping near gas pipelines.

Pipe Safety Zone	Lawns, flowers, low-profile grasses and low-growing herbaceous plants work well within the Pipe Safety Zone.
Border Zone	Small to medium shrubs with a trunk or main branch less than 8" in diameter at full maturity work well within the Border Zone. Diameter is measured 4.5 feet above the ground.
Outer Zone	Large shrubs and small trees with a trunk or main branch less than 36" in diameter at full maturity work well within the Outer Zone. Diameter is measured 4.5 feet above the ground.

Please note easement widths can vary and the above represents best practices and guidance for safe landscaping near gas pipelines.



Tree-by-Tree Review

- We understand how important trees are to your community and the environment
- To ensure we are only replacing trees that pose an emergency access or safety concern, we conduct a review of all trees near the gas pipelines
- The review is completed by gas safety experts and involves analyzing such factors as tree height, species and distance from the pipe
- We share the results with the county or property owner and, together, work to develop a path forward





Overview of Vegetation Work in Cloverdale

Proposed Franchise/City-Owned Work	
Tree Assessments	39
<i>Manageable Risk</i>	39
<i>Unacceptable Risk</i>	0

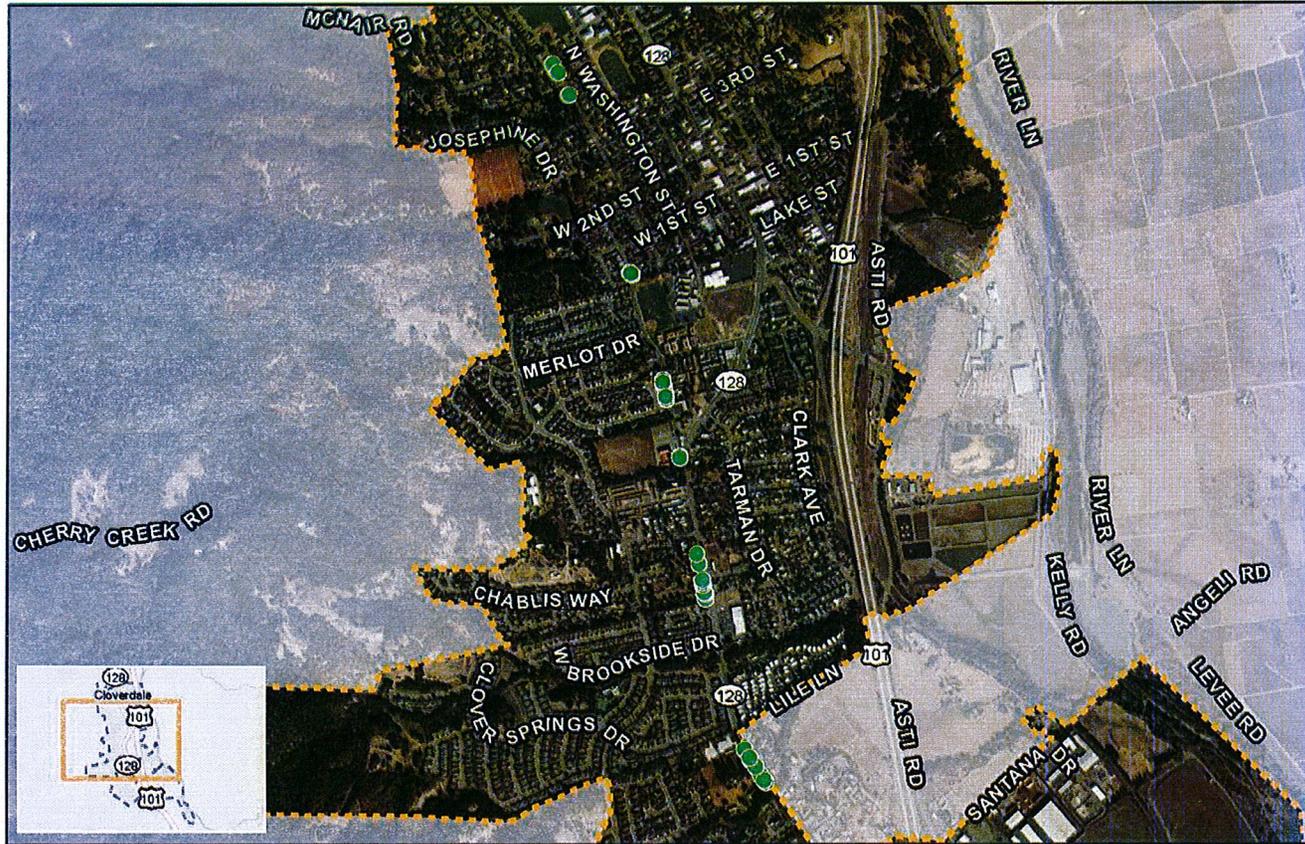
Proposed Private Property Work	
Tree Replacements	9

We have reached agreements with 100% of property owners in the city of Cloverdale



Community Pipeline Safety Initiative – Cloverdale

Proposed Safety Work Overview



-  Tree Proposed for Removal - Manageable Risk - Franchise
-  City Boundary

Community Pipeline Safety Initiative Cloverdale, Calif. Overview



Manageable risk trees may potentially remain in place with ongoing monitoring.

Facilities to be operated by PG&E personnel only.
Point and boundary locations are approximate and for illustrative purposes only.
Data subject to updates. Call 811 before you dig. Map Created: 8/24/2016



Community Partnership and Outreach

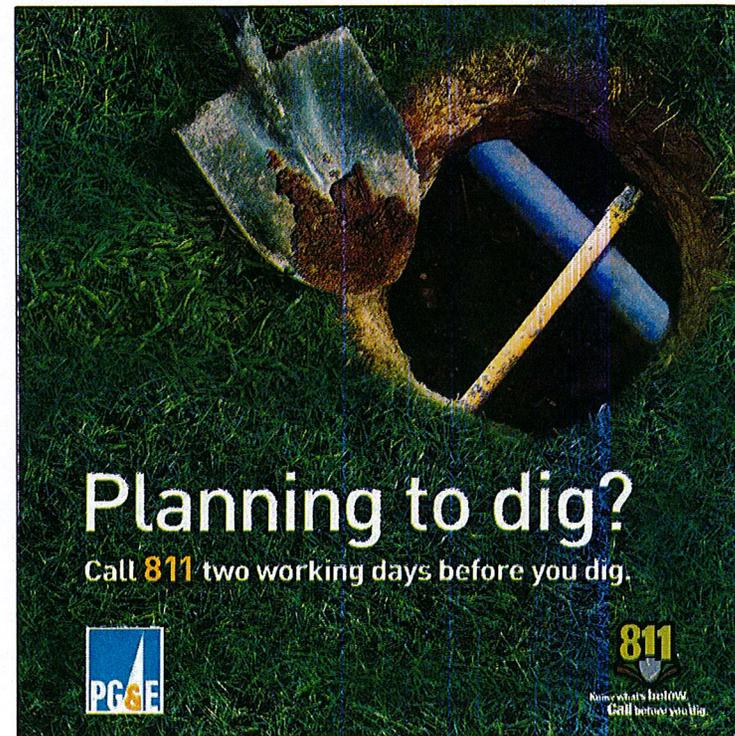
- It is important to us that our customers get answers to their questions and support this critical safety work
- Our outreach includes:
 - Meeting with city officials and staff to discuss the safety risks and work together to plan for gas safety work in public areas
 - Communicating about gas pipeline safety to all residents within 500-feet of the safety work
 - Notifying nearby residents before any safety work takes place
 - Hosting answer centers near work areas
 - Contacting private property owners regarding any safety work proposed for their property
- We will not move forward with any planned work until we have a signed agreement in place with the customer





Contact Information

- For questions regarding the upcoming pipeline safety work, please contact Brian Bottari, Public Affairs Representative, at **1-707-577-7122** or by email at **brian.bottari@pge.com**
- For more information, visit us at **pge.com/GasSafety**
- To view an online map of our natural gas transmission pipelines, please go to **pge.com/pipelinelocations**



Thank You



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City Council/Successor Agency
Agenda Item Summary

Agenda Item: 3
Meeting Date: September 13, 2016

Table with 2 columns: Agenda Section (Public Hearings) and Staff Contact (Rafael Miranda, Associate Planner)

Agenda Item Title

Consideration 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 to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth for the 0.52-acre parcel at 531 N. Cloverdale Boulevard (APN 001-021-021).

Summary

Site Location. The project site is located at 531 N. Cloverdale Boulevard on the west side of N. Cloverdale Boulevard. The property is situated immediately east of Cloverdale High School and south of the Goodwill retail store and the intersection of Champlain Avenue and N. Cloverdale Boulevard. An existing historic home is located south of the project site. The 0.52-acre property is currently vacant and undeveloped.

Project History. The P-D/15 Rink Mixed Use project and Zoning District were originally approved and adopted by the City Council in 2007. In June of 2015, the City received an application from the property owner's representative for a Tentative Map and PUD Permit to subdivide an existing parcel at 531 N. Cloverdale Boulevard into four parcels (Attachment 1). On August 2nd, the Planning Commission held a public hearing on the project proposal. The Planning Commission staff report from the August 2, 2016 meeting (Attachment 2) provides greater detail regarding the history of the project.

Requested Actions. The Applicant is requesting approval of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment. If approved, the Rink Parcel Map project ("Project"), would allow a four-lot residential subdivision with an exception to the minimum lot size and lot depth requirements and create a small lot single-family detached subdivision. Adoption of the Zoning amendment would delete the P-D/15 Zoning District from the Zoning Ordinance and Zoning Map and rezone the property to the Two-Family Residential (R-2) Zoning District. The following is a description of the requested entitlements:

- 1. Tentative Parcel Map: The proposed Tentative Parcel Map subdivides the 0.52-acre property into four residential lots of approximately 5,613 square feet each. The establishment of new lots that are less than the minimum size allowed (6,000 square feet) by the R-2 Zoning District is permitted subject to approval of a PUD Permit.
2. PUD Permit: In accordance with Section 18.03.130 of the Zoning Ordinance, the applicant is requesting approval of a PUD Permit in order to allow for the establishment of new lots that are less than the minimum size allowed within the R-2 Zoning District. The purpose of the PUD permit is to obtain a development project which would result in a use of land which equals or surpasses the quality of development that would be achieved through implementation of the standard regulations otherwise applicable to the underlying Zoning District.
3. Zoning Ordinance Amendment: The rezoning application is necessary because the site is currently zoned Planned Development (P-D/15 Rink Mixed Use) on the City's Official Zoning Map and is specifically identified as a Planned Unit Development (PD) Zoning district in Section 18.08.020 P. of the Cloverdale Zoning Ordinance. The P-D/15 district was originally established for the property in 2007, and both a Zoning Ordinance Map and Text Amendment is necessary to allow for the proposed four lot subdivision

and PUD Permit. The proposed amendment would be consistent with the density range provided by the property's current Medium Density Residential (MDR) General Plan Land Use Designation, which allows for a maximum of 8 dwelling units per acre.

Planning Commission Recommendation. The Planning Commission held a public hearing on the Rink Parcel Map project on August 2, 2016. The Commission voted (4-1) to recommend approval of the Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment, as well as the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Additionally, the Commission voted (5-0) to recommend approval of an Ordinance to rezone the property to the R-2 district. Copies of the approved Planning Commission Resolutions are attached (Attachments 3-5). The Commission's recommendations to the City Council are as follows:

1. Recommend City Council approve a Tentative Parcel Map, PUD Permit and Zoning Ordinance and Map Amendment (PC Resolution No. 010-2016).
2. Recommend City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PC Resolution No. 011-2016).
3. Recommend City Council adoption of an Ordinance rezoning the 0.52-acre property to the R-2 Zoning District (PC Resolution No 012-2016).

Environmental Assessment. In accordance with CEQA Guidelines section 150630, staff prepared an Initial Study to evaluate the potential impacts of the project on the environment and surrounding properties. Based on the result of the Initial Study, staff prepared a Mitigated Negative Declaration. A Notice of Intent to adopt a Mitigated Negative Declaration for the project was posted with the Sonoma County Clerk for 30 days beginning on February 23, 2016 and concluded on March 23, 2016. No public comments were received. A Mitigating Monitoring and Reporting Program was subsequently prepared for reporting on and monitoring of all of the proposed mitigation measures included in the Mitigated Negative Declaration. All mitigation measures and requirements as listed in the Mitigation Monitoring and Reporting Program for the Rink Parcel Map are incorporated as Conditions of Approval for this project.

Staff recommends adoption of a resolution (Attachment 6) adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and concludes that in light of the whole record, there is no substantial evidence that with certain mitigation measures incorporated into the project, it may have a significant effect on the environment. Should the Council adopt the Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, a Notice of Determination would be posted with the Sonoma County Clerk within five (5) days of approval.

Tentative Parcel Map, PUD permit, and Zoning Ordinance Amendment Rezone.

City Staff Recommends adopting a resolution (Attachment 7) approving 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). Findings for the approval of the Tentative Map, PUD Permit and Zoning Amendment as required by Section 17.48.140, Section 18.03.130 and Section 18.03.080 of the Zoning Ordinance are included in the attached draft resolution approving the 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). Outlined below is additional analysis regarding the proposed project:

1. ***Tentative Parcel Map.*** The Rink Tentative Parcel Map is consistent with the General Plan and there is no applicable specific Plan. As discussed in greater detail in the General Plan section of this staff report, as proposed, staff concludes that the project would be consistent with the goals and policies of the General Plan, and there is no applicable Specific Plan. Although a small lot subdivision is proposed with all lots being less than 6,000 square-feet, the proposed Tentative Parcel Map demonstrates where a home could be constructed on the proposed lots outside of the required setbacks and still provide usable yard space on all lots. Two separate public open space areas of 602 square feet each would be provided on

either side of the hammerhead driveway. Furthermore, the resulting housing product type from a small lot subdivision (lots less than 6,000 square feet) could be more affordable than if the property was split into three or two larger lots that would allow for the construction of larger and more expensive homes..

2. **PUD Permit.** The project would be an asset to the City because it would provide an opportunity for the creation of a more affordable housing type than what would be developed through strict interpretation of the R-2 Zoning District development standards.
3. **Zoning Amendment.** A Zoning Ordinance Amendment has been requested consisting of (1) a rezoning of the 0.52-acre parcel located at 531 N. Cloverdale Boulevard from the “P-D/15 Rink Mixed Use” district to the “R-2 (Two-Family Residential)” district and (2) deleting the Planned Development “P-D/15 Rink Mixed Use” Zoning District from Section 18.08.020(P) of the Zoning Ordinance

The existing P-D/15 district only allows for development of the specific mixed use project approved by the City Council in 2007, but as detailed in the attached Planning Commission staff report, all entitlements for that project have expired. The proposed R-2 Zoning District permits the proposed small lot single-family detached use subject to approval of the PUD Permit.

During the Planning Commission’s review of the project, a concern was raised with respect to the proposed density of the project and that although development plans for the lots are not being considered at this time, the potential for parking conflicts is a concern. Staff’s response is that the conditions of approval require that prior to issuance of building permits for construction of any home on any of the lots, an application for Major Design Review be submitted to the Community Development Department along with building plans for consideration by the Planning Commission. During its review of the building plan set, if parking remains a concern, the Planning Commission can condition the project to provide additional off-street parking spaces or address any parking related concerns by other means they find necessary. Furthermore, the projects CC&R’s prohibit parking in driveways in order to maintain access for residents and emergency vehicles.

Ordinance. City staff recommends introducing and waiving the first reading of a draft ordinance (Attachment 8) approving the rezoning of the 0.52-acre site and deleting the Planned Development “P-D/15 Rink Mixed Use” Zoning District from Section 18.08.020(P) of the Zoning Ordinance. The proposed updated Zoning Ordinance text and updated Zoning Map is attached to the Ordinance.

Options

- 1) Adopt the attached resolutions approving a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment, adoption of a Mitigated Negative Declaration and revised Zoning Ordinance to delete the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District and rezone the parcel 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 at 531 N. Cloverdale Boulevard, subject to the recommended conditions of approval.
- 2) Deny the request for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment.
- 3) Request staff to work with the applicant to revise the project based on Council feedback and return the project to the Planning Commission for further review.

Budget/Financial Impact

If approved, there would be no immediate fiscal (budgetary or financial) impact associated with the project. Upon construction of the project, the assessed valuation of the property could increase, which in turn could increase local property tax revenues.

Subcommittee Recommendation

None.

Recommended Council Action

- 1) Open the public hearing and take testimony.
- 2) Adopt City Council Resolution 070-2016, adopting 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).
- 3) Adopt City Council Resolution 070-2016 approving 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).
- 3) Introduce and waive the first reading of Ordinance No. 710-2016 of the City Council of the City of Cloverdale 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.

Attachments:

1. Tentative Parcel Map (date stamped June 2, 2016)
 2. August 2, 2016 Planning Commission staff report
 3. Planning Commission Resolution No. 010-2016
 4. Planning Commission Resolution No. 011-2016
 5. Planning Commission Resolution No. 012-2016
 6. Council Resolution 070-2016 adopting 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)
 7. Council Resolution 071--2016 approving 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).
 8. Draft Ordinance No. 710-2016
-

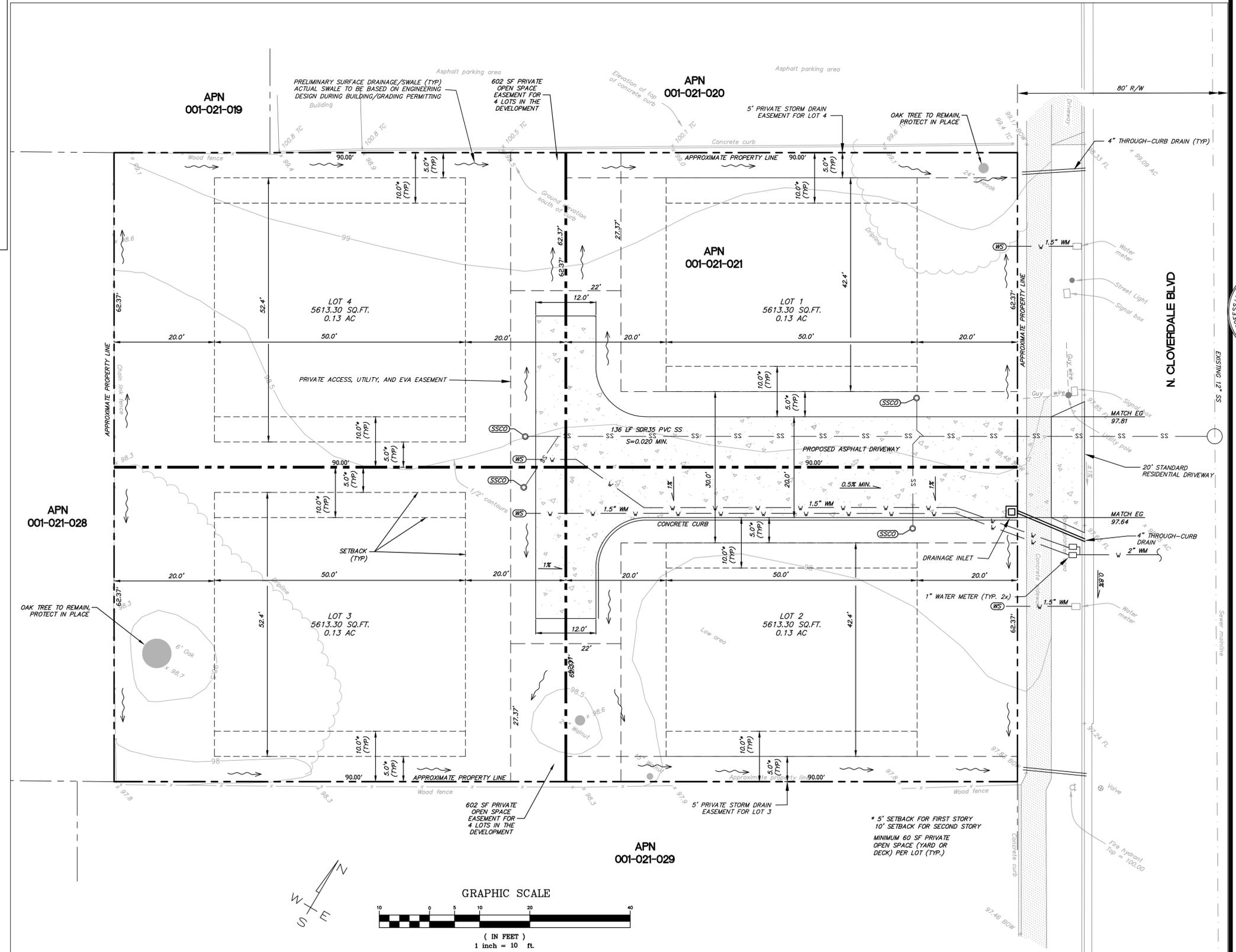
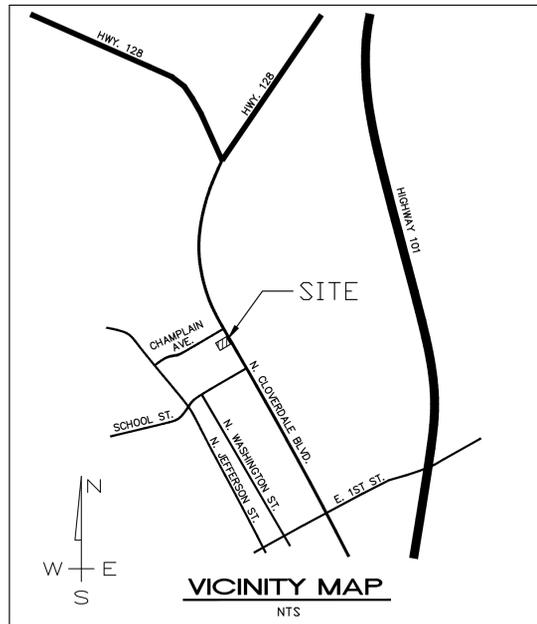
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CC SR - ZOA TM PUD.docx

RINK PARCEL MAP TENTATIVE SUBDIVISION MAP

LANDS OF PAUL A. RINK
APN 001-021-021

PROPOSED LOTS

LOT 1	0.13 ACRES
LOT 2	0.13 ACRES
LOT 3	0.13 ACRES
LOT 4	0.13 ACRES



SURVEY NOTES

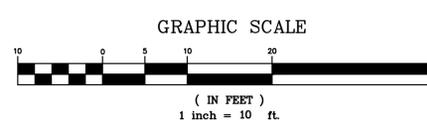
FIELD SURVEY WORK DONE ON OCTOBER 16, 2002.
HORIZONTAL DATUM IS PER FOUND PIPE AT THE SOUTH CORNER AND CLOVERDALE BLVD. (THIS IS PRELIMINARY BASIS, TO BE REVISED).
VERTICAL DATUM IS ASSUMED. TOP OF FIRE HYDRANT AS SHOWN, ELEVATION = 100.00.

LEGEND

- SURFACE DRAINAGE/SWALE (TYP)
- SANITARY SEWER CLEANOUT
- WATER SERVICE

PROJECT INFORMATION

PROJECT ADDRESS: 531 N. CLOVERDALE BOULEVARD CLOVERDALE, CA 95425
ASSESSOR PARCEL NO: 001-021-021
PROJECT OWNER: RINK LIVING TRUST PO BOX 835 CLOVERDALE, CA 95425 (707) 696-2594
ENGINEER: CRT MUNSALLE, P.E. #69941 MUNSALLE CIVIL ENGINEERING, INC 513 CENTER STREET HEALDSBURG, CA 95448
SURVEYOR:
WATER SUPPLY: CITY OF CLOVERDALE
SEWER SUPPLY: CITY OF CLOVERDALE
NUMBER OF PARCELS: 4 PARCELS
PRESENT USE: EMPTY PARCEL
PROPOSED USE: 4 RESIDENTIAL LOTS
PROPOSED IMPROVEMENTS: PRIVATE DWY, UTILITIES
ZONING INFORMATION: EXISTING: P-D/15, PROPOSED: R-2
FLOOD ZONE PER FEMA MAPPING: NONE



REVISION	DESCRIPTION	BY	DATE
MUNSALLE CIVIL ENGINEERING CIVIL ENGINEERING • LAND PLANNING 513 CENTER STREET HEALDSBURG, CA 95448 (707) 386-0988			
TENTATIVE SUBDIVISION MAP-ALT 2 LANDS OF PAUL A. RINK APN 001-021-021 531 N. CLOVERDALE BOULEVARD CLOVERDALE, CA			
MAY 26, 2016 JOB NO. 10-14 SHEET NO. 1 OF 1			

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

Meeting Date:	August 2, 2016
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)

A. Staff Recommendation

That the Planning Commission consider the application and adopt the following:

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.

B. Background

Existing Conditions

The project site is located on the west side of N. Cloverdale Boulevard, one property to the south of the intersection of Champlain Avenue and N. Cloverdale Boulevard. The 0.52 acre property is currently vacant and undeveloped.

Adjacent uses are as follows:

North: Commercial/Residential – Goodwill/single-family residence
South: Residential – single-family residence
East: Residential – single and multi-family residences
West: Public – Cloverdale High School

Project History

On July 2, 2003 the Planning Commission reviewed a request for approval of a Conditional Use Permit and Design Review application to construct an office and apartment mixed use project, with three office spaces totaling 1,166 square-feet and eight apartment units totaling 8,055 square-feet. During the review of the project, privacy concerns were raised by the adjacent neighbor to the south at 521 N. Cloverdale Boulevard and conditions were included requiring that fast growing trees of at least 15-gallon container size be installed along the south property line, and that some second story balconies be removed and replaced with windows. With these conditions, the Commission adopted Resolution No. 22-03 approving the Conditional Use Permit and Design Review application and adopting a Mitigated Negative Declaration (MND) for the project. Mitigation measures included in the MND were related to protection and preservation of trees as well as any archeological artifacts that could be potentially unearthed during the course of construction. However, the Design Review and Conditional Use Permit entitlements expired in 2005.

Subsequently, an application was submitted for a different mixed use project and on March 7, 2007 the Planning Commission adopted Resolution No. 9-07 recommending to the City Council approval of the application for Rezone to Planned Development (P-D), Tentative Subdivision Map, Preliminary and Precise Development Plans, Conditional Use Permit and Design Review. At the time, the project proposed to subdivide the property into eight lots for the construction of four townhomes, three live/work units that featured first floor office space and common space amenities on the eighth lot. On June 13, 2007 the City Council adopted Resolution No. 42-2007 approving the project, and subsequently on September 12, 2007, the Council adopted City Ordinance No. 652-2007 amending the Zoning Ordinance and Map to rezone the property to P-D/15 (Rink Mixed Use Project). At this time, the Planned Development “P-D/15 Rink Mixed Use” Zoning District was added to Section 18.08.020 P. of the Zoning Ordinance.

Although the Design Review and Conditional Use Permit entitlements subsequently expired several years ago, the Tentative Map remained active until recently expiring on June 13, 2016. The map remained active until recently because of series of time extensions the State passed for Tentative Maps from 2008 through 2013. The State passed four of these automatic extensions, all of which granted an additional 24-months to the original expiration date except for the first which granted an additional 12-months.

C. Project Description

The property owner is requesting approval of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment application. If approved, the project would rezone the property from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District. Upon rezoning of the subject property, Section 18.08.020 P. P-D/15 Rink Mixed use of the Zoning Ordinance will be permanently deleted from the Zoning Ordinance. Approval of the project would also allow for an existing 0.52 acre property to be subdivided into four new lots of approximately 5,613 square-feet each. At this time, the property owners are not proposing to construct homes on the lots and are only requesting approval of the Small Lot Single-Family Detached subdivision pursuant to Section 18.04.060 (PUD Permit Provisions for Residential Zoning Districts) and Table 18.04.040-A of the Zoning Ordinance.

Although the designs of the homes have not yet been chosen, the homes would be subject to Major Design Review by the Planning Commission prior to Building Permit issuance, as required by the conditions of approval.

D. Analysis

General Plan

The site is designated Medium Density Residential (MDR) on the City's General Plan Land Use Map. This designation provides for a variety of development types such as single-family attached or detached units, renter/owner opportunities such as duplexes and triplexes, or low density rental units. The following are some of the goals and policies of the City's adopted General Plan applicable to new development:

- Goal LU 6 requires new development to be coordinated with the provision of infrastructure and public services.
- Goal LU 7 encourages jobs and housing nexus, providing housing for workers employed in Cloverdale, in order to reduce commuting, to support local businesses, schools, and activities by providing a base of residents who both live and work in Cloverdale.
- Policy LU 1-3 encourages jobs/housing balance, (defined as a 1:1 jobs to housing ratio) by encouraging new business in the City, by encouraging housing production for local employees, and by targeting a portion of City housing funds to provide housing for essential employees who live and work in the City.
- Policy NE 1-1 requires all new development to be constructed to meet the interior noise levels shown in Exhibit 4.2, which is 45 dBA CNEL or less.
- Policy CDO 6-3 seeks to maintain large or otherwise significant trees in residential, non-residential, and open space areas by revising development plans that would remove significant trees so that those trees are saved.

The proposed project would provide an opportunity for housing for workers employed in Cloverdale to be constructed in a manner that would maintain the properties large and significant Oak trees. Conditions of approval would require plans for any home to be constructed on Lots 1 and 2 to reduce the interior noise levels to 45 dBA CNEL by utilizing noise reducing windows for all windows facing Cloverdale Boulevard. The proposed lots could be adequately served by existing services and utilities.

Based upon the information contained in the application materials, as proposed, staff concludes that the project would be consistent with the goals and policies of the General Plan.

Zoning / Zoning Ordinance Amendment

The site is zoned Planned Development (P-D/15 Rink Mixed Use Project) on the City's Zoning Map. As previously discussed in greater detail in the Project History section of this staff report, the P-D/15 district was established for the property in 2007 through the adoption of City Ordinance No. 652-2007. Due to the fact that existing P-D Zoning District only allows for development of the mixed use project approved in 2007, a Zoning Ordinance Amendment is necessary to allow for construction of four homes on the project site.

Accordingly, the applicants are requesting approval of a Zoning Ordinance Amendment to eliminate the P-D/15 Zoning District from the Zoning Ordinance and Zoning Map and rezone the property to the Two-Family Residential (R-2) Zoning District. Properties to the south and across the street to the east are currently zoned R-2. The attached Zoning Ordinance excerpts show that the P-D/15 Rink Mixed Use district will be eliminated from Chapter 18.08 (Special Zoning Districts) of the Zoning Ordinance (see **Attachment 6**). The proposed amendment would be consistent with the density range provided by the

property's current MDR General Plan Land Use Designation, which allows for a maximum of 8 dwelling units per acre.

The intent of the R-2 district is to allow for a variety of development types such as single-family attached or detached units and small lot single-family residential uses. Zoning adjacent to the site is as follows:

- North: Service Commercial (S-C)/Single-Family Residential (R-1) – Goodwill/single-family residence
- South: Two-Family Residential (R-2) – single-family residence
- East: Two-Family Residential (R-2) – single and multi-family residences
- West: Public Institutional (P-I) – Cloverdale High School

The proposed project to subdivide the existing 0.52 acre property into four lots with an exception to the minimum lot size (6,000 square feet) and lot depth (100 feet) is considered a Small Lot Single-Family Detached use under the City's adopted Zoning Ordinance, and is allowed in the R-2 Zoning District subject to approval of a PUD Permit and Tentative Parcel Map.

PUD Permit

The purpose of a PUD Permit is to allow freedom of design in order to obtain development which would be an asset to the City because it would result in a use of land and a physical environment which equals or surpasses the quality of development that would be required by regulations otherwise applicable to the Zoning District in which a property is located. Section 18.04.060 (PUD Permit Provisions for Residential Zoning Districts) stipulates that any project approval is required to meet all standards of the underlying residential Zoning District and all requirements of Chapter 18.04 (Residential Zoning Districts) of the Zoning Ordinance including floor area ratios, rear yard setbacks and parking. The exception is that minimum lot size, minimum lot width, minimum lot depth and minimum front yard setbacks may be reduced.

In accordance with Section 18.03.130 of the Zoning Ordinance, the Planning Commission is authorized to approve PUD Permits if findings can be made affirming that the project would result in a use of land which equals or surpasses the quality of development that would be achieved through implementation of the standard regulations otherwise applicable to the R-2 Zoning District. With the project providing an opportunity for four detached single-family residences to be constructed on what would be considered small lots (less than 6,000 square feet), the resulting product type would be more affordable to first time home buyers or people looking to downsize than if the property was split into three or two larger lots that would allow for the creation of larger homes. The City is currently experiencing a need for more housing that falls within a price range that would be affordable to families with children, first time home buyers, retirees and people who currently live in Cloverdale.

Furthermore, although the minimum lot size and lot depth have been reduced, the proposed Tentative Parcel Map provides building envelopes showing where a home could be constructed on the proposed lots outside of the required setbacks and still provide usable yard space on all lots. Finally, two separate public open space areas of 602 square feet each have been located on either side of the hammerhead driveway.

As such, the resulting development would be an asset to the City because it would provide an opportunity for the creation of a more affordable housing type than what would be developed through strict interpretation of the R-2 Zoning District development standards.

Major Design Review

Section 18.03.130.C of the Zoning Ordinance states that PUD Permits for new construction shall be subject to the Design Review procedures outlined in Section 18.03.150. Accordingly, Section 18.03.150 requires Major Design Review approval by the Planning Commission for residential projects (two or more units per site) which involve the development of vacant land with site and building improvements.

However, as the applicants are not proposing new construction at this time, Major Design Review would be required as a condition of approval. Plans for homes to be constructed on the lots would be required to be submitted for review and approval by the Planning Commission to ensure conformance with all applicable Zoning Ordinance standards including parking, setbacks, floor area ratio, Residential Design Standards and Residential Design Guidelines.

Tentative Parcel Map

Chapter 17 (Subdivisions) of the Cloverdale Municipal Code is the City’s Subdivision Ordinance and outlines the process by which applications for major and minor subdivision are reviewed and approved. A minor subdivision or Tentative Parcel Map is a subdivision of land resulting in four (4) or fewer lots, and a major subdivision or Tentative Map is a subdivision resulting in five (5) or more lots. The applicant’s proposal to subdivide the existing 0.52 acre property into four lots is a minor subdivision, and Chapter 17.48 (Minor Subdivision Procedure) outlines the review and approval process for Tentative Parcel Maps.

The authority to approve or disapprove a Tentative Parcel Map is granted to the Planning Commission by Section 17.48.080. An approval of a tentative map is valid for two (2) years from the date of approval, unless a time extension is applied for prior to the expiration date and subsequently approved.

Among the findings listed in Section 17.48.140 that must be made in order for the Planning Commission to approve a Tentative Parcel Map is a finding that the proposed map is consistent with the General Plan and any applicable Specific Plan. As discussed in greater detail in the General Plan section of this staff report, as proposed, staff concludes that the project would be consistent with the goals and policies of the General Plan, and there is no applicable Specific Plan.

Although a specific finding that the map be consistent with all applicable standards of the Zoning Ordinance is not required by Section 17.48.140, staff provides the table below to highlight how the project would be consistent with the Residential Site Development Standards of the R-2 Zoning District (Table 18.04.050-A), as summarized below:

Table 18.04.050-A Residential Site Development Standards			
	R-2 District Standard	Proposed	Compliance?
Density (maximum units per acre)	8.0	4	Yes
Lot Area (minimum)	6,000 sf	5,613 sf	Yes*
Lot Width (minimum)	60’	62’	Yes
Lot Depth (minimum)	100’	90’	Yes*
Front Setback	20’	20’	Yes**

Side Setback	5' for 1 st floor of a 2 story residence;	5'	Yes**
	10' for 2 nd floor of a 2 story residence	10'	Yes**
Rear Setback	20'	20'	Yes**
Distance Between Buildings	10'	10'	Yes**
Public Open Space per Unit	100 sf	301 sf (1,204 sf total)	Yes
Private Open Space per Unit	60 sf	Lots 1 & 2 = 2,008 sf Lots 3 & 4= 2,308 sf	Yes

*Section 18.04.060 allows for an exception to some minimum development standards, including minimum lot size and lot width, through approval of a PUD Permit.

** Conditions of approval require plans for the homes to be constructed on the lots be submitted for review and approval by the Planning Commission prior to issuance of a Building Permit for any structure to ensure conformance with all applicable Zoning Ordinance standards.

The Zoning Ordinance defines a building setback as a line designating the distance which a building must be set back from an existing or proposed property line, an existing or proposed sidewalk, public utility easement line, or an adopted street plan line, whichever distance is greater. Meaning that although the hammerhead driveway configuration would consume portions of the front yards of Lots 3 and 4 and portions of the rear yards of Lots 1 and 2, homes constructed within the proposed building envelopes would conform to all applicable setbacks as defined by the Zoning Ordinance.

Growth Management

The Residential Growth Management Section 18.02.100 of the Zoning Ordinance was adopted to ensure that growth within the City is consistent with goals and policies of the General Plan. A policy of the General Plan is to allow a population of no more than 12,000 and 4,700 households by the year 2025 to assure growth does not exceed the City's planned infrastructure capacity.

The growth management program allows for the issuance of building permits to construct up to 75 units per year, but also provides flexibility in the application of the policy so that growth does not exceed 375 units in any five year period.

In the five year period prior to 2015, the City had not issued any Building Permits for new dwelling units. The table below from Section 18.02.100.B lists all of the residential projects that the City has approved from January 2015 to the present and identifies the annual allocation in any calendar year and the method for arriving at the annual allocation.

<u>Year</u>	<u>A</u> <u>Current Calendar</u> <u>Year Allocation</u>	<u>B</u> <u>Building Permits</u> <u>Issued in the Calendar</u> <u>Year</u>	<u>C</u> <u>A – B + 75 = Next Years’</u> <u>Allocation</u>	<u>D</u> <u>5 year Moving</u> <u>Average</u>
2015	75	32	118	32
2016	118	1		
2017				
2018				
2019				

- A. Annual allocation is the number of Building Permits that can be issued in the calendar year.
- B. Building Permits issued in the calendar year (entered at the end of the calendar year).
- C. Annual allocation less permits issued plus 75 units for the next year equals the next years’ allocation.
- D. Moving average of past 5 years’ permits, with 2015 being year one of the moving average. Five year moving average may not exceed 375 units.

As indicated in the table above, in 2015 Building Permits were issued for the 32 apartment units currently under construction at 100 Healdsburg Avenue known as Cloverdale Family Apartments, and so far in 2016 the City has issued only one building permit to construct one single-family dwelling. The table also shows that because not all of the 75 allocations were used in 2015, the allocation for 2016 is for 118 units. In conclusion, a sufficient amount of allocations currently exist that would allow for the construction of four single-family homes on the proposed four lots if Building Permits were issued in 2016.

Inclusionary Housing

The purpose of the City’s Inclusionary Housing and Density Bonuses regulations listed in Chapter 18.13 is to create affordable housing units within the City through the requirement of In-lieu Fees or the actual construction of individual units within residential developments. The actual number of affordable housing units required to be constructed by these regulations is determined on a project by project basis because the requirement is that 15% of the units being constructed be affordable units. However, Chapter 18.13 is only applicable to housing developments comprising five (5) or more new dwelling units. The project involves the proposed subdivision of four new lots to construct four single-family dwelling units. As such, the City’s Inclusionary Housing Ordinance is not applicable to the project because the project does not propose five or more new dwelling units.

Public Utilities and Infrastructure

Water/Sewer

The City’s water and sewer mains exist within the N. Cloverdale Boulevard right-of-way. Conditions of approval require that improvement plans be submitted showing how development on the proposed lots would construct all necessary and required on-site and off-site improvements including the connection to existing City sewer and water.

Storm Water Drainage

In addition to the on-site storm water management requirements that each lot would be obligated to abide by whenever they are developed, minor grading and trenching would be required to convey excess storm water to the public right-of-way. Private storm drain easements are indicated on the

proposed Tentative Parcel Map and would be required for the conveyance of water across properties to the public right-of-way.

Roadways / Right-of-Ways

The existing width and alignment of N. Cloverdale Boulevard is sufficient for the proposed project and surrounding neighborhood and the City does not have any plans that call for further widening of the street to provide for more public right-of-way.

Underground Utilities

Chapter 12.12 (Underground Utility Districts) provides a process by which the City Council may, from time to time call a public hearing to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures from designated areas within the City.

Upon review of existing conditions at the project site and within the surrounding area, staff has determined that an underground utility district would not be required for the proposed project. This determination is based on the fact that the property is undeveloped with a frontage of less than 125 feet in length and currently the only overhead utilities are located along the N. Cloverdale Boulevard property frontage within the public right-of-way.

In this particular instance, requiring these utilities to be brought underground would not provide a significant public benefit to the City. On the basis of this information, staff is not proposing that an underground utility district be created around the project site but that a condition of approval be included requiring that all new utility services being brought to the project site be installed underground.

Trees

The project site is currently planted with a few bushes and fruit trees scattered throughout, including one 24" diameter walnut tree on the south side, one 24" diameter oak tree in the north east corner and one 6' diameter oak tree in the south west corner of the property. The proposed parcel map shows that all three trees would be located outside of building envelopes as well as the location of the proposed driveway. Although this project does not propose construction of any homes at this time, a condition of approval has been included requiring that upon submittal of an application for Design Review for construction of homes on the proposed lots, an arborist report be submitted that addresses the potential impacts of development and provides site specific tree protection measures.

Public Notice

The Notice of Public Hearing was published in the Cloverdale Reveille and properly posted on July 21, 2016. Notice of the public hearing was also mailed to property owners within 300' of the proposed project on July 21, 2016.

Environmental Review

The project involves the subdivision of an existing 0.52 acre property into four new lots with exceptions to the minimum lot size and lot depth requirements of the Zoning Ordinance. Article 19: Categorical Exemptions of the California Environmental Quality Act (CEQA) Guidelines includes a list of classes of projects which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA. Based upon the information contained in the application materials, as proposed, the project does not qualify for a Categorical Exemption under Class 15: Minor Land Divisions as the project requires exceptions to the minimum lot size and lot depth requirements.

In accordance with CEQA Guidelines section 15070, staff prepared an Initial Study which evaluated the potential impacts of the project on the environment and surrounding properties. In light of the whole record, there is no substantial evidence that with certain mitigation measures incorporated into the project, it may have a significant effect on the environment.

A Notice of Intent to adopt a Mitigated Negative Declaration for the project was posted with the Sonoma County Clerk for 30 days beginning on February 23, 2016 and concluded on March 23, 2016, and no public comments were received. A resolution (Attachment 3) is attached for the Commission's consideration recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Should the Commission adopt the Resolution recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council and the City Council subsequently approves the project, a Notice of Determination would then be required to be posted with the Sonoma County Clerk within five (5) days of approval.

E. Staff Recommendation

Staff recommends the Planning Commission recommend to the City Council approval of the Tentative Parcel Map and PUD Permit Zoning Ordinance Amendment and Map Amendment, adoption of a Mitigated Negative Declaration and revised Zoning Ordinance to delete the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District and rezone the parcel 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 at 531 N. Cloverdale Boulevard, subject to the recommended conditions of approval.

Attachments

1. Location Map/City Zoning Map
2. Draft Resolution No. 010-2016 - 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)
3. Draft Resolution No. 011-2016 - 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)
4. Draft Resolution No. 012-2016 - 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 revised Zoning Ordinance to eliminate 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.
5. Tentative Parcel Map (date stamped June 2, 2016)
6. Zoning Ordinance Excerpts
7. Proposed Zoning Map Revision
8. Soils Report date stamped received October 20, 2015
9. CC & R's date stamped received May 4, 2016

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**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 010-2016**

**A RESOLUTION OF THE CITY OF CLOVERDALE PLANNING COMMISSION
RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP, PUD PERMIT AND
ZONING ORDINANCE AND MAP AMENDMENT FOR THE 0.52 ACRE PARCEL LOCATED AT
531 N. CLOVERDALE BOULEVARD (APN 001-021-021)**

WHEREAS, an application for a Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment to rezone the 0.52 acres parcel located at 531 N. Cloverdale Boulevard from the Planned Development (P-D/15) 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 requirements was submitted by the applicant; and

WHEREAS, the site is currently designated Medium Density Residential (MDR) on the City's adopted General Plan Land Use Map and the proposal is consistent with the Medium Density Residential (MDR) land use designation of the General Plan which allows for a variety of development types including attached or detached single-family residential uses; and

WHEREAS, the project would provide a single-family residential subdivision within the density range allowed by the Medium Density Residential General Plan Land Use Designation of a maximum of eight dwelling units per acre and therefore has been determined to be consistent with the goals, policies and implementation measures of the General Plan; and

WHEREAS, the City Council adopted Ordinance No. 652-2007 on September 12, 2007, which changed the zoning of the project site to Planned Unit Development District (P-D/15) in accordance with a previously approved Tentative Map to subdivide the property into eight lots to allow a mixed use project, for which all entitlements have since expired; and

WHEREAS, the proposal to delete the P-D/15 Zoning District from the Zoning Text and Map and rezone the subject property to the Two-Family Residential (R-2) Zoning District is consistent with the applicant's request to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth standards, which is an allowed use in the R-2 Zoning District, subject to PUD Permit approval; and

WHEREAS, Section 18.03.130 of the Zoning Ordinance authorizes the Planning Commission to approve PUD Permits on small parcels which do not meet the minimum acreage (minimum two acres) provisions for a Planned Unit Development District in accordance with the PUD Permit Provisions for Residential Zoning Districts set forth in Zoning Ordinance Section 18.04.060; and

WHEREAS, Chapter 17.48.080 of the Cloverdale Municipal Code authorizes the Planning Commission to approve Tentative Parcel Maps; and

WHEREAS, Section 18.03.080 of the Cloverdale Zoning Ordinance authorizes the City Council to approve a Zoning Ordinance and Map Amendment after receiving recommendation from the Planning Commission; and

WHEREAS, the Planning Commission considered the request and a related staff report on August 2, 2016, for the purpose of reviewing the proposed PUD Permit, Tentative Subdivision Map, Zoning Ordinance and Map Amendment application 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; and

WHEREAS, the Planning Commission has determined that the findings for Tentative Parcel Map approval required by Section 17.48.140 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. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451 of the Government Code.

The project provides a limited number of small lots within a conventional single-family area and contributes to the variety of housing within the City in accordance with General Plan Implementation LU 1-1.c. Additionally, although the project creates smaller lots than would normally be allowed, usable rear yards generally consistent with a private rear yard that could be expected in a standard single-family residential subdivision are provided for in accordance with General Plan Implementation LU 1-6.d. Therefore, the project is determined to be consistent with the goals, policies and implementation measures of the General Plan. There is no applicable specific plan.

2. That the design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project is consistent with applicable General Plan policies and will provide the City with a traditional single-family residential subdivision within the density range allowed by the Medium Density Residential (MDR) General Plan Land Use Designation of a maximum of eight dwelling units per acre. Therefore, the improvements and design are consistent with the General Plan. There is no applicable specific plan.

3. That the site is physically suitable for the type of development.

The project site is relatively flat with direct access onto North Cloverdale Boulevard, and is large enough to support the four single-family residential lots of approximately 5,613 square-feet each. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and all existing trees are proposed to remain except for some bushes and a few non-native fruit trees. Together with the fact that the surrounding properties are developed with a mix of commercial, public and single-family residential uses, the project site is physically suitable for this type of development.

4. That the site is physically suitable for the proposed density of development.

The 0.52 acre project site is large enough to support four single-family residential lots, which is consistent with the density range allowed by the MDR land use designation. The four lots are approximately 5,613 square-feet each in size and all would have useable front, side rear yards.

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

The project site does not support a significant amount of vegetation and is devoid of any stands of trees, waterways, wetlands or wildlife habitat. Existing trees would remain including a large oak tree at the southwest corner of the site, and trees to be removed consist of a few non-native fruit trees.

The City is under a regional National Pollutant Discharge Elimination System (NPDES) permit which requires that storm water runoff from newly created impervious surfaces be collected and allowed to infiltrate into the soil on-property, and not to cause an increase in the amount of storm water leaving the site.

Therefore, the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements are not likely to cause serious public health problems.

The project would not exceed the wastewater treatment requirement of the Sonoma County Regional Water Quality Control Board. The wastewater treatment plant is operating adequately and has the capacity to properly handle wastewater from the proposed development. The developer is responsible for Storm Drainage, Water Capacity and Wastewater Capacity Development Impact fees to assure that the city has sufficient water, wastewater and storm drain facilities for the project. In addition, the standard conditions of approval limit storm water impacts off site. Finally, side and rear yard setbacks would provide a buffer between the eventual homes to be constructed on the lots and the existing adjacent uses, and the design of the single-family residential subdivision is not likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or sue of property within the proposed subdivision.

The design of the subdivision would not conflict with easements because the submitted title report did not reveal that any easements exist on or through the property.

WHEREAS, the Planning Commission has determined that the findings for PUD Permit approval required by Section 18.03.130 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 permitted within the subject Zoning District pursuant to the provisions of Section 18.03.130 and is in conformance with the goals, objectives and densities of the Cloverdale General Plan.

According to Table 18.04.040-A of the Zoning Ordinance, Small Lot Single Family Detached units are an allowed use in the R-2 Zoning District, subject to approval of a PUD Permit. The Planning Commission is authorized to approve a PUD Permit for projects that meet all requirements of the underlying residential zoning district with the exception that minimum building site, minimum lot width and minimum front yard setbacks may be reduced, according to Section 18.04.060. Furthermore, in accordance with Section 18.03.150.C, a condition of approval has been added requiring that prior to submittal for a building permit to construct a house on any of the proposed lots, a Design Review Permit application shall be submitted for review and approval by the Planning Commission to ensure the objectives of the General Plan and substantial compliance with the Residential Design Guidelines for the City.

The project is consistent with applicable General Plan policies and will provide the City with a traditional single-family residential subdivision within the density range allowed by the MDR General Plan Land Use Designation of a maximum of eight dwelling units per acre, and therefore is determined to be consistent with the goals, policies and implementation measures of the General Plan. There is no applicable specific plan.

2. The proposed project results in a use of land and a physical environment which equals or surpasses the quality of development that would be allowed under the regulations otherwise applicable to the Zoning District in which the project is located.

With the project providing an opportunity for four detached single-family residences to be constructed on what would be considered small lots (less than 6,000 square feet), the resulting product type would be more affordable to first time home buyers or people looking to downsize than if the property was split into two or three larger lots that would allow for the creation of larger homes that would command a higher purchase price. The City is currently experiencing a need for more housing that falls within a price range that would be considered affordable to families with children, first time home buyers, retirees and people who currently live in Cloverdale.

Although the minimum lot size and lot depth have been reduced, the proposed Tentative Parcel Map provides building envelopes showing where a home could be constructed on the proposed lots outside of the required setbacks and still provide usable front, side and rear yards on all lots. Finally, two separate public open space areas of 602 square feet each have been located on either side of the hammerhead driveway.

As such, the resulting development would be an asset to the City because it would provide an opportunity for the creation of a more affordable housing type than what would be developed through strict interpretation of the R-2 Zoning District development standards.

3. The site is suitable for the type and intensity of use or development that is proposed.

The project will subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of eight dwelling units per acre falls within the allowable density range of the MDR General Plan Land Use Designation. A minimal amount of grading would be required as the project site is relatively flat and direct access onto North Cloverdale Boulevard would be provided to each lot. The site is large enough to support four single-family residential lots of approximately 5,613 square-feet each in size. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and is entirely surrounded by urban uses.

4. There are adequate provisions for water, sanitation and public utilities and services to ensure public health and safety.

The project will not exceed the wastewater treatment requirement of the Sonoma County Regional Water Quality Control Board and According to the 2014 Infrastructure Audit, the city has adequate water, wastewater, stormwater facilities, and water supply for the project. In addition, the standard conditions of approval limit stormwater impacts off site. The developer is responsible for Storm Drainage, Water Capacity and Wastewater Capacity Development Impact fees to assure that the city has sufficient water, wastewater and storm drain facilities for the project. Current water supplies have been evaluated to supply a population of up to 12,000 citizens.

The proposed development would not adversely impact the level of service provided by the Fire District, Police Department, or School District. The developer would pay development impact fees that support these Departments and Districts City Wide. Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by increased 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.

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.

Conditions of approval require that prior to construction the homes go through the Design Review process by the Planning Commission to ensure compatibility with the existing neighboring uses. The Building Permit process would also help to ensure that the development would not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity as the homes would be required to be constructed in compliance with the latest adopted CA Building and Fire codes.

WHEREAS, the Planning Commission has determined that the findings for Zoning Ordinance and Map Amendment approval required by Zoning Ordinance Section 18.03.080 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 amendment is consistent with the adopted General Plan.

The project will remove the P-D/15 Zoning District and replace it with the Two-Family Residential (R-2) Zoning District. The R-2 Zoning District is most compatible with the

Medium Density Residential (MDR) General Plan Land Use Designation as the density range for the MDR designation provides for a maximum of eight dwelling units per acre, an increase from the Low Density Residential (LDR) General Plan Land Use Designation which allows for a maximum of four dwelling units per acre.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of 8 dwelling units per acre falls within the allowable density range of the Medium Density Residential (MDR) General Plan Land Use Designation. The project provides a limited number of small lots within a conventional single-family area and contributes to the variety of housing within the City in accordance with General Plan Implementation LU 1-1.c. Additionally, although the project creates smaller lots than would normally be allowed, usable rear yards generally consistent with a private rear yard that could be expected in a standard single-family residential subdivision are provided for in accordance with General Plan Implementation LU 1-6.d. Therefore, the amendment is determined to be consistent with the goals, policies and implementation measures of the General Plan.

2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Ordinance.

The amendment would delete the P-D/15 Zoning District from the Zoning Ordinance Text and Zoning Map. This amendment is internally consistent with all applicable provisions of the Zoning Ordinance as the P-D/15 Zoning District was created for a specific mixed use development project for which all land use entitlements have since expired. The previous project included a Tentative Map to subdivide the property into eight lots to allow for seven dwelling units, three of which were live/work units featuring ground floor office space. Amending the P-D/15 Zoning District to the R-2 Zoning District is internally consistent with the project as the proposed use is an allowed use in the R-2 Zoning District.

3. The proposed amendment will not be detrimental to the public health, safety, or welfare or to the use of land in any adjacent zone.

Conditions of approval require that prior to construction the homes go through the Design Review process by the Planning Commission to ensure compatibility with the existing neighboring uses. The Building Permit process would also help to ensure that the development would not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity as the homes would be required to be constructed in compliance with the latest adopted CA Building and Fire codes.

4. The site is suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning district and anticipated land use/developments.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of eight dwelling units per acre falls within the allowable density range of the MDR General Plan Land Use Designation. A minimal amount of grading would be required as the project site is relatively flat and direct access onto North Cloverdale Boulevard will be provided to each lot. The site is

large enough to support four new lots of approximately 5,613 square-feet each. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and is entirely surrounded by urban uses. City services and utilities will be provided to the project site including sewer and water, and a fire hydrant will be relocated slightly to the south in order to make room for the shared driveway.

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 based on the above findings, the Planning Commission of the City of Cloverdale does hereby recommend that the City Council approve a Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) and adopt a Mitigated Negative Declaration for the project to rezone the property located at 531 N. Cloverdale Blvd from the P-D/15 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 requirements at 531 N. Cloverdale Boulevard, subject to the conditions listed below:

**CONDITIONS OF APPROVAL
RINK TENTATIVE PARCEL MAP, ZONING ORDINANCE AMENDMENT AND PUD PERMIT
531 N. CLOVERDALE BOULEVARD**

Planning:

1. Zoning Ordinance and Map Amendment, PUD Permit and Tentative Parcel Map (ZOA/TM/PUD 023-2015) approval is granted to rezone the property located at 531 N. Cloverdale Blvd from the P-D/15 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 requirements at 531 N. Cloverdale Boulevard, Cloverdale, CA as summarized above and shown in the application materials submitted October 20, 2015, May 4, 2016 and June 2, 2016, to the Community Development Department. The applicant shall adhere to the Tentative Parcel Map, PUD Permit and Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) application materials and the conditions of approval. Minor modifications to the approved plans and/or Conditions of Approval require Community Development Department approval. More significant modifications to the approved plans and/or Conditions of Approval require Planning Commission or City Council approval.
2. This approval is subject to appeal within 10 consecutive days from the date of approval.
3. The applicant shall print all of these Conditions of Approval on the building plan set prior to issuance of the Building Permit.
4. All conditions of this Tentative Parcel Map, PUD Permit and Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) 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.

5. This Tentative Parcel Map and PUD Permit (TM/PUD 023-2015) shall expire, and become null and void, two years from the date of approval unless exercised through the issuance of a building permit, 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.
6. 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 necessary for the project.
7. The Developer shall pay all applicable development impact fees for Public Facilities, Parks & Recreation Facilities, Quimby Act (or Non-Quimby Act) Parkland Acquisition, Administration, Streets and Thoroughfares, Storm Drainage, Fire Facilities and Health Care Public Facilities, upon the earlier of the date of final inspection or issuance of the certificate of occupancy for each lot, new development, or addition. Developer shall be charged and shall pay all applicable development impact fees for Water Capacity and Wastewater Capacity at the time an application for utility service is received. The developer shall pay all applicable school impact fees for each lot to the Cloverdale Unified School District per the school district policies and/or code.

Landscaping

8. The applicant or landowner shall maintain all landscaping, buildings, lighting, and grounds of the property in good condition and in conformity with the conditions of approval, at all times. Once a deterioration of the quality of such items is noted and documented by the City, the permit may be brought before the Planning Commission for enforcement action.
9. Landscaping and irrigation shall meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (per Governor's Executive Order B-29-15) and shall be installed prior to issuance of Certificate of Occupancy.

Design

10. Prior to issuance of a Building Permit for any residence, a Design Review application shall be submitted to the Planning Department for review and approval of the construction drawings by the Planning Commission to ensure compatibility with the surrounding uses, compliance with the Residential Design Standards of Zoning Ordinance Section 18.10.050 and Table 18.10.030-B, as well as substantial conformance with the adopted Residential Design Guidelines.
11. Construction drawings for a home to be constructed on Lots 1 and 2 shall provide evidence in the form of an acoustical report prepared by a qualified acoustical engineer demonstrating that the proposed building construction will meet interior noise levels of 45 dBA CNEL required by General Plan Policy NE 1-1.

Lighting

12. When homes are constructed on the lots, all outdoor lighting fixtures shall comply with the requirements of Zoning Ordinance Section 18.09.050 and shall be installed prior to issuance of Certificate of Occupancy. All building mounted and site lighting shall be

designed, located, installed, aimed downward or toward structures, shielded and maintained in order to prevent glare, light trespass and light pollution.

Construction

13. If prehistoric archaeological remains such as bone, shell, worked stone objects, or human graves are unearthed during project related activities, work in the immediate vicinity of the finds shall halt until a qualified prehistoric archaeologist has evaluated the situation and made recommendations for mitigation to the resource. If human remains are encountered the Sonoma County Coroner must be notified immediately.
14. In the event that construction activities unearth materials classified as having archaeological significance, such work shall be halted and the materials assessed for their archaeological value by a qualified archaeologist. If these materials are indeed classified as being archaeologically or historically sensitive, a mitigation program shall be developed for Planning Commission review and approval by the applicant, which is designed to protect and conserve these resources.
15. If historic-period materials such as stone or adobe foundations or walls, structural remains with square nails, backfilled privies or wells, or refuse deposits are encountered, work in the immediate vicinity of the finds shall halt until a qualified historical archaeologist has evaluated the situation and made recommendations for treatment of the resource.
16. If archaeological remains or resources are unearthed during construction or at any time in the future, all construction activity and work shall stop immediately and notify Vickey Macias of the Cloverdale Rancheria of Pomo Indians of California by email at vpeppernut@cloverdalerancheria.com or by phone at (707) 894-9860 and currently located at 555 South Cloverdale Boulevard, Cloverdale, California.

Trees

17. Upon submittal of an application for Design Review for construction of any home on the proposed lots, an arborist report shall be submitted that addresses the potential impacts of development and provides site specific tree protection measures.
18. Prior to initiating any construction activity on the project site, including demolition or grading, temporary protective fencing shall be installed at each site tree identified on the parcel map to remain.
19. Protective Fencing shall be located at the Tree Protection Zone (TPZ) illustrated on the Improvement Plans.
20. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.
21. The Tree Protection Zone (TPZ) shall be identified on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.
22. No encroachment into the TPZ is allowed at any time without approval from the project arborist.

23. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area of the TPZ at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.
24. No grading shall occur within the protective barriers without prior approval by the Director.
25. No attachments or wires other than those of a protective or non-damaging nature shall be attached to a protected tree.
26. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand held power tools and shall not be of a depth that could cause root damage.
27. No equipment, solvents, paint, asphalt, or debris of any kind shall be placed, stored, or allowed within the protective barrier.
28. Where pruning for clearance is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning shall be the minimum necessary for hazard reduction, (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
29. If any roots larger than 1" on trees to be preserved are encountered during construction activities which cannot be retained, they shall be cut cleanly across the face of the root with a sharp saw, past any damaged portions.

Mitigation Monitoring and Reporting Program

30. All mitigation measures and requirements as listed in the Mitigation Monitoring and Reporting Program for the Rink Parcel Map are hereby incorporated as Conditions of Approval for this project.

Public Works/Engineering:

General Conditions:

31. Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Cloverdale Municipal Code (CMC), the City of Cloverdale Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the CMC or City standards does not constitute approval of an exception to the CMC or City standards unless explicitly stated herein or in another City resolution.
32. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan or map check services. Additional funds may be required based upon actual plan check and inspection costs.
33. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map for approval pursuant to Government Code Section 66457:

- a. Notify the City of Cloverdale (hereafter "City") in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
 - c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.
34. The applicant shall place an empty utility box and conduits along the entirety of the property's street frontage to the satisfaction of the City Engineer to facilitate the future undergrounding of existing overhead utilities.
35. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Sonoma County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

Improvement Plan and Construction Conditions:

36. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Cloverdale Design and Construction Standards, as applicable.
37. The applicant shall post sufficient surety guaranteeing the construction of any public improvements.
38. The applicant shall submit to the City of Cloverdale for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
39. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
40. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.

41. Improvement plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.

42. Roadway Improvements:

- a. Where new improvements abut existing paving or concrete, the existing surface shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer or Public Works Director.
- b. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.
- c. All broken or sunken curb, gutter and sidewalk along the project frontage shall be repaired as part of the improvements for this project. All existing nonconforming pedestrian facilities shall be brought up to current accessibility standards.
- d. It shall be the responsibility of parcel owner(s) to ensure that existing sidewalks along the contiguous property frontage and new driveway approaches comply with current accessibility (ADA) requirements and applicable City Standards. This may require reconstruction of all or part of the existing sidewalk fronting the parcels. Ongoing maintenance and responsibility shall apply to parcel owners as defined in the project's CC&Rs.

43. Water and Sanitary Sewer Improvements:

- a. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above the upstream manhole or clean-out rim elevation. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- b. Installation and maintenance of Water and Sewer service laterals shall be the responsibility of the individual parcel owners. Parcel owners shall retain ownership of Water and Sewer service laterals.
- c. Private sewer mains shall be installed by the developer in accordance with City Standards and ongoing maintenance and responsibility thereof shall apply to parcel owners as defined in the project's CC&Rs.
- d. Impact fees for new Water and Sewer service shall apply.

44. Drainage Improvements:

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Design Criteria and any applicable adopted City drainage plans.

- b. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards. Storm drain flows post-development shall be limited to pre-development flows from the 10 and 100-year frequency storm. 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.

- c. The applicant shall demonstrate for each building pad to the satisfaction of the City of Cloverdale as follows:
 - I. Adequate protection from 100-year frequency storm; and
 - II. Feasible access during a 10-year frequency storm.
- d. The capacity and condition of proposed drainage facilities shall be analyzed and drainage improvements shall be constructed as necessary. This includes gutters and drainage inlets and swales. Site grading and drainage improvements shall be shown on the improvement plans.
- e. All new drainage inlets shall be permanently marked "No Dumping-Flows to River"
- f. A copy of the applicable FIRM map and hydrology and hydraulic calculations shall be submitted with the improvement plans per current City and Sonoma County Water Agency Standards.
- g. Applicant shall design the project to include storm water post construction low-impact development 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: <http://srcity.org/departments/utilities/stormwatercreeks/swpermit/Pages/swLIDtechManual.aspx>
- h. The applicant shall submit to the City of Cloverdale for review and approval, evidence of provisions for ongoing maintenance of bio-retention facilities and planting areas.

45. Parcel Map Conditions:

- a. A parcel map, as defined in the State Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineers Office. The parcel map shall be in substantial conformance with the approved Tentative Map and all applicable conditions of approval. The parcel map is not valid until it has been approved and recorded.

- b. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or provided by separate instrument. The developer shall prepare all necessary legal descriptions and deeds.
- c. Pursuant to City Code Section 17.36.040, prior to parcel map submittal, detailed CC&Rs shall be submitted for City approval. The parcel map shall include reference to the CC&R document(s) with recording information.
- d. The parcel map shall not be approved prior to approval of the improvement plans.
- e. Prior to approval of the parcel map, the developer shall either complete required improvements in accordance with the approved improvement plans, or enter into an Improvement Agreement in accordance with Cloverdale Municipal Code Sections 17.44.230 and 17.44.240. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

46. Construction Conditions:

- a. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
- b. 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 Engineer.
- c. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the North Coast Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
- d. 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.
- e. 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.

- f. 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. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
- g. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
- h. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement of construction.
- i. All noise mitigation measures recommended in the Illingworth and Rodkin Inc. Noise Study dated January 15, 2003 shall be adhered to.
- j. Dust control must be maintained to the City's satisfaction. Appropriate provisions shall be noted on the project plans and incorporated into the project CC&Rs to address any ongoing nuisance that may be caused by the access drive surfacing.
- k. 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 9:00 a.m. to 5:00 p.m. No work shall occur on Sundays or Holidays. Contractors shall schedule inspections 48 hours in advance by calling the Building Department at (707) 894-1725.

47. Subdivision Final and/or Release of Securities Conditions:

- a. Prior to release of securities, all improvements shown on the Improvement Plans shall be completed and accepted by the City.
- b. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid prior to acceptance of the public improvements.
- c. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
- d. A complete set of As-Built or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.
- e. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work

during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

- f. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

Building:

- 48. All new construction and/or building modifications shall meet the applicable building and fire safety codes in effect at the time of **building permit application**. The 2013 edition of California Title 24, as adopted and amended by the City of Cloverdale, is currently in effect through December 31, 2016. Please be advised that the 2016 edition will become effective starting January 1, 2017.
- 49. The applicant shall submit construction documents for plan review as part of the required building permit application process. A Building Permit shall be obtained prior to construction and all work shall be inspected and approved prior to issuance of Certificate of Occupancy. The applicant shall include all conditions of approval on the building plans that are submitted to the Building Department.
- 50. The City of Cloverdale has adopted CALGreen Tier 1 compliance which requires exceeding the minimum energy Code compliance margin by 15 percent. One or more elective measures must be chosen from each Division of the CALGreen Code for Tier 1 compliance (such as electrical vehicle charging station(s) per Division 5.1). The applicant shall identify the Tier 1 compliance methodology on the plans and on checklists acceptable to the Building Department.
- 51. A design level soils report prepared by a California licensed Geotechnical Engineer is required per CBC 1803. The Geotechnical Engineer of Record shall provide a letter of review stating that the project construction documents are in conformance with the report recommendations. The Geotechnical Engineer of Record shall also provide construction observation for conformance to the report recommendations.

Fire:

- 52. All structures will require full NFPA 13D fire sprinkler systems, residential fire and carbon monoxide systems.
- 53. The existing fire hydrant on North Cloverdale Boulevard shall be replaced with a City standard fire hydrant (TBD) to the satisfaction of the Cloverdale Fire Protection District.
- 54. Fire impact fees shall be paid directly to the City of Cloverdale. All fire code compliance plan check and permit fees will be paid directly to the Cloverdale Fire Protection District.

* * * * *

report recommendations. The Geotechnical Engineer of Record shall also provide construction observation for conformance to the report recommendations.

Fire:

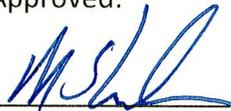
- 52. All structures will require full NFPA 13D fire sprinkler systems, residential fire and carbon monoxide systems.
- 53. The existing fire hydrant on North Cloverdale Boulevard shall be replaced with a City standard fire hydrant (TBD) to the satisfaction of the Cloverdale Fire Protection District.
- 54. Fire impact fees shall be paid directly to the City of Cloverdale. All fire code compliance plan check and permit fees will be paid directly to the Cloverdale Fire Protection District.

* * * * *

Resolution No. 010-2016 was duly adopted on this the 2nd day of August 2016, by the following roll call vote: (4-ayes; 1-noes; 2-absent)

AYES in favor of:	Turner, Domke, Shanahan, Bovee
NOES:	Bialon
ABSTAIN:	None
ABSENT:	Enge, Halliday

Approved:



 Mike Shanahan, Chair

Attested:



 Linda Moore, Deputy City Clerk

Attachment: Mitigation Monitoring and Reporting Program spreadsheet

X:\Community Development\Applications\2015\ZOA TM PUD 023-2015 Rink Subdivision - 531 N. Cloverdale Blvd\Rink parcel map PC Reso.docx

**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 011-2016**

A RESOLUTION OF THE CITY OF CLOVERDALE PLANNING COMMISSION 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 MAP AMENDMENT FOR THE 0.52 ACRE PARCEL LOCATED AT 531 N. CLOVERDALE BOULEVARD (APN 001-021-021)

WHEREAS, an application for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment to rezone the 0.52 acres parcel located at 531 N. Cloverdale Boulevard from the Planned Development (P-D/15) 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 requirements was submitted by the applicant; and

WHEREAS, the site is currently designated Medium Density Residential (MDR) on the City's General Plan Land Use Map and the proposal is consistent with the Medium Density Residential (MDR) land use designation of the General Plan which allows for a variety of development types including attached or detached single-family residential uses; and

WHEREAS, the Project would provide a single-family residential subdivision with an approximate density of 8 dwelling units per acre within the density range allowed by the Medium Density Residential General Plan Land Use Designation, which is a maximum of eight dwelling units per acre and therefore has been determined to be consistent with the goals, policies and implementation measures of the General Plan; 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, the City prepared an Initial Study for the Project dated February 2016, to determine whether additional environmental review is required. Pursuant to CEQA Guidelines Section 15064 the City determined that with the incorporation of mitigation measures any impacts to the environment would be reduced to a less than significant level and posted a Notice of Intent to adopt a Mitigated Negative Declaration for the Project with the Sonoma County Clerk and was open for public comment from February 23, 2016 through March 14, 2016 during which no public comments were received; and

WHEREAS, on August 2, 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 August 2, 2016, and incorporated herein by reference described and analyzed the Project and related Initial Study and Mitigated Negative Declaration for the Planning Commission and recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) and approval of the Project; and

WHEREAS, the Planning Commission considered the Initial Study, Mitigated Negative Declaration and MMRP 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 FURTHER RESOLVED that the Planning Commission makes the following findings to support the determination that no further environmental review is required under CEQA for the proposed Project. These

BE IT FURTHER RESOLVED that the Planning Commission makes the following findings to support the determination that no further environmental review 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 Initial Study 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. An Initial Study was prepared for the Rink Tentative Parcel Map project and proper notice was provided in accordance with the California Environmental Quality Act (CEQA) Guidelines and local guidelines.
2. Based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports a fair argument that the project, as conditioned and mitigated, would have a significant effect on the environment.
3. That the project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Wildlife Code, either individually or cumulatively.
4. That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.
5. That the deciding body reviewed the Initial Study and considered public comments before making a recommendation of the project.
6. That a Mitigation Monitoring Program has been prepared to ensure compliance with the adopted mitigation measures.
7. That the record of proceedings of the decision on the project are available for public review at the City of Cloverdale Community Development Department, 124 North Cloverdale Boulevard, Cloverdale, CA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Cloverdale recommends that the City Council adopt the Initial Study and Mitigated Negative Declaration attached as Exhibit A (and incorporated herein by reference) together with the Mitigation Measures set forth in the Mitigation Monitoring Reporting Program (MMRP) attached thereto, pursuant to Article 6 of the CEQA Guidelines for the Rink Parcel Map Project.

* * * * *

Resolution No. 010-2016 was duly adopted on this the 2nd day of August 2016, by the following roll call vote: (4-ayes; 1-noes; 2- absent)

AYES in favor of: Turner, Domke, Shanahan, Bovee
NOES: Bialon
ABSTAIN: None
ABSENT: Enge, Halliday

Approved: 
Mike Shanahan, Chair

Attested: 
Linda Moore, Deputy City Clerk

Exhibits

- A. Initial Study and Mitigated Negative Declaration

**CITY OF CLOVERDALE
PLANNING COMMISSION
RESOLUTION NO. 012-2016**

A RESOLUTION OF THE CITY OF CLOVERDALE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE REZONING THE 0.52-ACRE PARCEL LOCATED AT 531 N. CLOVERDALE BOULEVARD FROM "P-D/15-RINK MIXED USE" TO "R-2 – TWO-FAMILY RESIDENTIAL" AND DELETING THE "P-D/15-RINK MIXED USE" ZONING DESIGNATION FROM SECTION 18.08.020 OF THE ZONING ORDINANCE FOR THE 0.52 ACRE PROPERTY LOCATED AT 531 N. CLOVERDALE BOULEVARD (APN 001-021-021)

WHEREAS, the Applicant, Paul Rink, proposes a Zoning Ordinance and Map Amendment to rezone the 0.52-acre site from "P-D/15-Rink Mixed Use" to "R-2 – Two-Family Residential" and delete the "P-D/15-Rink Mixed Use" from Section 18.08.020 of the Zoning Ordinance for the Rink Parcel Map project ("Project") located at 531 N. Cloverdale Boulevard; and

WHEREAS, the site is currently designated Medium Density Residential (MDR) on the City's adopted General Plan Land Use Map and the proposal to rezone the property to the R-2 Two-Family Residential Zoning District is consistent with the Medium Density Residential (MDR) land use designation of the General Plan which allows for a variety of development types including attached or detached single-family residential uses at a maximum density of 8 dwelling units per acre; 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, the City prepared an Initial Study for the Project dated February 2016, to determine whether additional environmental review is required. Pursuant to CEQA Guidelines Section 15064 the City determined that with the incorporation of mitigation measures any impacts to the environment would be reduced to a less than significant level and posted a Notice of Intent to adopt a Mitigated Negative Declaration for the Project with the Sonoma County Clerk and was open for public comment from February 23, 2016 through March 14, 2016 during which no public comments were received; and

WHEREAS, on August 2, 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 August 2, 2016, and incorporated herein by reference, described and analyzed the Project including the proposed rezoning; and

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

WHEREAS, on August 2, 2016, the Planning Commission adopted Resolution No. 011-2016, recommending that the City Council adopt the Mitigated Negative Declaration for the Project and Resolution 010-2016, recommending the City Council approve a Zoning Ordinance and Map Amendment for the Rink Parcel Map 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 1 and incorporated herein by reference, which rezones

the 0.52-acre property located at 531 N. Cloverdale Boulevard (APN 001-021-021) from P-D/15 Rink Mixed Use to R-2 Two-Family Residential.

BE IT FURTHER RESOLVED that the Planning Commission recommends the City Council adopt a Resolution approving the Zoning Ordinance Amendment and Map Amendment for the Rink Parcel Map project. The Planning Commission recommendation is based on the Staff Report analysis and recommendation and on the findings set forth in the Draft Ordinance.

* * * * *

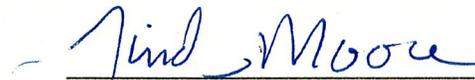
Resolution No. 012-2016 was duly adopted on this the 2nd day of August 2016, by the following roll call vote: (5-eyes; 0-noes; 0 abstain; 2- absent)

AYES: Shanahan, Domke, Enge, Bialon, Alternates Bovee and Turner
NOES: None
ABSTAIN: None
ABSENT: Enge and Halliday

Approved:


Mike Shanahan, Chair

Attested:


Linda Moore, Deputy City Clerk

Exhibits

- 1. Draft Ordinance

X:\Community Development\Applications\2015\ZOA TM PUD 023-2015 Rink Subdivision - 531 N. Cloverdale Blvd\Rink parcel map PC Reso for Ordinance to Rezone.docx

**CITY OF CLOVERDALE
CITY COUNCIL
RESOLUTION NO. 070 -2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM (MMRP) FOR A TENTATIVE PARCEL MAP, PUD PERMIT, ZONING
ORDINANCE AMENDMENT AND MAP AMENDMENT FOR THE 0.52 ACRE PARCEL LOCATED
AT 531 N. CLOVERDALE BOULEVARD (APN 001-021-021)**

WHEREAS, an application for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment (the "Project") to rezone the 0.52 acres parcel located at 531 N. Cloverdale Boulevard from the Planned Development (P-D/15) 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 requirements was submitted by the applicant; and

WHEREAS, the site is currently designated Medium Density Residential (MDR) on the City's General Plan Land Use Map and the proposal is consistent with the Medium Density Residential (MDR) land use designation of the General Plan which allows for a variety of development types including attached or detached single-family residential uses; and

WHEREAS, the Project would provide a single-family residential subdivision with an approximate density of 8 dwelling units per acre within the density range allowed by the Medium Density Residential General Plan Land Use Designation, which is a maximum of eight dwelling units per acre and therefore has been determined to be consistent with the goals, policies and implementation measures of the General Plan; 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, the City prepared an Initial Study for the Project dated February 2016, to determine whether additional environmental review is required. Pursuant to CEQA Guidelines Section 15064 the City determined that with the incorporation of mitigation measures any impacts to the environment would be reduced to a less than significant level and posted a Notice of Intent to adopt a Mitigated Negative Declaration for the Project with the Sonoma County Clerk and was open for public comment from February 23, 2016 through March 14, 2016 during which no public comments were received; and

WHEREAS, on August 2, 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 August 2, 2016, and incorporated herein by reference described and analyzed the Project and related Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program ("IS/MND and MMRP") for the Planning Commission and recommended City Council adoption of the IS/MND and MMRP; and

WHEREAS, the Planning Commission considered the IS/MND and MMRP, and all above-referenced reports, recommendations, and testimony before making a recommendation on the Project; and

WHEREAS, on September 13, 2016 the City Council held a properly noticed public hearing on the IS/MND and MMRP and the related Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report dated September 13, 2016 and incorporated herein by reference described and analyzed the Project and related IS/MND and MMRP for the City Council and recommended adoption of the IS/MND and MMRP and approval of the Project.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cloverdale does hereby adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Rink Tentative Parcel Map project as noted in the recitals above.

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 City Council of the City of Cloverdale adopts the IS/MND and MMRP attached as Exhibit A (and incorporated herein by reference), pursuant to Article 7 of the CEQA Guidelines for the Rink Tentative Parcel Map.

It is hereby certified that the foregoing Resolution No. 070-2016 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on September 13, 2016 by the following roll call vote: (Ayes- ; Noes- ; Absent-)

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Mary Ann Brigham, Mayor

Linda Moore, Deputy City Clerk

Attachment:

Exhibit A - Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

X:\Agenda Development\COUNCIL\2016 REPORTS\09.13.16\D. Public Hearing\Rink Rezone\Attachment 6 - Rink Parcel Map CC Reso for CEQA MND - MMRP.docx

- 1. Project title:** Rink Minor Subdivision
- 2. Lead agency name and address:** City of Cloverdale
124 N. Cloverdale Boulevard
Cloverdale, CA 95425
- 3. Contact person and phone number:** Rafael Miranda, Associate Planner
- 4. Project location:** 531 North Cloverdale Boulevard (west side approximately 100 feet south of Champlain Avenue) APN 001-021-021
- 5. Project sponsors name and address:** Munselle Civil Engineering
513 Center Street
Healdsburg, CA 95448
- 6. General Plan designation:** Medium Density Residential
- 7. Zoning:** P-D/15 (Planned Development)
- 8. Description of project:** Subdivision of a 0.52 acre lot (22,650 square feet) into four residential lots ranging in size from approximately 4,300 square feet to 6,900 square feet. One new 12-foot wide driveway would provide direct access to Lot 1 from North Cloverdale Boulevard. Lots 2 through 4 would be accessed from a new 20-foot wide shared driveway off of North Cloverdale Boulevard. The lots would be graded at the time of construction, and an existing fire hydrant would be relocated to make room for the shared driveway. A six-foot diameter oak tree would be preserved in the south west corner of Lot 4, where a public open space easement would provide all lots with access to a shared open space area.
- 9. Surrounding land uses and setting:** The project is located on the west side of North Cloverdale Boulevard. The property to the north at 543 North Cloverdale Boulevard contains a commercial building and is zoned Service Commercial (S-C), while the other property to the north at 119 Champlain Avenue contains a single-family residence and is zoned Single-Family Residential (R-1). The properties to the south and

east are zoned Two-Family Residential (R-2) and developed with residential uses. The property to the west is part of Cloverdale High School and is zoned Public Institutional (P-I).

10. Other public agencies whose approval is required:

The City of Cloverdale is the only agency involved in permit issues including, but not limited to, encroachment permits, the Building Department for building permits and the Planning Department for Design Review.

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	-	Geology/Soils
-	Greenhouse Gas Emissions	-	Hazards and Hazardous Materials	-	Hydrology/Water Quality
-	Land Use/ Planning	-	Mineral Resources	-	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: _____ Date: _____

Printed Name: _____ For: _____

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.
- 10) In 2003, the Cloverdale City Council adopted an Initial Study and Mitigated Negative Declaration for a different project that was previously planned for this property. The previous application was for a Conditional Use Permit and Design Review to construct a mixed use project featuring 10 apartment units totaling 8,055 square-feet and 1,166 square-feet of office space. The Initial Study included mitigation measures related to tree protection, as well as the protection and preservation of any prehistoric or archeological remains that could be uncovered during the course of construction.

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 are proposed.

1. Aesthetics

Environmental Setting

The project site is currently vacant and undeveloped. No public parks, playgrounds or scenic overlooks exist on the site and the site is not located along a scenic highway. Similarly, no natural features such as stands of trees, rock outcroppings, bodies of water or similar features, are present on the site.

Surrounding uses include residential and commercial to the north, residential uses to the east and south, and public institutional (Cloverdale High School) to the west.

Project Impacts

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 state scenic highway?		X		
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) The project site is located on the valley floor and does not contain scenic views or dynamic vistas. The eventual homes to be constructed on the lots would be limited to the maximum building height allowed by the Zoning Ordinance for the R-2 Zoning District, which is 35 feet or two-stories, whichever is less. Furthermore, residential structures located to the south and across the street to the east are located far enough away that any views which currently exist of the surrounding hillsides would not be significantly impacted by the eventual construction of single-family residential homes on the proposed lots.
- b) Potentially Significant Unless Mitigated - Although the project proposes to retain a significant 6-foot diameter oak tree or a 24" oak tree the property, significant impacts to the trees remain a possibility due to their proximity to the proposed building envelope on Lots 1 and 4. As a result, the trees should be protected during construction. Standard conditions of approval could accomplish most of these recommendations, however additional mitigation is required to design a tree protection plan and mitigation monitoring program. The overall impact to the trees, and the existing site aesthetics, would be reduced to a less-than-significant level by adherence to the following measures to be added to the conditions of approval:

Mitigation Measure Aesthetics-1: An arborist shall prepare a plan that would reduce the impact of development to a less than significant level by requiring incorporation and implementation of specific tree protection measures into development plans. Staff may require changes in response to the arborist recommendations prior to issuance of the grading permit.

Mitigation Measure Aesthetics-2: No grading shall occur under the 6-foot diameter oak tree. The final grading plan shall be design so that drainage does not flow into the dripline of the oak tree and that water is directed away from the dripline of the oak tree.

Mitigation Measure Aesthetics-3: Prior to any grading, an arborist shall develop a tree protection plan for the two oak trees for review and approval by the Community Development Department. The grading plan shall have a note that no grading shall occur until the tree protection plan is approved and in place.

Mitigation Measure Aesthetics-4: An arborist shall be present for any grading within the dripline of the 24" oak tree. An arborist shall supervise all limb and/or root pruning for either of the two oak trees.

Mitigation Measure Aesthetics-5: Include the following standard tree protection conditions of approval:

1. The developer shall adhere to the following tree protection measures during the construction of this project:
2. All trees to be saved shall be enclosed by a construction barrier placed around the protected zone of the tree, such as chain link fence or other means acceptable to the Community Development Director, prior to the issuance of any grading or building permit and prior to commencement of work. Fences are to remain intact until construction is complete.

3. Any excavation, cutting, filling, paving or compaction of the existing ground surface within the protected zone shall be minimized. No adverse significant change in existing ground level shall occur within the dripline of the protected tree.
4. Construction equipment shall not be stored within the protected zone. No oil, gas, chemicals or other substances that may be harmful to trees shall not be stored or dumped within the protected zone, or any other location on the site from which such substances might enter the protected zone.
5. Trenching within the protected zone of protected trees shall be avoided to the greatest extent possible. Underground trenching for utilities shall avoid major support and feeder roots of protected trees to the greatest extent possible. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service, as may units as possible.
6. The 6-foot valley oak and 24 inch live oak shall be preserved and removal is not anticipated. In the event that the 24 inch live oak tree is removed or killed because of circumstances unforeseen at time of approval, it shall be replaced with three boxed live oak trees, minimum 36-inch box tree.

c-d) The project site is located on the valley floor and does not contain scenic views or dynamic vistas. The two mature oak trees would be protected through construction of the homes to be eventually constructed on the proposed lots, helping to preserve some of the existing visual character of the project site. The eventual homes to be constructed on the lots would be limited to the maximum building height allowed by the Zoning Ordinance for the R-2 Zoning District, which is 35 feet or two-stories, whichever is less. Finally, impacts related to lighting and glare would be reduced to a less-than-significant level by adherence to the requirements of Section 18.09.050 (Outdoor Lighting) of the Zoning Ordinance, as these requirements would be included along with the standard conditions of approval. These regulations seek to prevent glare and light pollution by requiring all exterior lighting and lighting fixtures to be designed, located, installed, aimed and maintained downward or toward structures.

2. Agricultural and Forestry Resources

Environmental Setting

No portion of the project site is used for or zoned for agricultural production. No timber resources exist on the site. No Williamson Act contract or Timber Preserve contract exists on the site

Project Impacts:

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

Discussion

a-e) There would be no impact to agricultural or forestry resources since the site is surrounded by urban uses and aside from a few fruit trees and shrubs only four trees

exist on the property (two oak trees and two walnut trees). The site is zoned Two-Family Residential (R-2) wherein small lot detached single-family residences are allowed with approval of a PUD Permit, which the applicants have applied for as well. The site does not contain land that is part of a Williamson Act contract. Furthermore, the project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as the site is not listed on any maps prepared pursuant to the Farmland Mapping and Monitoring Program.

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 Districts (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.

Project Impacts

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) Air pollution concerns for the City of Cloverdale were addressed in the Environmental Impact Report (EIR) for the last General Plan update completed in 2009. According to the EIR, due to the temporary nature of construction related impacts and required compliance with NSCAPCD rules and regulations, these impacts would not result in excess exposure of pollutant levels to sensitive receptors and are considered to be less than significant.

The NSCAPCP 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 would remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Cloverdale are considered less than significant.

4. Biological Resources

Environmental Setting

The project site is undeveloped and vacant with minimal natural features except for a number of trees. The site is surrounded by urban uses and aside from fruit trees and shrubs only four trees exist on the property (two oak trees and two walnut trees). The oak trees measure 24” and 6 feet in diameter. No wetlands or special-status species currently exist on the site, nor is the project site located within a Habitat Conservation Plan area.

Impacts and Mitigation Measures from Previous CEQA documents.

The 2003 IS/MND contained the following impacts and mitigation measures related to biological resources; The current project would also be required to comply with the following:

- **Mitigation Measure Biology-1:** An arborist shall prepare a plan that would reduce the impact of development to a less than significant level by requiring incorporation and implementation of specific tree protection measures into development plans. Staff may require changes in response to the arborist recommendations prior to issuance of the grading permit.
- **Mitigation Measure Biology-2:** No grading shall occur under the 6-foot diameter oak tree. The final grading plan shall be design so that drainage does not flow into the dripline of the oak tree and that water is directed away from the dripline of the oak tree.

- **Mitigation Measure Biology-3:** Prior to any grading, an arborist shall develop a tree protection plan for the two oak trees for review and approval by the Community Development Department. The grading plan shall have a note that no grading shall occur until the tree protection plan is approved and in place.
- **Mitigation Measure Biology-4:** An arborist shall be present for any grading within the dripline of the 24" oak tree. An arborist shall supervise all limb and/or root pruning for either of the two oak trees.
- **Mitigation Measure Biology-5:** Include the following standard tree protection conditions of approval:
 1. The developer shall adhere to the following tree protection measures during the construction of this project:
 2. All trees to be saved shall be enclosed by a construction barrier placed around the protected zone of the tree, such as chain link fence or other means acceptable to the Community Development Director, prior to the issuance of any grading or building permit and prior to commencement of work. Fences are to remain intact until construction is complete.
 3. Any excavation, cutting, filling, paving or compaction of the existing ground surface within the protected zone shall be minimized. No adverse significant change in existing ground level shall occur within the dripline of the protected tree.
 4. Construction equipment shall not be stored within the protected zone. No oil, gas, chemicals or other substances that may be harmful to trees shall not be stored or dumped within the protected zone, or any other location on the site from which such substances might enter the protected zone.
 5. Trenching within the protected zone of protected trees shall be avoided to the greatest extent possible. Underground trenching for utilities shall avoid major support and feeder roots of protected trees to the greatest extent possible. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service, as many units as possible.
 6. The 6-foot valley oak and 24 inch live oak shall be preserved and removal is not anticipated. In the event that the 24 inch live oak tree is removed or killed because of circumstances unforeseen at time of approval, it shall be replaced with three boxed live oak trees, minimum 36-inch box tree.

Project Impacts

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				X

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?			
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			X

nursery sites?			
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-f) The City of Cloverdale does not currently have a Tree Preservation Ordinance, although the General Plan encourages the preservation of mature trees. The mitigation measures referenced above related to tree impacts and preservation from the 2003 IS/MND are included as conditions of approval and would be required to be incorporated into any development plans for the site, reducing impacts to a less-than-significant level. Tree protection measures and mitigations are also included in the Aesthetics section of this Initial Study that would be added to the conditions of approval for this project to ensure that the two mature oak trees on the project site would be protected.

5. Cultural Resources

Environmental Setting

The project site contains no above ground historic resources, as it is vacant and undeveloped.

Project Impacts

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			X	

resource as defined in Sec. 15064.5?			
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-d) Based on existing site conditions, no disturbance of any cultural, historic, archeological or Native American resource has been or would be impacted should the project be approved and implemented. The site has not been identified on any cultural resources surveys. Standard conditions of approval include conditions and procedures to be followed if prehistoric or archaeological resources are discovered that would reduce any potential impacts to these resources to a less-than-significant level. If prehistoric archaeological remains such as bone, shell, worked stone objects, or human graves are unearthed during project related activities, work in the immediate vicinity of the finds would be stopped until a qualified prehistoric archaeologist evaluated the situation and made recommendations for mitigation to the resource. If human remains are encountered the Sonoma County Coroner would be notified immediately.

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 October 7, 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 project site is relatively flat with no steeply sloping areas located on or adjacent to the site. The site is blanketed by a layer of porous and organic rich clayey sand topsoil near the surface. Boreholes encountered this weak and compressible topsoil to depths of approximately three feet below the existing ground surface.

The PJC report notes that the project site is located in a region that contains numerous active earthquake faults. The nearest known active faults are the Maacama South and the Maacama Central Faults located approximately 2.7 and 2.9 miles from the site, respectively. The project site is not located in an Earthquake Fault Zone.

The presence of groundwater was not encountered during their filed exploration, and the report states that groundwater should not be a significant consideration during construction of the project.

Project Impacts

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 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.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X

b. Result in substantial soil erosion or the loss of topsoil?		X	
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?		X	
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?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X

Discussion

a-d) A Geotechnical Investigation was prepared for this site by PJC & Associates Inc, dated October 7, 2015. The report states that the soils are satisfactory to support the proposed project, but the soils are weak and would need compaction and proper foundations constructed to respond to soils conditions. The report concludes that the project site is not located within an Alquist-Priolo Earthquake Fault Zone or State of California Earthquake Fault Studies Zone, and there are no active faults on the site.

There is a potential for strong seismic shaking, and buildings would be designed in accordance with the California Building Code standard adopted for the City, and as required by standard conditions of approval. Additionally, the standard conditions of approval require that the project be developed in accordance with the Geotechnical Investigation prepared for this site by PJC & Associates Inc, dated October 7, 2015. Therefore, this impact would be reduced to a less than significant level.

- e) The project would not be utilizing alternative means of disposing of wastewater. The development would be required to connect to existing City services.

7. Greenhouse Gas Emissions

Environmental Setting

Since certification of the General Plan EIR in 2009, the issue of contribution of greenhouse gasses to climate change has become a more prominent issue of concern. On March 18, 2010, amendments to the State CEQA Guidelines took effect which set forth requirements for the analysis of greenhouse gasses. The topic of the project’s contribution to greenhouse gas emissions and climate change was not analyzed in the 2009 General Plan EIR. Since the 2009 General Plan was certified, the determination of whether greenhouse gasses and climate change needs to be analyzed for this proposed project is governed by the law on supplemental or subsequent EIRs (Public Resources Code section 21166 and Guidelines, Sections 15162 and 15163). Greenhouse gas and climate change is not required to be analyzed under those standards unless it constitutes “new information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete” (CEQA Guidelines Sec. 15162 (a) (3).) Greenhouse gas and climate change impacts is not new information that was not known or could not have been known at the time the General Plan EIR was adopted. The issue of climate change and greenhouse gasses was widely known prior to the certification of these EIRs. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of greenhouse gas emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997. In the early and mid 2000s, GHGs and climate change were extensively discussed and analyzed in California. In 2000, SB 1771 established the California Climate Action Registry for the recordation of greenhouse gas emissions to provide information about potential environmental impacts. In 2005, the Governor issued Executive Order # S-03-05 establishing greenhouse gas emission reduction targets in California. AB 32 was adopted in 2006. Therefore, the impact of greenhouse gases on climate change was known at the time of the certification of the General Plan EIR in 2009. Under CEQA standards, it is not new information that requires analysis in a supplemental EIR or negative declaration. No supplemental environmental analysis of the project’s impacts on this issue is required under CEQA.

Project Impacts:

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 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
			X

Discussion:

a-b) As discussed above, no additional environmental analysis is required.

8. Hazards

Environmental Setting

The site does not contain contaminated soils, and no public or private airports or airstrips exist within or near the project site.

Project Impacts

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				

<p>acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>			<p>X</p>
<p>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?</p>			<p>X</p>
<p>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 result in a safety hazard for people residing or working in the project area?</p>			<p>X</p>
<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>			<p>X</p>
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation</p>			<p>X</p>

plan?

- 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?

			X

Discussion

- a-d) No hazards have been identified on this site in studies from surrounding properties or from the geotechnical investigation performed for this project.
- e-h) This project site is not near an airstrip nor would the development of the site impair implementation of emergency response plans. The site is located on the valley floor and is not located in a Wildland Urban Interface (WUI) area.

9. Hydrology and Water Quality

Environmental Setting

No creeks, wetlands or other bodies of water exist on the site. The project is not located within a 100-year flood hazard area as documented on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Community Panel No. 06097C0117E.

Project Impacts

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				X

table level?

- 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 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?
- 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?
- f. Otherwise substantially degrade water quality?
- 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
			X
			X
			X
			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 involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion

- a) A primary concern of storm water runoff is the pollution associated with the construction and development at the site. Sediment from grading and excavation activities, oil and grease from equipment and vehicles, fertilizers and herbicides are all considered non-point source (NSP) pollutants. An Erosion Control Plan for project is required to be submitted showing that it would 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 would be required to be submitted and approved by the Engineering Department prior to issuance of grading permits. Standard conditions of approval would address these impacts and they would be reduced to a less than significant level.
- b) The project would utilize City water service. The project is not expected to significantly impact the water supply, evaluated annually for the Infrastructure Audit and deemed by the Engineering Department to be sufficient for the proposed development. Current water supplies have been evaluated to supply a population of up to 12,000 citizens. The current population of Cloverdale is approximately 8,738 citizens.
- c) No watercourse is present on the project site.
- d-f) An Erosion Control Plan for project would be required showing that it would not increase the flow or intensity of flow of storm water 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 would be required to be submitted and approved by the Engineering Department prior to issuance of grading permits. Standard conditions of approval would address these impacts. Additionally, the standard conditions require payment of development impact fees, targeted for construction of Citywide public infrastructure projects that address the cumulative impacts of development.

- g-j) The project site lies outside of a 100-year flood hazard area, as noted in the Environmental Setting section, so no impact would result with respect to this topic. Also, the site is located a sufficient distance from San Francisco Bay and the Pacific Ocean to minimize any significant impact related to tsunami action.

10. Land Use

Environmental Setting

The project site is currently vacant and undeveloped, and zoned for residential land uses including detached single-family residences. Surrounding uses include residential and commercial to the north, residential uses to the east and south, and public institutional (Cloverdale High School) to the west.

Project Impacts:

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) If approved, the project would not divide an established community as the project site is currently vacant and located entirely within the Cloverdale City limits. The project is a 0.52 acre infill site in a developed area that conforms to the Zoning Ordinance and the General 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

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 project site and no impacts would result.

12. Noise

Environmental Setting

The project site is not located in close proximity to a fixed noise-producing source, such as the Highway 101 freeway or the Cloverdale airport. The railroad and Highway 101 freeway are

located approximately a half mile to the east of the site, separated by a hillside and ridgeline. Standard conditions of approval require that noise levels on the project site not exceed standards established in the General Plan.

Project Impacts and Mitigation Measures

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 project vicinity above levels existing without the project?				X
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				

<p>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?</p>			X
<p>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?</p>			X

Discussion

a-c and e-f) The project involves the addition of residential uses to the area. The primary noise source for the residential portion of the project would be noise associated with vehicles along Cloverdale Boulevard. The General Plan noise analysis identifies that a small portion of the project site is above the exterior residential thresholds 60 dBA CNEL established within the General Plan Noise Element. However, conditions of approval would require construction assembly on Lots 1 and 2 to reduce the interior noise levels to 45 dBA CNEL. Acceptable interior noise levels are defined as 45 dBA CNEL or less. Therefore, this impact would be reduced to a less than significant level.

Conditions of approval are not required to reduce the exterior noise level as the approximate exterior noise level for properties along Cloverdale Boulevard north of Third Street is 61 dBA at 100 feet from the Cloverdale Boulevard. As the project does not propose any backyards facing Cloverdale Boulevard, the eventual homes and fences to be constructed on the lots would provide a buffer between the noise source (Cloverdale Boulevard) and the active outdoor recreation areas of the development where the City’s noise standards apply.

The Project would not generate ground borne vibrations nor ground borne noise levels because normal construction would be used that would not involve pile driving or similar activity. There would be no impacts with regard to aircraft noise on the project site since no public or private airports or airstrips exist near the site.

d) Noise levels would be expected to increase during the later phases of development involving construction. The transport of workers, construction equipment, and materials to the project site would incrementally increase noise levels for the surrounding

residential dwellings adjacent to the project. Grading and excavation generates the highest noise levels with earthmoving equipment. Noise levels would be expected to increase to up to 88dba at 50 feet during earth moving activities. A condition of approval has been included that would limit noise-producing activities resulting from construction activity to 7 a.m. to 7 p.m. Monday through Saturday, and from 9 a.m. to 5 p.m. on Sundays and holidays, unless a waiver is granted by the Community Development Director and adjacent neighbors have provided their written approval to the City. Therefore, this impact would be reduced to a less than significant level.

13. Population and Housing

Environmental Setting

The project site is currently vacant and undeveloped. Surrounding uses include single-family residential and commercial to the north, single-family residential uses to the east and south, and public institutional (Cloverdale High School) to the west.

Project Impacts

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				X

elsewhere?

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Discussion

- a) The proposed project would have less than significant impacts on the population growth within the City of Cloverdale as the project ultimately proposes developing 4 single-family residences. Based on ABAG standards (3.21 persons per household) this is an increase of less than 13 residents. Infrastructure is adequate to handle this growth.
- b-c) The proposed project would take place on vacant, underutilized land within the City core. No residential units would be displaced, necessitating reconstruction elsewhere.

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 also located at the district headquarters.
- *Police Protection.* Police and security protection is provided by the Cloverdale Police Department, headquartered at the 112 Broad Street.
- *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.

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 project site is located at 401 N. Cloverdale Boulevard in Cloverdale.
- *Maintenance.* Maintenance of local streets, roads and other governmental facilities are the responsibility of the City of Cloverdale.

Project Impacts

Issue

Potentially Significant Impact	Potentially Significant Unless	Less Than Significant	No Impact
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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:

	Mitigated	Impact	
			X
Fire protection?			X
Police protection?			X
Schools?			X
Parks?			X
Other public facilities?			X

Discussion

- a) Details of the proposed development were provided to the Police Department as well as the Fire District and it was determined that the development would not adversely impact the level of service provided by the Fire District, Police Department, or School District. No new or expanded facilities would be required to serve the proposed project. The developer would pay development impact fees that support these Departments and Districts City Wide. Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by increased 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.

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

15. Recreation

Environmental Setting

The project site is vacant and undeveloped. No parks, playgrounds or similar uses are present on the site.

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.

Project Impacts

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) The proposed project would not significantly impact the existing recreational facilities located within the City of Cloverdale, such that the facilities would be substantially degraded. The project is also subject to Public Facilities Development, as well as Parks and Recreation Facilities development impact fees, which are used for City wide projects relating to community needs.

16. Traffic and Transportation

Environmental Setting

Cloverdale Boulevard is the main arterial through the City, extending in a north-south direction, and provides direct access to the project site. In this section, the roadway has two travel lanes; one northbound and one southbound).

Project Impacts

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-f) The General Plan Update Environmental Impact Report from 2008 anticipated the resulting traffic volumes expected to be generated by the complete residential build out of the General Plan. A Level of Service (LOS) B for the intersection at Cloverdale Boulevard and Third Street would result at complete build-out of the General Plan. This intersection is the closest intersection to the project site that was included in the study at the time. A Level of Service B, which is associated with a delay of approximately 10 to 15 seconds and drivers may have to wait for one or two vehicles to clear the intersection before proceeding, is considered an acceptable LOS for a four-way stop controlled intersection.

Furthermore, the Streets and Thoroughfare Development Impact Fee would be collected before the project is developed, which provide for cumulative improvements of the roadway system to meet traffic needs at ultimate General Plan build-out. No new streets are proposed, and the proposed driveway locations and design have been reviewed by the Fire District and Public Works Department to ensure adequate emergency vehicle access is provided to the project. Therefore, these impacts would be reduced to a less than significant level.

17. Utilities and Service Systems

Environmental Setting

The Project area is served by the following service providers:

- *Water supply.* City of Cloverdale.
- *Sewage collection.* City of Cloverdale.

- *Sewage treatment and disposal.* City of Cloverdale Wastewater Treatment Plant
- *Storm drainage.* The City of Cloverdale maintains a local stormwater drainage system with ultimate drainage into the Russian River.
- *Solid waste service.* Redwood Empire Disposal provides residential and non-residential solid waste hauling and recycling services to dwellings and businesses.

Project Impacts

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 the wastewater treatment provider which serves or			X	

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) The project would not exceed the wastewater treatment requirement of the Sonoma County Regional Water Quality Control Board, as the waste water treatment plant is operating at an acceptable level and has adequate capacity to properly treat wastewater from the proposed development.

- b,d,e) According to the 2014 Infrastructure Audit, the city has adequate water, wastewater, stormwater facilities, and water supply for the project. In addition, the standard conditions of approval limit stormwater impacts off site. The developer is responsible for Storm Drainage, Water Capacity and Wastewater Capacity Development Impact fees to assure that the city has sufficient water, wastewater and storm drain facilities for the project. Therefore, these impacts would be reduced to a less than significant level.

- 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. The proposed project would have no impact with regard to federal, state or local statutes or laws governing solid waste. Therefore, this impact would be reduced to a less than significant level.

18. Mandatory Findings of Significance

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 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?				X
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable?				X
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				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 would not have direct nor indirect environmental effects on human beings. Noise and other impacts from the development would be minimal and within the thresholds set forth in the General Plan.

Initial Study Preparers

Rafael Miranda, Associate Planner, project manager and author

References

CEQA Guidelines, American Council of Engineering Companies, 2016

Cortese List, California Environmental Protection Agency
(<http://www.calepa.ca.gov/SiteCleanup/CorteseList/>)

City of Cloverdale General Plan Update Draft Environmental Impact Report, PMC,
October 2008

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

Attachments

Zoning / Vicinity Map

Site Plan / Parcel Map

Rink Parcel Map Mitigation Monitoring and Reporting Plan – 531 N. Cloverdale Boulevard

Mitigation Measure	Mitigation	Responsible Party for Monitoring/Enforcement	Timeframe	Monitoring Actions / Verification of Compliance
Aesthetics				
A1	An arborist shall prepare a plan that would reduce the impact of development to a less than significant level by requiring incorporation and implementation of specific tree protection measures into development plans. Staff may require changes in response to the arborist recommendations prior to issuance of the grading permit.	Planning	Prior to issuance of a grading permit	
A2	No grading shall occur under the 6-foot diameter oak tree. The final grading plan shall be design so that drainage does not flow into the dripline of the oak tree and that water is directed away from the dripline of the oak tree.	Planning	Prior to issuance of a grading permit	
A3	Prior to any grading, an arborist shall develop a tree protection plan for the two oak trees for review and approval by the Community Development Department. The grading plan shall have a note that no grading shall occur until the tree protection plan is approved and in place.	Planning	Prior to issuance of a grading permit	

Rink Parcel Map Mitigation Monitoring and Reporting Plan – 531 N. Cloverdale Boulevard

Mitigation Measure	Mitigation	Responsible Party for Monitoring/Enforcement	Timeframe	Monitoring Actions / Verification of Compliance
A4	An arborist shall be present for any grading within the dripline of the 24” oak tree. An arborist shall supervise all limb and/or root pruning for either of the two oak trees.	Planning	On-going / during construction and grading activities	
A5	<p>The developer shall adhere to the following tree protection measures during the construction of this project:</p> <ol style="list-style-type: none"> 1. All trees to be saved shall be enclosed by a construction barrier placed around the protected zone of the tree, such as chain link fence or other means acceptable to the Community Development Director, prior to the issuance of any grading or building permit and prior to commencement of work. Fences are to remain intact until construction is complete. 	Planning	Prior to commencement of grading and construction activities / On-going	

Rink Parcel Map Mitigation Monitoring and Reporting Plan – 531 N. Cloverdale Boulevard

Mitigation Measure	Mitigation	Responsible Party for Monitoring/Enforcement	Timeframe	Monitoring Actions / Verification of Compliance
	<p>2. Any excavation, cutting, filling, paving or compaction of the existing ground surface within the protected zone shall be minimized. No adverse significant change in existing ground level shall occur within the dripline of the protected tree.</p> <p>3. Construction equipment shall not be stored within the protected zone. No oil, gas, chemicals or other substances that may be harmful to trees shall not be stored or dumped within the protected zone, or any other location on the site from which such substances might enter the protected zone.</p>			

Rink Parcel Map Mitigation Monitoring and Reporting Plan – 531 N. Cloverdale Boulevard

Mitigation Measure	Mitigation	Responsible Party for Monitoring/Enforcement	Timeframe	Monitoring Actions / Verification of Compliance
	<p>4. Trenching within the protected zone of protected trees shall be avoided to the greatest extent possible. Underground trenching for utilities shall avoid major support and feeder roots of protected trees to the greatest extent possible. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service, as may units as possible.</p> <p>5. The 6-foot valley oak and 24 inch live oak shall be preserved and removal is not anticipated. In the event that the 24 inch live oak tree is removed or killed</p>			

Rink Parcel Map Mitigation Monitoring and Reporting Plan – 531 N. Cloverdale Boulevard

Mitigation Measure	Mitigation	Responsible Party for Monitoring/Enforcement	Timeframe	Monitoring Actions / Verification of Compliance
	<p>because of circumstances unforeseen at time of approval, it shall be replaced with three boxed live oak trees, minimum 36-inch box tree.</p>			

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**CITY OF CLOVERDALE
CITY COUNCIL
RESOLUTION NO. 071-2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE
APPROVING A TENTATIVE PARCEL MAP, PUD PERMIT AND ZONING ORDINANCE AND MAP
AMENDMENT FOR THE 0.52 ACRE PARCEL LOCATED AT 531 N. CLOVERDALE BOULEVARD
(APN 001-021-021)**

WHEREAS, an application for a Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment to rezone the 0.52 acres parcel located at 531 N. Cloverdale Boulevard from the Planned Development (P-D/15) 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 requirements was submitted by the applicant; and

WHEREAS, the site is currently designated Medium Density Residential (MDR) on the City's adopted General Plan Land Use Map and the proposal is consistent with the Medium Density Residential (MDR) land use designation of the General Plan which allows for a variety of development types including attached or detached single-family residential uses; and

WHEREAS, the project would provide a single-family residential subdivision within the density range allowed by the Medium Density Residential General Plan Land Use Designation of a maximum of eight dwelling units per acre and therefore has been determined to be consistent with the goals, policies and implementation measures of the General Plan; and

WHEREAS, the City Council adopted Ordinance No. 652-2007 on September 12, 2007, which changed the zoning of the project site to Planned Unit Development District (P-D/15) in accordance with a previously approved Tentative Map to subdivide the property into eight lots to allow a mixed use project, for which all entitlements have since expired; and

WHEREAS, the proposal to delete the P-D/15 Zoning District from the Zoning Text and Map and rezone the subject property to the Two-Family Residential (R-2) Zoning District is consistent with the applicant's request to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth standards, which is an allowed use in the R-2 Zoning District, subject to PUD Permit approval; and

WHEREAS, Section 18.03.130 of the Zoning Ordinance authorizes the Planning Commission to approve PUD Permits on small parcels which do not meet the minimum acreage (minimum two acres) provisions for a Planned Unit Development District in accordance with the PUD Permit Provisions for Residential Zoning Districts set forth in Zoning Ordinance Section 18.04.060; and

WHEREAS, Chapter 17.48.080 of the Cloverdale Municipal Code authorizes the Planning Commission to approve Tentative Parcel Maps; and

WHEREAS, Chapter 18.03.020.E of the Zoning Ordinance allows projects to be forwarded to the City Council for approval when the original approval authority rests with the Planning Commission and one or more related permit, license, or entitlement required for the same project requires approval of the City Council and is being processed concurrently; and

WHEREAS, Section 18.03.080 of the Cloverdale Zoning Ordinance authorizes the City Council to approve a Zoning Ordinance and Map Amendment after receiving recommendation from the Planning Commission; and

WHEREAS, on August 2, 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, based on the staff report, public testimony and other relevant information available to the Commission, the Commission voted to recommend approval of the Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment, and adoption of an Ordinance to the City Council; and

WHEREAS, on September 13, 2016, the City Council held a properly noticed public hearing on the requested Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council has determined that the findings for Tentative Parcel Map approval required by Section 17.48.140 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. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451 of the Government Code.

The project provides a limited number of small lots within a conventional single-family area and contributes to the variety of housing within the City in accordance with General Plan Implementation LU 1-1.c. Additionally, although the project creates smaller lots than would normally be allowed, usable rear yards generally consistent with a private rear yard that could be expected in a standard single-family residential subdivision are provided for in accordance with General Plan Implementation LU 1-6.d. Therefore, the project is determined to be consistent with the goals, policies and implementation measures of the General Plan. There is no applicable specific plan.

2. That the design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project is consistent with applicable General Plan policies and will provide the City with a traditional single-family residential subdivision within the density range allowed by the Medium Density Residential (MDR) General Plan Land Use Designation of a maximum of eight dwelling units per acre. Therefore, the improvements and design are consistent with the General Plan. There is no applicable specific plan.

3. That the site is physically suitable for the type of development.

The project site is relatively flat with direct access onto North Cloverdale Boulevard, and is large enough to support the four single-family residential lots of approximately 5,613 square-feet each. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and all existing trees are proposed to remain except for some bushes and a few non-native fruit trees. Together with the fact that the surrounding properties are developed with a mix of commercial, public and single-family residential uses, the project site is physically suitable for this type of development.

4. That the site is physically suitable for the proposed density of development.

The 0.52 acre project site is large enough to support four single-family residential lots, which is consistent with the density range allowed by the MDR land use designation. The four lots are approximately 5,613 square-feet each in size and all would have useable front, side rear yards.

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

The project site does not support a significant amount of vegetation and is devoid of any stands of trees, waterways, wetlands or wildlife habitat. Existing trees would remain including a large oak tree at the southwest corner of the site, and trees to be removed consist of a few non-native fruit trees.

The City is under a regional National Pollutant Discharge Elimination System (NPDES) permit which requires that storm water runoff from newly created impervious surfaces be collected and allowed

to infiltrate into the soil on-property, and not to cause an increase in the amount of storm water leaving the site.

Therefore, the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements are not likely to cause serious public health problems.

The project would not exceed the wastewater treatment requirement of the Sonoma County Regional Water Quality Control Board. The wastewater treatment plant is operating adequately and has the capacity to properly handle wastewater from the proposed development. The developer is responsible for Storm Drainage, Water Capacity and Wastewater Capacity Development Impact fees to assure that the city has sufficient water, wastewater and storm drain facilities for the project. In addition, the standard conditions of approval limit storm water impacts off site. Finally, side and rear yard setbacks would provide a buffer between the eventual homes to be constructed on the lots and the existing adjacent uses, and the design of the single-family residential subdivision is not likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or sue of property within the proposed subdivision.

The design of the subdivision would not conflict with easements because the submitted title report did not reveal that any easements exist on or through the property.

WHEREAS, the City Council has determined that the findings for PUD Permit approval required by Section 18.03.130 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 permitted within the subject Zoning District pursuant to the provisions of Section 18.03.130 and is in conformance with the goals, objectives and densities of the Cloverdale General Plan.

According to Table 18.04.040-A of the Zoning Ordinance, Small Lot Single Family Detached units are an allowed use in the R-2 Zoning District, subject to approval of a PUD Permit. The Planning Commission is authorized to approve a PUD Permit for projects that meet all requirements of the underlying residential zoning district with the exception that minimum building site, minimum lot width and minimum front yard setbacks may be reduced, according to Section 18.04.060. Furthermore, in accordance with Section 18.03.150.C, a condition of approval has been added requiring that prior to submittal for a building permit to construct a house on any of the proposed lots, a Design Review Permit application shall be submitted for review and approval by the Planning Commission to ensure the objectives of the General Plan and substantial compliance with the Residential Design Guidelines for the City.

The project is consistent with applicable General Plan policies and will provide the City with a traditional single-family residential subdivision within the density range allowed by the MDR General Plan Land Use Designation of a maximum of eight dwelling units per acre, and therefore is determined to be consistent with the goals, policies and implementation measures of the General Plan. There is no applicable specific plan.

2. The proposed project results in a use of land and a physical environment which equals or surpasses the quality of development that would be allowed under the regulations otherwise applicable to the Zoning District in which the project is located.

With the project providing an opportunity for four detached single-family residences to be constructed on what would be considered small lots (less than 6,000 square feet), the resulting product type would be more affordable to first time home buyers or people looking to downsize than if the property was split into two or three larger lots that would allow for the creation of larger homes that would command a higher purchase price. The City is currently experiencing a need for more housing that falls within a price range that would be considered affordable to families with children, first time home buyers, retirees and people who currently live in Cloverdale.

Although the minimum lot size and lot depth have been reduced, the proposed Tentative Parcel Map provides building envelopes showing where a home could be constructed on the proposed lots outside of the required setbacks and still provide usable front, side and rear yards on all lots. Finally, two separate public open space areas of 602 square feet each have been located on either side of the hammerhead driveway.

As such, the resulting development would be an asset to the City because it would provide an opportunity for the creation of a more affordable housing type than what would be developed through strict interpretation of the R-2 Zoning District development standards.

3. The site is suitable for the type and intensity of use or development that is proposed.

The project will subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of eight dwelling units per acre falls within the allowable density range of the MDR General Plan Land Use Designation. A minimal amount of grading would be required as the project site is relatively flat and direct access onto North Cloverdale Boulevard would be provided to each lot. The site is large enough to support four single-family residential lots of approximately 5,613 square-feet each in size. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and is entirely surrounded by urban uses.

4. There are adequate provisions for water, sanitation and public utilities and services to ensure public health and safety.

The project will not exceed the wastewater treatment requirement of the Sonoma County Regional Water Quality Control Board and According to the 2014 Infrastructure Audit, the city has adequate water, wastewater, stormwater facilities, and water supply for the project. In addition, the standard conditions of approval limit stormwater impacts off site. The developer is responsible for Storm Drainage, Water Capacity and Wastewater Capacity Development Impact fees to assure that the city has sufficient water, wastewater and storm drain facilities for the project. Current water supplies have been evaluated to supply a population of up to 12,000 citizens.

The proposed development would not adversely impact the level of service provided by the Fire District, Police Department, or School District. The developer would pay development impact fees that support these Departments and Districts City Wide. Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by increased 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.

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.

Conditions of approval require that prior to construction the homes go through the Design Review process by the Planning Commission to ensure compatibility with the existing neighboring uses. The Building Permit process would also help to ensure that the development would not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity as the homes would be required to be constructed in compliance with the latest adopted CA Building and Fire codes.

WHEREAS, the City Council has determined that the findings for Zoning Ordinance and Map Amendment approval required by Zoning Ordinance Section 18.03.080 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 amendment is consistent with the adopted General Plan.

The project will remove the P-D/15 Zoning District and replace it with the Two-Family Residential (R-2) Zoning District. The R-2 Zoning District is most compatible with the Medium Density Residential (MDR) General Plan Land Use Designation as the density range for the MDR designation provides for a maximum of eight dwelling units per acre, an increase from the Low Density Residential (LDR) General Plan Land Use Designation which allows for a maximum of four dwelling units per acre.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of 8 dwelling units per acre falls within the allowable density range of the Medium Density Residential (MDR) General Plan Land Use Designation. The project provides a limited number of small lots within a conventional single-family area and contributes to the variety of housing within the City in accordance with General Plan Implementation LU 1-1.c. Additionally, although the project creates smaller lots than would normally be allowed, usable rear yards generally consistent with a private rear yard that could be expected in a standard single-family residential subdivision are provided for in accordance with General Plan Implementation LU 1-6.d. Therefore, the amendment is determined to be consistent with the goals, policies and implementation measures of the General Plan.

2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Ordinance.

The amendment would delete the P-D/15 Zoning District from the Zoning Ordinance Text and Zoning Map. This amendment is internally consistent with all applicable provisions of the Zoning Ordinance as the P-D/15 Zoning District was created for a specific mixed use development project for which all land use entitlements have since expired. The previous project included a Tentative Map to subdivide the property into eight lots to allow for seven dwelling units, three of which were live/work units featuring ground floor office space. Amending the P-D/15 Zoning District to the R-2 Zoning District is internally consistent with the project as the proposed use is an allowed use in the R-2 Zoning District.

3. The proposed amendment will not be detrimental to the public health, safety, or welfare or to the use of land in any adjacent zone.

Conditions of approval require that prior to construction the homes go through the Design Review process by the Planning Commission to ensure compatibility with the existing neighboring uses. The Building Permit process would also help to ensure that the development would not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity as the homes would be required to be constructed in compliance with the latest adopted CA Building and Fire codes.

4. The site is suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning district and anticipated land use/developments.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of eight dwelling units per acre falls within the allowable density range of the MDR General Plan Land Use Designation. A minimal amount of grading would be required as the project site is relatively flat and direct access onto North Cloverdale Boulevard will be provided to each lot. The site is large enough to support four new lots of approximately 5,613 square-feet each. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and is entirely surrounded by urban uses. City services and utilities will be provided to the

project site including sewer and water, and a fire hydrant will be relocated slightly to the south in order to make room for the shared driveway.

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 based on the above findings, the City Council of the City of Cloverdale does hereby approve a Tentative Parcel Map (Exhibit "A"), PUD Permit, Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) for the Rink Tentative Parcel Map located at 531 N. Cloverdale Blvd with an exception to the minimum lot size and lot depth requirements at 531 N. Cloverdale Boulevard, subject to the conditions listed below:

**CONDITIONS OF APPROVAL
RINK TENTATIVE PARCEL MAP, ZONING ORDINANCE AMENDMENT AND PUD PERMIT
531 N. CLOVERDALE BOULEVARD**

Planning:

1. Zoning Ordinance and Map Amendment, PUD Permit and Tentative Parcel Map (ZOA/TM/PUD 023-2015) approval is granted to rezone the property located at 531 N. Cloverdale Blvd from the P-D/15 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 requirements at 531 N. Cloverdale Boulevard, Cloverdale, CA as summarized above and shown in the application materials submitted October 20, 2015, May 4, 2016 and June 2, 2016, to the Community Development Department. The applicant shall adhere to the Tentative Parcel Map, PUD Permit and Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) application materials and the conditions of approval. Minor modifications to the approved plans and/or Conditions of Approval require Community Development Department approval. More significant modifications to the approved plans and/or Conditions of Approval require Planning Commission or City Council approval.
2. This approval is subject to appeal within 10 consecutive days from the date of approval.
3. The applicant shall print all of these Conditions of Approval on the building plan set prior to issuance of the Building Permit.
4. All conditions of this Tentative Parcel Map, PUD Permit and Zoning Ordinance and Map Amendment (ZOA/TM/PUD 023-2015) 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.
5. This Tentative Parcel Map and PUD Permit (TM/PUD 023-2015) shall expire, and become null and void, two years from the date of approval unless exercised through the issuance of a building permit, 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.
6. 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 necessary for the project.
7. The Developer shall pay all applicable development impact fees for Public Facilities, Parks & Recreation Facilities, Quimby Act (or Non-Quimby Act) Parkland Acquisition, Administration, Streets and Thoroughfares, Storm Drainage, Fire Facilities and Health Care Public Facilities, upon the earlier of the date of final inspection or issuance of the certificate of occupancy for each lot, new development, or addition. Developer shall be charged and shall pay all applicable development impact fees for Water Capacity and Wastewater Capacity at the time an application for utility service is received. The developer shall pay all applicable school impact fees for each lot to the Cloverdale Unified School District per the school district policies and/or code.

Landscaping

8. The applicant or landowner shall maintain all landscaping, buildings, lighting, and grounds of the property in good condition and in conformity with the conditions of approval, at all times. Once a deterioration of the quality of such items is noted and documented by the City, the permit may be brought before the Planning Commission for enforcement action.
9. Landscaping and irrigation shall meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (per Governor's Executive Order B-29-15) and shall be installed prior to issuance of Certificate of Occupancy.

Design

10. Prior to issuance of a Building Permit for any residence, a Design Review application shall be submitted to the Planning Department for review and approval of the construction drawings by the Planning Commission to ensure compatibility with the surrounding uses, compliance with the Residential Design Standards of Zoning Ordinance Section 18.10.050 and Table 18.10.030-B, as well as substantial conformance with the adopted Residential Design Guidelines.
11. Construction drawings for a home to be constructed on Lots 1 and 2 shall provide evidence in the form of an acoustical report prepared by a qualified acoustical engineer demonstrating that the proposed building construction will meet interior noise levels of 45 dBA CNEL required by General Plan Policy NE 1-1.

Lighting

12. When homes are constructed on the lots, all outdoor lighting fixtures shall comply with the requirements of Zoning Ordinance Section 18.09.050 and shall be installed prior to issuance of Certificate of Occupancy. All building mounted and site lighting shall be designed, located, installed, aimed downward or toward structures, shielded and maintained in order to prevent glare, light trespass and light pollution.

Construction

13. If prehistoric archaeological remains such as bone, shell, worked stone objects, or human graves are unearthed during project related activities, work in the immediate vicinity of the finds shall halt until a qualified prehistoric archaeologist has evaluated the situation and made recommendations for mitigation to the resource. If human remains are encountered the Sonoma County Coroner must be notified immediately.
14. In the event that construction activities unearth materials classified as having archaeological significance, such work shall be halted and the materials assessed for their archaeological value by a qualified archaeologist. If these materials are indeed classified as being archaeologically or historically sensitive, a mitigation program shall be developed for Planning Commission review and approval by the applicant, which is designed to protect and conserve these resources.
15. If historic-period materials such as stone or adobe foundations or walls, structural remains with square nails, backfilled privies or wells, or refuse deposits are encountered, work in the immediate vicinity of the finds shall halt until a qualified historical archaeologist has evaluated the situation and made recommendations for treatment of the resource.
16. If archaeological remains or resources are unearthed during construction or at any time in the future, all construction activity and work shall stop immediately and notify Vickey Macias of the Cloverdale Rancheria of Pomo Indians of California by email at vpeppernut@cloverdalerancheria.com or by phone at (707) 894-9860 and currently located at 555 South Cloverdale Boulevard, Cloverdale, California.

Trees

17. Upon submittal of an application for Design Review for construction of any home on the proposed lots, an arborist report shall be submitted that addresses the potential impacts of development and provides site specific tree protection measures.
18. Prior to initiating any construction activity on the project site, including demolition or grading, temporary protective fencing shall be installed at each site tree identified on the parcel map to remain.
19. Protective Fencing shall be located at the Tree Protection Zone (TPZ) illustrated on the Improvement Plans.
20. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

21. The Tree Protection Zone (TPZ) shall be identified on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.
22. No encroachment into the TPZ is allowed at any time without approval from the project arborist.
23. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area of the TPZ at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.
24. No grading shall occur within the protective barriers without prior approval by the Director.
25. No attachments or wires other than those of a protective or non-damaging nature shall be attached to a protected tree.
26. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand held power tools and shall not be of a depth that could cause root damage.
27. No equipment, solvents, paint, asphalt, or debris of any kind shall be placed, stored, or allowed within the protective barrier
28. Where pruning for clearance is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning shall be the minimum necessary for hazard reduction, (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
29. If any roots larger than 1" on trees to be preserved are encountered during construction activities which cannot be retained, they shall be cut cleanly across the face of the root with a sharp saw, past any damaged portions.

Mitigation Monitoring and Reporting Program

30. All mitigation measures and requirements as listed in the Mitigation Monitoring and Reporting Program for the Rink Parcel Map are hereby incorporated as Conditions of Approval for this project.

Public Works/Engineering:

General Conditions:

31. Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Cloverdale Municipal Code (CMC), the City of Cloverdale Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the CMC or City standards does not constitute approval of an exception to the CMC or City standards unless explicitly stated herein or in another City resolution.
32. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan or map check services. Additional funds may be required based upon actual plan check and inspection costs.
33. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map for approval pursuant to Government Code Section 66457:
 - a. Notify the City of Cloverdale (hereafter "City") in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the

current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;

- c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.

34. The applicant shall place an empty utility box and conduits along the entirety of the property's street frontage to the satisfaction of the City Engineer to facilitate the future undergrounding of existing overhead utilities.
35. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Sonoma County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

Improvement Plan and Construction Conditions:

36. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Cloverdale Design and Construction Standards, as applicable.
37. The applicant shall post sufficient surety guaranteeing the construction of any public improvements.
38. The applicant shall submit to the City of Cloverdale for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
39. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
40. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
41. Improvement plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
42. Roadway Improvements:
 - a. Where new improvements abut existing paving or concrete, the existing surface shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer or Public Works Director.
 - b. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.
 - c. All broken or sunken curb, gutter and sidewalk along the project frontage shall be repaired as part of the improvements for this project. All existing nonconforming pedestrian facilities shall be brought up to current accessibility standards.
 - d. It shall be the responsibility of parcel owner(s) to ensure that existing sidewalks along the contiguous property frontage and new driveway approaches comply with current accessibility (ADA) requirements and applicable City Standards. This may require reconstruction of all or part of the existing sidewalk fronting the parcels. Ongoing

maintenance and responsibility shall apply to parcel owners as defined in the project's CC&Rs.

43. Water and Sanitary Sewer Improvements:

- a. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above the upstream manhole or clean-out rim elevation. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- b. Installation and maintenance of Water and Sewer service laterals shall be the responsibility of the individual parcel owners. Parcel owners shall retain ownership of Water and Sewer service laterals.
- c. Private sewer mains shall be installed by the developer in accordance with City Standards and ongoing maintenance and responsibility thereof shall apply to parcel owners as defined in the project's CC&Rs.
- d. Impact fees for new Water and Sewer service shall apply.

44. Drainage Improvements:

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Design Criteria and any applicable adopted City drainage plans.
- b. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards. Storm drain flows post-development shall be limited to pre-development flows from the 10 and 100-year frequency storm. 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.
- c. The applicant shall demonstrate for each building pad to the satisfaction of the City of Cloverdale as follows:
 - I. Adequate protection from 100-year frequency storm; and
 - II. Feasible access during a 10-year frequency storm.
- d. The capacity and condition of proposed drainage facilities shall be analyzed and drainage improvements shall be constructed as necessary. This includes gutters and drainage inlets and swales. Site grading and drainage improvements shall be shown on the improvement plans.
- e. All new drainage inlets shall be permanently marked "No Dumping-Flows to River"
- f. A copy of the applicable FIRM map and hydrology and hydraulic calculations shall be submitted with the improvement plans per current City and Sonoma County Water Agency Standards.
- g. Applicant shall design the project to include storm water post construction low-impact development 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:

- h. The applicant shall submit to the City of Cloverdale for review and approval, evidence of provisions for ongoing maintenance of bio-retention facilities and planting areas.

45. Parcel Map Conditions:

- a. A parcel map, as defined in the State Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineers Office. The parcel map shall be in substantial conformance with the approved Tentative Map and all applicable conditions of approval. The parcel map is not valid until it has been approved and recorded.
- b. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or provided by separate instrument. The developer shall prepare all necessary legal descriptions and deeds.
- c. Pursuant to City Code Section 17.36.040, prior to parcel map submittal, detailed CC&Rs shall be submitted for City approval. The parcel map shall include reference to the CC&R document(s) with recording information.
- d. The parcel map shall not be approved prior to approval of the improvement plans.
- e. Prior to approval of the parcel map, the developer shall either complete required improvements in accordance with the approved improvement plans, or enter into an Improvement Agreement in accordance with Cloverdale Municipal Code Sections 17.44.230 and 17.44.240. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

46. Construction Conditions:

- a. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
- b. 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 Engineer.
- c. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the North Coast Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
- d. 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.
- e. 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.

- f. 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. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
- g. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
- h. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement of construction.
- i. All noise mitigation measures recommended in the Illingworth and Rodkin Inc. Noise Study dated January 15, 2003 shall be adhered to.
- j. Dust control must be maintained to the City's satisfaction. Appropriate provisions shall be noted on the project plans and incorporated into the project CC&Rs to address any ongoing nuisance that may be caused by the access drive surfacing.
- k. 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 9:00 a.m. to 5:00 p.m. No work shall occur on Sundays or Holidays. Contractors shall schedule inspections 48 hours in advance by calling the Building Department at (707) 894-1725.

47. Subdivision Final and/or Release of Securities Conditions:

- a. Prior to release of securities, all improvements shown on the Improvement Plans shall be completed and accepted by the City.
- b. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid prior to acceptance of the public improvements.
- c. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
- d. A complete set of As-Built or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.
- e. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.
- f. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

Building:

- 48. All new construction and/or building modifications shall meet the applicable building and fire safety codes in effect at the time of **building permit application**. The 2013 edition of California Title 24, as adopted and amended by the City of Cloverdale, is currently in effect through December 31, 2016. Please be advised that the 2016 edition will become effective starting January 1, 2017.

49. The applicant shall submit construction documents for plan review as part of the required building permit application process. A Building Permit shall be obtained prior to construction and all work shall be inspected and approved prior to issuance of Certificate of Occupancy. The applicant shall include all conditions of approval on the building plans that are submitted to the Building Department.
50. The City of Cloverdale has adopted CALGreen Tier 1 compliance which requires exceeding the minimum energy Code compliance margin by 15 percent. One or more elective measures must be chosen from each Division of the CALGreen Code for Tier 1 compliance (such as electrical vehicle charging station(s) per Division 5.1). The applicant shall identify the Tier 1 compliance methodology on the plans and on checklists acceptable to the Building Department.
51. A design level soils report prepared by a California licensed Geotechnical Engineer is required per CBC 1803. The Geotechnical Engineer of Record shall provide a letter of review stating that the project construction documents are in conformance with the report recommendations. The Geotechnical Engineer of Record shall also provide construction observation for conformance to the report recommendations.

Fire:

52. All structures will require full NFPA 13D fire sprinkler systems, residential fire and carbon monoxide systems.
53. The existing fire hydrant on North Cloverdale Boulevard shall be replaced with a City standard fire hydrant (TBD) to the satisfaction of the Cloverdale Fire Protection District.
54. Fire impact fees shall be paid directly to the City of Cloverdale. All fire code compliance plan check and permit fees will be paid directly to the Cloverdale Fire Protection District.

* * * * *

It is hereby certified that the foregoing Resolution No. 071-2016 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on September 13, 2016, by the following roll call vote: (Ayes- ; Noes- ; Absent-)

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

APPROVED:

ATTESTED:

 Mary Ann Brigham, Mayor

 Linda Moore, Deputy City Clerk

Attachment:
 Exhibit "A" - Tentative Parcel Map date stamped 6-2-2016

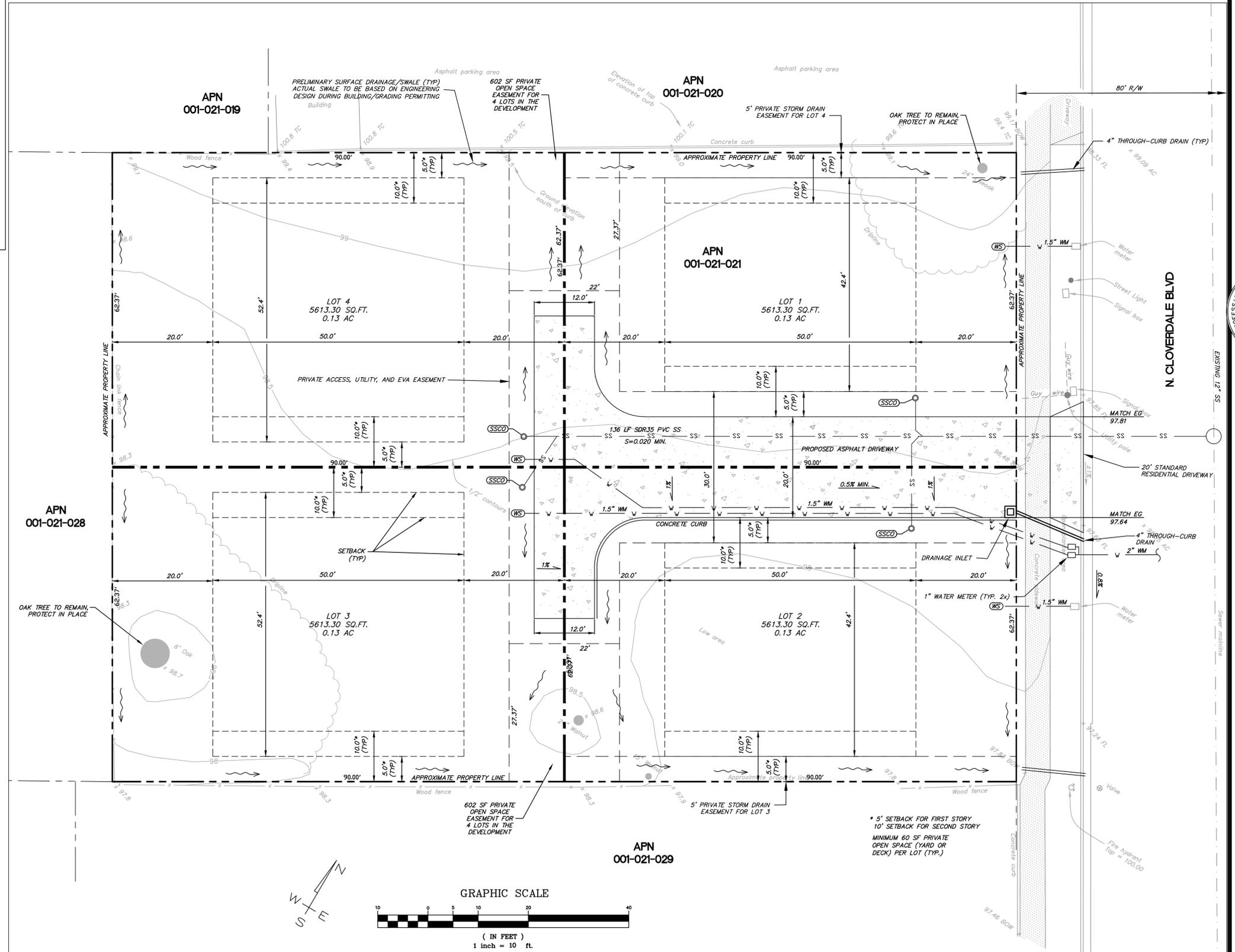
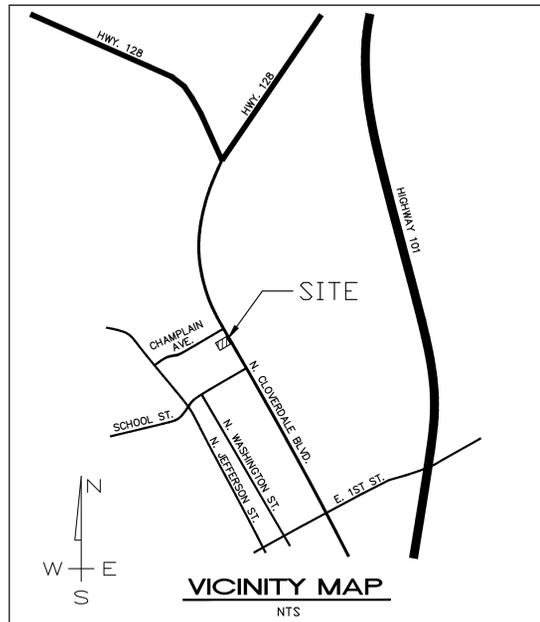
RINK PARCEL MAP TENTATIVE SUBDIVISION MAP

LANDS OF PAUL A. RINK
APN 001-021-021

Resolution Exhibit "A"

PROPOSED LOTS

LOT 1	0.13 ACRES
LOT 2	0.13 ACRES
LOT 3	0.13 ACRES
LOT 4	0.13 ACRES



SURVEY NOTES

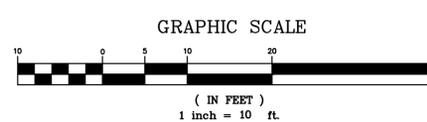
FIELD SURVEY WORK DONE ON OCTOBER 16, 2002.
HORIZONTAL DATUM IS PER FOUND PIPE AT THE SOUTH CORNER AND CLOVERDALE BLVD. (THIS IS PRELIMINARY BASIS, TO BE REVISED).
VERTICAL DATUM IS ASSUMED. TOP OF FIRE HYDRANT AS SHOWN, ELEVATION = 100.00.

LEGEND

- SURFACE DRAINAGE/SWALE (TYP)
- SANITARY SEWER CLEANOUT
- WATER SERVICE

PROJECT INFORMATION

PROJECT ADDRESS: 531 N. CLOVERDALE BOULEVARD CLOVERDALE, CA 95425
ASSESSOR PARCEL NO: 001-021-021
PROJECT OWNER: RINK LIVING TRUST PO BOX 835 CLOVERDALE, CA 95425 (707) 696-2594
ENGINEER: CRT MUNSSELLE, P.E. #69941 MUNSSELLE CIVIL ENGINEERING, INC 513 CENTER STREET HEALDSBURG, CA 95448
SURVEYOR:
WATER SUPPLY: CITY OF CLOVERDALE
SEWER SUPPLY: CITY OF CLOVERDALE
NUMBER OF PARCELS: 4 PARCELS
PRESENT USE: EMPTY PARCEL
PROPOSED USE: 4 RESIDENTIAL LOTS
PROPOSED IMPROVEMENTS: PRIVATE DWY, UTILITIES
ZONING INFORMATION: EXISTING: P-D/15, PROPOSED: R-2
FLOOD ZONE PER FEMA MAPPING: NONE



REVISION	BY	DATE	<p>MUNSSELLE CIVIL ENGINEERING CIVIL ENGINEERING • LAND PLANNING 513 CENTER STREET HEALDSBURG, CA 95448 (707) 386-0986</p>
<p>TENTATIVE SUBDIVISION MAP-ALT 2 LANDS OF PAUL A. RINK APN 001-021-021 531 N. CLOVERDALE BOULEVARD CLOVERDALE, CA</p>			<p>DATE MAY 26, 2016</p> <p>JOB NO. 10-14</p> <p>SHEET NO. 1</p> <p>OF 1</p>

P:\MCE JOBS\2014\10-14 RINK SUBDIVISION\DWG\10-14 TM-ALT2.DWG 5/26/2016 12:53 PM

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CITY OF CLOVERDALE
ORDINANCE NO. _____-2016

AN ORDINANCE OF THE CITY OF CLOVERDALE AMENDING THE ADOPTED ZONING MAP AND ZONING ORDINANCE, TITLE 18 OF THE CLOVERDALE MUNICIPAL CODE, TO REZONE A 0.52-ACRE PROPERTY FROM “P-D/15 RINK MIXED USE” TO “R-2 TWO-FAMILY RESIDENTIAL” AND ELIMINATE “P-D/15 RINK MIXED USE” FROM SECTION 18.08.020 OF THE ZONING ORDINANCE FOR THE RINK PARCEL MAP PROJECT LOCATED AT 531 N. CLOVERDALE BOULEVARD (APN 001-021-021)

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

SECTION 1. RECITALS

- A. The Rink Parcel Map project (“Project”), is located at 531 N. Cloverdale Boulevard.
- B. The property owner is requesting an amendment to the Zoning Ordinance and Map to rezone the 0.52-acre site from “P-D/15 Rink Mixed Use” to “R-2 Two-Family Residential”. The Zoning Ordinance amendment designating the 0.52-acre site as R-2 would allow detached single-family residential uses to be developed on the 0.52-acre site.
- C. 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 for the Project dated February 2016, to determine whether additional environmental review is required. Pursuant to CEQA Guidelines Section 15064 the City determined that with the incorporation of mitigation measures any impacts to the environment would be reduced to a less than significant level and posted a Notice of Intent to adopt a Mitigated Negative Declaration for the Project with the Sonoma County Clerk and was open for public comment from February 23, 2016 through March 14, 2016 during which no public comments were received
- D. The City Council makes the following findings listed in Section 18.030.080.E related to (1) rezoning the parcel of land located at 531 N. Cloverdale Boulevard and described as County Assessor’s Parcel Number (APN) 001-021-021 to the R-2 Zoning District; (2) the amendment to Section 18.08.020 of the Zoning Ordinance to eliminate the “P-D/15 Rink Mixed Use”:

- 1. The proposed amendment is consistent with the adopted General Plan.

The project will remove the P-D/15 Zoning District and replace it with the Two-Family Residential (R-2) Zoning District. The R-2 Zoning District is most compatible with the Medium Density Residential (MDR) General Plan Land Use Designation as the density range for the MDR designation provides for a maximum of eight

dwelling units per acre, an increase from the Low Density Residential (LDR) General Plan Land Use Designation which allows for a maximum of four dwelling units per acre.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of 8 dwelling units per acre falls within the allowable density range of the Medium Density Residential (MDR) General Plan Land Use Designation. The project provides a limited number of small lots within a conventional single-family area and contributes to the variety of housing within the City in accordance with General Plan Implementation LU 1-1.c. Additionally, although the project creates smaller lots than would normally be allowed, usable rear yards generally consistent with a private rear yard that could be expected in a standard single-family residential subdivision are provided for in accordance with General Plan Implementation LU 1-6.d. Therefore, the amendment is determined to be consistent with the goals, policies and implementation measures of the General Plan.

2. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance.

The amendment would remove the P-D/15 Zoning District from the Zoning Ordinance Text and Zoning Map. This amendment is internally consistent with all applicable provisions of the Zoning Ordinance as the P-D/15 Zoning District was created for a specific mixed use development project for which all land use entitlements have since expired. The previous project included a Tentative Map to subdivide the property into eight lots to allow for seven dwelling units, three of which were live/work units featuring ground floor office space. Removing the P-D/15 Zoning District and replacing it with the R-2 Zoning District is internally consistent with the project as the proposed use is an allowed use in the R-2 Zoning District.

3. The proposed amendment will not be detrimental to the public health, safety, or welfare or to the use of land in any adjacent zone.

Conditions of approval require that prior to construction the homes go through the Design Review process by the Planning Commission to ensure compatibility with the existing neighboring uses. The Building Permit process would also help to ensure that the development would not be detrimental to the public health, safety, or welfare or materially injurious to properties and improvements in the vicinity as the homes would be required to be constructed in compliance with the latest adopted CA Building and Fire codes.

4. The site is suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested Zoning District and anticipated land uses/developments.

The project would subdivide an approximately 0.52 acre property into four single-family residential lots. The proposed density of eight dwelling units per acre falls within the allowable density range of the MDR General Plan Land Use Designation. A minimal amount of grading would be required as the project site is relatively flat and direct access onto North Cloverdale Boulevard will be provided to each lot. The site is large enough to support four new lots of approximately 5,613 square-feet each. The project site does not support stands of trees, waterways, wetlands or wildlife habitat and is entirely surrounded by urban uses. City services and utilities will be provided to the project site including sewer and water, and a fire hydrant will be relocated slightly to the south in order to make room for the shared driveway.

E. On September 13, 2016 the City Council held a properly noticed public hearing regarding this Zoning Ordinance and Zoning Map Amendment and considered all comments received in writing and all testimony received at the public hearing.

SECTION 2. PURPOSE AND INTENT

The purpose and intent of these changes is to amend the Zoning Ordinance and Zoning Map to rezone the 0.52-acre site located at 531 N. Cloverdale Boulevard from “P-D/15 Rink Mixed Use” to “R-2 Two-Family Residential” as shown on Exhibit A.

SECTION 3. 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 4. AMENDMENTS TO TITLE 18 OF THE CLOVERDALE MUNICIPAL CODE

Section 18.08.020.P P-D/15 Rink Mixed Use, is eliminated as set forth in Exhibit B.

SECTION 5. RECLASSIFIED PROPERTIES

Title 18, “Zoning,” of the City of Cloverdale Municipal Code is hereby amended by amending the “Zoning Map of the City of Cloverdale” so as to reclassify the 0.52 acre site located at 531 N. Cloverdale Boulevard to the Two-Family Residential (R-2) Zoning District, as shown in Exhibit C.

SECTION 6. 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 7. 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.

I hereby certify that the foregoing is a true and complete copy of an Ordinance duly and regularly adopted by the City at a regular meeting thereof held on: _____ by the following vote:

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2016 by the following vote: (Ayes- ; Noes- ; Absent-)

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved

Attested

Mary Ann Brigham, Mayor

Linda Moore, Deputy City Clerk

Attachments:

Exhibit A – Amended Zoning Text

Exhibit B – Eliminated Zoning Text

Exhibit C – Amended Zoning Map

Chapter 18.08

SPECIAL ZONING DISTRICTS

Section 18.08.010 Planned Unit Development (PD) Zoning District

A. Purpose and Intent

The purpose of the PD Zoning District is to provide flexibility in land use development standards for well-planned developments that conform to the General Plan land use provisions and achieve one or more of the following purposes.

1. Permit the clustering of single-family or multifamily dwellings in order to preserve unique features on a property or provide for public parks and/or buildings.
2. Allow master planning of sites with multiple property owners in order to provide predictable land use expectations for individual owners.
3. Allow master planning of large sites over two acres so that the property can be developed in phases, providing predictable land use expectations for each phase of the development.
4. Allow City-initiated PD zoning to achieve goals such as historic preservation, neighborhood conservation, or phasing of development.

B. Establishment of District

A PD Zoning District may be combined with any district shown in the Residential, Commercial or Industrial Zoning Districts in accordance with the provisions of this Section and Section 18.03. Each PD Zoning District shall be numbered. The Zoning Map shall identify the underlying Zoning District and the PD Zoning District number (e.g. R-1-PD/1). A PD Zoning District may include more than one underlying Zoning District. The application for a PD Zoning District shall include Development Standards for the Planned Unit Development. The standards shall include, but not be limited to, information regarding allowable uses, parking, setbacks, building heights, lot coverage, grading, landscaping, and other issues appropriate to the Zoning District.

A PD Zoning District may be established as an amendment to this Title in accordance with Chapter 18.03 upon application of the property owner or owners or upon recommendation of a majority of the Planning Commission and/or action of the City Council on parcels of land which are suitable for, and of sufficient acreage (minimum two acres) to contain a Planned Unit Development.

C. Permitted Uses

All provisions of the underlying Zoning District shall apply unless specifically modified by a Preliminary and/or Precise Development Plan. The following modifications to underlying Zoning District provisions may be allowed.

1. Clustering of single-family or multifamily dwellings in Residential Zoning Districts in order to preserve unique features on a property or provide for public parks and/or buildings. Development shall not exceed General Plan densities; however, clustering may be used to achieve the allowable General Plan density

for the entire site including the land area of features preserved. Undevelopable lands shall not count toward allowable densities.

2. Master planning of a site or area with multiple property owners in order to provide predictable land use expectations for individual owners. Land uses shall be consistent with underlying General Plan land uses; however, residential densities may be distributed throughout the master planned area as if it were a single property.
3. City-initiated PD zoning to achieve goals such as historic preservation, neighborhood conservation, or phasing of development or to:
 - a. Enhance and preserve unique features on a property, such as historical significance, unusual topographic or physiographic characteristics.
 - b. Allow provision for or development of parks, public buildings, and public amenities.

D. Variation from Zoning District Regulations

The regulations and requirements of the Zoning District with which the PD Zoning District is combined shall apply, except as may be modified or changed by the approved development plan or policy statement. In a PD Zoning District, the Precise Development Plan approved and adopted by the City Council may allow variation from the strict application of Zoning District regulations with respect to fences, walls and hedges; screening and landscaping; front and side yards; distances between structures (building separations may be reduced to zero feet (0') provided that firewalls are provided per UBC standards); heights; internal street rights-of-way, pavement widths and sidewalks; lot coverage, lot size, and the determination of usable open space. Where variation from lot size is proposed, no more than 25% of lots in any development may be less than 4,000 square feet and no lots may be less than 3,000 square feet. All such variations from Zoning District regulations shall be noted in the approved development plan. Variations from the following regulations shall not be allowed: residential floor area ratio and residential rear yard setbacks.

E. Residential Densities

Residential densities in a PD Zoning District shall not exceed the residential densities permitted by the General Plan, including undevelopable lands as defined.

Section 18.08.020 Individual PD Zoning District Development Standards

The following PD Zoning Districts have been established by appropriate action of the City Council, subject to the following deviations from base Zoning District standards. If a Preliminary Development Plan or Precise Development Plan has expired per chapter 18.03, a new Precise and/or Preliminary Development Plan must be filed and approved prior to any use of the property within the PD Zoning District.

A. P-D/1 Jefferson Springs

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

B. P-D/2 Jefferson Villas

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

C. P-D/3 Solar Park

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

D. P-D/4 Kings Valley

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

E. P-D/5 Bandiera Winery

1. Permitted Uses

- Winery with total annual production of 50,000 cases.
- Addition to existing winery building to be used exclusively for small wood aging.
- A small retail sales area.
- Crushing, fermenting, aging, bottling and shipping of all wine produced as bottled case goods.

2. Operating Provisions

- No tasting or tours.
- Storage and/or fermenting tanks shall not be visible outside of buildings.
- Maximum of five full-time employees.
- All company owned equipment shall be parked off street in the crushing-fermenting area.
- Operating hours during the crushing season shall not exceed a 10 to 12 hour work day. All other work days shall be standard 8 hour days.

F. P-D/6 Clover Springs

All provisions of the R-1 Single Family Residential Zoning District shall apply with the following exceptions:

1. The following are the only permitted uses, provided that uses shall also comply with the permitting requirements set forth in Chapter 18.03 entitled Land Use Permits and Approvals.

- Single family dwellings
- Accessory buildings
- Home Occupations
- Accessory uses per the R-1 Zoning District
- Open space/Passive parks
- Private recreation facilities
- Guest quarters/in-law residence

2. Residential Siting and Planning Design Guidelines

a. Encroachments into Required Yards – Architectural features such as roof eaves, fireplaces, box-outs, built-in shelves, bay windows and similar features are permitted to extend up to two feet six inches (2' 6") into the minimum front, rear and side yard setbacks.

- b. Ground-Level Air Conditioning Unit Screening and Locations – Ground air conditioning units are to be within a fenced yard, or otherwise screened with walls, fencing or landscaping. Air conditioning units that are located within a solid fenced side or rear yard are not required to be screened. Ground level air conditioning units and their enclosures are permitted within the side or rear yard setback, provided enclosures do not exceed five feet (5') in height and are located at least two feet (2') from the side property line and five feet (5') from the rear property line.

c. Fencing Standards

Side and rear yard, interior lots: Side and rear yard fencing may be constructed up to six feet (6') in height, as measured from the high side of the fence. The fencing in the side and rear yard shall conform to the privacy fence standard.

Side yard on corner lots: Fencing is permitted in the side yard abutting a street with a minimum setback of eight feet (8') from the back of the property line.

Front yard: Courtyard walls are permitted in the front yard, up to ten feet (10') from the back of the walk. Courtyard walls encroaching into the required front yard setback may not exceed three feet (3') in height.

Open Space lots: Open fencing will be utilized along lot edges common to open spaces, as well as to define community areas. Provided regulations contained within the project CC&Rs are complied with, homeowners have the following options for open fencing:

- Two foot (2') knee-high wall (a short masonry wall)
- Two foot (2') knee-high wall with four foot (4') wrought-iron style fence on top.
- Six foot (6') wrought iron style fence may be utilized in the side yard areas of open space lots, along interior property lines. Wrought-iron style fencing is to be of a consistent design throughout the project.
- A three and one-half foot (3'6") split rail fence will be constructed as part of the landscaping along Porterfield Creek.

Fencing adjacent to streets: There are a number of areas within the project that back up to streets that require fencing, the following fencing standards have been established for these areas:

- Six foot (6') wooden barrier fence will be constructed adjacent to Cloverdale Boulevard.
- Six foot (6') perimeter wood fence will be constructed along the Foothills Boulevard landscape corridor and the lots that back up to the existing Hot Springs Road.

All solid wood fences will be painted/stained to be consistent with the criteria established within the CC&Rs for the project.

- d. Trash Receptacle Storage – trash receptacle storage is restricted to the garage within a non-fenced yard, or within a screened area located behind the leading edge of the house.

3. Residential Housing Siting Criteria

<u>Setbacks</u>	<u>Estate</u>	<u>Premier</u>	<u>Classic</u>
Front Yard, Living Space	15'	15'	15'
Front Yard, Garage Door (3, 7)	18'	18'	18'
Side Yard, Interior (6)	5'	5'	5'
Side Yard, Adjacent to Street (8)	12.5'	12.5'	12.5'
Rear Yard (3, 4, 6)	15'	15'	15'
Building Coverage (5)	50%	50%	50%

Height Limit

Maximum Building Height 35'

Attached Shade Structures

All shade structures shall conform to a minimum twelve foot (12') rear yard setback and a five foot (5') side yard setback. The three foot (3') encroachment into the standard fifteen (15') setback shall not be enclosed by more than 20% of its perimeter and shall not exceed 50% of the required usable rear yard area.

The number of lots within Phase I which would be allowed to utilize this provision for a reduction in the rear yard setback shall be in accordance with the parcels detailed in the August 19, 1997 letter submitted by the Del Webb California Corporation to the City, and in no case, shall the number of lots exceed 40% of the total lot count of Phase I. The number of lots within Phase II which would be allowed to utilize this provision shall not exceed 40% of the total lot count of Phase I. The number of lots within Phase II which would be allowed to utilize this provision shall not exceed 40% of the total lot count unless otherwise approved by the City through the adoption of the Precise Development Plan for Phase II.

Accessory Structures

Permitted outside of the required front yard; 5 foot (5') setback required from a side or rear property line for detached structures; may be further regulated by the project CC&Rs.

Off-Street Parking

Two spaces per dwelling unit

Footnotes (Siting Criteria)

- i. Lot width is measured eighteen feet (18') from the back of the front property line. Cul-de-sac, elbow lots and lots on curved streets may have a width less than specified provided they meet lot area and building setback requirements.
- ii. Required lot depth may be reduced up to ten feet (10') in some cases, provided the lots otherwise meet lot area and building setback requirements. Some

examples of such cases are lots on cul-de-sacs or elbows and constrained by trees or natural features.

- iii. Driveway length is measured from property line to face of garage door. Architectural projections of up to two feet (2') will be allowed to project into the front and side yard setbacks.
- iv. The rear yard setback is exclusive of roof overhangs and architectural projections.
- v. Roof overhangs, patios, covered porches, shade structures, driveways, walkways and the like are exempted from the building coverage calculation.
- vi. Air conditioning units can encroach up to three feet (3') into the side and rear yard setbacks.
- vii. The front yard setback will be staggered a minimum of two feet (2') on every third unit. This requirement will not apply where the street centerline radius is 1,000 feet or less, on the bulb area of cul-de-sac lots or on elbow lots.
- viii. The measurement for minimum sideyard setbacks for corner lots will be taken from the back of the sidewalk. All corner lots will have a minimum corner sideyard setback of twelve and a half feet (12'6") with the exception of lots 74, 114, 159 and 160 which will have a minimum fifteen foot (15') setback from the back of the sidewalk. These lots differ in setback due to their location adjacent to a collector or arterial street.

4. Recreation Facility Siting Criteria

Setbacks

Building Setback from Street Right-of-Way	30'
Building Setback from Adjacent Residential Property Line	30'
Building Setback from Open Space	10'
Outdoor Recreation Facility Setback from Street Right-of-Way	10'
Outdoor Recreation Facility Setback from Residential Lots	10'
Outdoor Recreation Facility Setback from Open Space	10'
Parking Lot Setback from Residential Property Line	25'
Parking Lot Setback from Street Right-of-Way	10'
Building, Parking and Outdoor Recreation Facility Setback From the Flowline of Porterfield Creek	60'

Height Limit

Maximum Building Height	One-Story (40')
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Parking Requirements

Parking Requirements	1 space/250 sf of building area
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G. P-D/7 Rancho de Amigos - Residential Portions

All provisions of the R-1 Single Family Residential Zoning District shall apply to the single-family lots.

Provisions of the R-3 Multi-Family Residential District shall apply to the townhouse portion of the site. All structures built in conformity with the adopting site plan shall be legal conforming structures within the townhouse development.

H. P-D/7 Rancho de Amigos – Shopping Center/Business Park

For the shopping center portion of the site, all provisions of the General Commercial (G-C) Zoning District shall apply. New development is subject to the Architectural Design Guidelines and Sign Program on file in the Planning Department. For the business park portion of the site, an assisted living project is compatible with the business park designation.

I. P-D/8 Furber II – The Preliminary Development Plan for this P-D expired and is null and void.

J. P-D/9 Citrus Gardens

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

K. P-D/10 The Cottages

All provisions of the R-1 Single Family Residential Zoning District shall apply with the following exceptions:

1. Sideyard Setbacks
 - a. A minimum separation of twenty feet (20') between two-story wall to two-story wall of adjoining residential units.
 - b. A minimum separation of fifteen feet (15') between single story wall to two story wall of adjoining residential units.
 - c. A minimum separation of ten feet (10') between single story wall to single story wall of adjoining residential units.
2. Height limitations
 - a. All residences placed on Lots 12 – 24 and 42-48 of Area I and Lots 140, 141, 154, 155, 166, 167 and 180 of Area II are single story in height. If the height of any residential unit listed above is desired to be increased beyond single story, the applicant shall submit a visual analysis containing a minimum of two cross-sections for each area that extend across the width of the property. The visual analysis shall depict the height and orientation of the residential unit, location of any retaining walls, roads, building pads, and integration of all proposed landscaping. The visual analysis shall be submitted to the Planning Commission for their review and approval.
3. Open Space
 - a. All properties adjoining the northerly property line (Lots 11 – 20) shall maintain a thirty foot (30') open space buffer area in which no development may occur. "Development" shall include the construction or placement of any permanent structure that would be subject to the issuance of a building permit including, but not limited to decks,

platforms, accessory buildings and swimming pools or the construction of any temporary structure not subject to the Building Code such as, but not limited to, accessory structures, play equipment and saunas.

L. P-D/11 Ioli Ranch

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

M. P-D/12 Vineyards At Cloverdale

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

N. P-D/13 Sunrise Hills

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

O. P-D/14 Sunrise Hills II

All provisions of the R-1 Single Family Residential Zoning District shall apply, with the following exceptions:

Setbacks

Front Yard, Living Space	10'
Front Yard, Garage Door	20'
Side Yard, Interior	1-story = 5'; 2-story = 10'
Rear Yard	10' to rear of house or detached garage

P. Reserved

Q. P-D/16 Creekside

The following standards adopted with the Precise Development Plan shall apply:

City of Cloverdale Zoning Code

Lot #	Lot Size (sf)	Unit Size (sf)	Lot Coverage	FAR	Front Setback	Right Side Setback	Left Side Setback	Rear Setback
1	3,774	1,858	38%	.49	21'	5'	4'6"	22'
2	3,774	1,858	38%	.49	21'	5'	4'6"	22'
3	3,774	1,858	38%	.49	21'	5'	4'6"	22'
4	3,774	1,858	38%	.49	21'	5'	4'6"	22'
5	3,650	1,858	39.3%	.51	21'	5'	4'6"	18'
6	3,798	1,858	37.8%	.49	21'	5'	5'9"	18'
7	13,000	2,110	11.1%	.16	24'	26'	5'	47'
8	5,563	1,978	25.6%	.36	24'	5'	5'	45'
9	8,445	2,406	17.7%	.28	45'2"	5'	5'	104'
10	36,060	3,713	7.4%	.10	135'9"	83'	5'	150'

Section 18.08.030 Specific Plan (SP) Zoning District

A. Purpose and Intent

It is the purpose of this Section to provide a method for the zoning of lands with adopted Specific Plans for which customized development and use regulations have been approved by the City Council. The creation of a Specific Plan (SP) Zoning District is necessary to provide adequate development flexibility for innovation in residential building types, land use mixes, site design, and development concepts.

B. Applicability

This Section shall apply to the properties designated in the Cloverdale General Plan Land Use Element as requiring preparation of a Specific Plan and to any other project site for which the applicant believes that implementation of a Specific Plan will benefit the project and the City.

All Specific Plan applications shall be accompanied by a zone change application requesting a change from the existing Zoning District to the Specific Plan Zoning District. The Specific Plan Zoning District shall be designated on the Zoning Map by the symbol "SP" followed by a number to designate the Specific Plan (e.g. SP-3.1, SP-3.2, etc.). Each Specific Plan Zoning District shall be a logical geographical unit and may include one or more parcels. Any Specific Plan Zoning District may be broken down into subareas for the purpose of assigning specific development standards and regulations.

A Specific Plan Zoning District shall conform to the policies of the General Plan designation for the area. The minimum size for a Specific Plan Zoning District shall be five (5) acres. Smaller parcels may be combined in an application to meet minimum qualification for land area.

C. Establishment of a Specific Plan Zoning District

A Specific Plan Zoning District shall be established by recommendation of the Planning Commission and approval of an ordinance by the City Council and include the following information:

1. Identification of the geographical area where Zoning District standards and subarea standards shall apply.
2. Description of the intent and character of area development.
3. Identification of environmental mitigation measures and important features to be preserved.
4. Identification of uses permitted and uses requiring Conditional Use Permits.
5. Identification of street and right-of-way standards and easements for provisions of utilities and pathways.
6. Identification of standards for weight and bulk, set-back, parking, lot size, percentage of open space and type of landscaping.

D. Adoption of Specific Plan Zoning District

Adoption of a Specific Plan District shall be as follows:

1. The Planning Director shall determine that the proposal for a Specific Plan Zoning District includes the information required.
2. The Planning Director shall propose acceptance of a completed environmental document prepared pursuant to CEQA or shall otherwise demonstrate compliance with CEQA.
3. The Planning Commission shall hold a public hearing after providing a minimum of 10 days notice published in a newspaper of local circulation and by mailing first class to the owners of property within 300 feet of the Specific Plan area as their names and addresses are shown on the latest adopted County Tax Roll.
4. The Planning Commission shall recommend Zoning District adoption to the City Council through resolution with a minimum affirmative vote of the majority of the total voting membership of the Planning Commission.
5. The City Council shall hold a public hearing in accordance with the notice requirements above.
6. The City Council shall adopt a Specific Plan Zoning District by amendment of this Title. Any changes proposed by the City Council not previously considered by the Planning Commission must be referred to the Planning Commission for consideration and recommendation prior to City Council action.

Section 18.08.040 Individual Specific Plan Zoning District Development Standards

The following SP Zoning Districts have been established by appropriate action of the City Council, subject to the following provisions.

A. SP-1 Alexander Valley Resort Specific Plan

This Section provides regulations and standards for the development of the Alexander Valley Resort Project site and the SP-1 Zoning District.

B. Precise Development Plan Required

1. A Precise Development Plan shall be required prior to any development in each of the six (6) land use designations in this Plan: Resort Hotel/Spa, Golf Course, Resort Residential, Single-Family Residential, Estate Residential, and Entry Commercial. Each Precise Development Plan shall be consistent with the Alexander Valley Resort Specific Plan and the phasing provisions below.
2. A visual “gateway” or entrance theme shall be submitted by the Developer and approved by the City prior to or with the first Precise Development Plan approval. A visual analysis of the rough grading plan for the site, including the grading for the proposed western hill with the serpentine outcropping shall be prepared prior to or with the first Precise Development Plan, together with the proposed “gateway” theme.
3. A Precise Development Plan amendment, as specified in this Section, shall be required for any change to the approved Precise Development Plan, except for minor changes in golf course design and alignment.
4. The project shall meet all requirements of the Cloverdale Inclusionary Housing Ordinance as it exists or is amended.
5. Precise Development Plans for all phases of the development may be submitted and approved simultaneously, provided that no temporary or permanent occupancy permits for the Resort Residential, Single-Family Residential and Estate Residential units shall be issued until: 1) an occupancy permit is issued for the Hotel; and 2) nine holes of the golf course, west of the NWP rail line, are complete.
6. Construction of the first nine (9) holes of the golf course is dependent on the availability of recycled wastewater (“Recycled Water”), transportation of that water to the west side of the NWP tracks, annexation to the City of Cloverdale, and City entitlements. The timing of the construction of the second nine (9) holes contemplated by this Specific Plan (“Regulation Course”) is dependent, in part, on the rescission or expiration of the Williamson Act Contract (“Contract”) on a portion of the Project property that is included as a part of the second nine (9) holes, the availability of Recycled Water and obtaining permanent railroad crossing rights from the North Coast Railroad Authority (“Crossing Rights”).

If the Developer is unable to achieve rescission of the Contract, obtain sufficient Recycled Water, and/or obtain Crossing Rights in a timely manner, so as to allow for completion of the Regulation Course, the Developer shall amend the Precise Development Plan for the golf course to provide for a nine (9) hole course, including a driving range and clubhouse, on property owned by the Developer that is not subject to the Contract, dependent on Recycled Water, or dependent on Crossing Rights (“9-Hole Course”). Developer shall propose an alternate use for the remaining acreage. Such use may require an amendment to the Alexander Valley Resort Specific Plan.

C. Relationship to the Zoning Ordinance

All provisions of this Title shall apply in the SP-1 Zoning District, except as specifically modified by this Section.

D. Pedestrian/Bicycle Trails

Each Precise Development Plan shall provide for pedestrian/bicycle trails to complete the trails system identified in the Specific Plan.

E. Resort Hotel/Spa

The 100-150 room hotel and a full-service spa facility will function together as a wine country destination resort and as the anchor of the Alexander Valley Resort project. Amenities will include, those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop. The Resort shall be consistent with all aspects of the Cloverdale General Plan Destination Commercial land use designation and applicable goals of the Land Use and Community Design Elements.

The hotel will be sited on a knoll overlooking Resort Residential and Golf Course areas and capitalizing on Alexander Valley/Russian River vistas. The European wine country style architectural theme described in this Specific Plan shall be consistent throughout the Resort. The hotel is assigned a visually prominent location on the Project site and shall be designed to quality resort style standards. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the hotel shall be 62 feet above ground level, including towers and similarly distinct architectural elements. The spa shall be confined within the hotel complex. Outdoor facilities, consisting of a swimming pool and other recreational activity areas shall be sited and buffered to reduce noise intrusion on the hotel.

Parking areas shall be off-street, landscaped and screened from view. It is anticipated that parking for the Resort complex, the Resort Residential units and the Golf Course facilities will share parking areas, particularly during off-peak hours. For example, the hotel may use golf club parking in the evening when the golf course is not in use.

F. Golf Course

1. The Alexander Valley Golf Club will be a regulation 18-hole golf course, with multiple tee areas providing varying overall lengths up to 6500 yards. A clubhouse, practice facility and maintenance area, natural resource preserves, and pedestrian/bicycle trails are included as a part of the golf course project. The Alexander Valley Golf Club will be open to Golf Club members, guests of the Resort and the general public on a daily fee basis.
2. Clubhouse uses and standards:
 - a. Maximum height of the clubhouse building shall be 35 feet.
 - b. Allowable uses are golf course management offices, pro shop, men and women's locker rooms, restaurant and banquet facilities and golf cart storage. Any expansion or change after Precise Development Plan approval shall require a Precise Development Plan amendment.
 - c. The Precise Development Plan for the golf clubhouse shall provide adequate parking to serve peak demand for banquet activities and shall include

parking that complies with the City of Cloverdale standards. Shared parking may be proposed between golfing and banquet facilities if the uses have different peaking characteristics. Shared parking may only be allowed based on a shared parking analysis, using Urban Land Institute or similar methodologies, and approved by the City's Planning Director.

3. Practice facilities:
 - a. The practice facilities, which include a driving range and a putting green, will be sited so as to buffer the hotel and Resort Residential areas from the adjacent industrial uses.
 - b. The driving range will be recessed from the hotel site and heavily buffered, on all sides, by landscaping.
 - c. Protective netting will be installed to protect adjacent uses from errant golf balls.
4. Maintenance facilities:
 - a. Maximum height of maintenance building structures shall be 24 feet.
 - b. All activities and equipment storage shall be within enclosed buildings, except for sand, gravel and similar bulk construction materials, which shall be screened from public view with fences, landscaping, buildings or similar features.
5. Natural resource areas shall meet requirements of the Alexander Valley Resort Specific Plan.
6. Accessory structures, including snack shop, restrooms and a maintenance building shall be allowed on the golf course.
7. All Golf Course improvements shall conform to the "gateway" design concept.

G. Resort Residential

1. Resort Residential units shall meet the provisions of the R-CT or R-3 Multi-Family Residential Zoning Districts as they exist or may be modified.
2. The Precise Development Plan for Resort Residential shall conform to Specific Plan policies to mitigate impacts from the adjoining industrial area.
3. An Acoustic Study shall be submitted, and building assemblies shall be designed so that interior noise levels shall not exceed 45dBA inside all living units.

H. Single-Family Residential

1. Single-Family Residential units shall meet the requirements of the R-2 Zoning District, as it exists or may be amended, except that lot sizes may be reduced to 4,000 square feet and the lot width, depth and setback requirements reduced based on the PUD Permit provisions in Chapter 18.03. No more than one dwelling unit may be built on each lot.
2. A visual analysis shall be submitted with the Precise Development Plan application for the Single-Family Residential area. Steps to minimize views of houses from the City shall be detailed.

3. Site and building design shall conform to the gateway design concept.
4. A Precise Development Plan amendment shall be required for any addition to or expansion of housing units after initial construction, including accessory structures.

I. Estate Residential

1. Estate Residential units shall meet the requirements of the R-1 Zoning District, except that setbacks and lot sizes may be modified to save significant trees and oak forest groupings.
2. A visual analysis shall be submitted with the Precise Development Plan application for the Estate Residential area. Steps to minimize views of houses from the City and Alexander Valley shall be detailed.
3. An arborist report shall be provided with Precise Development Plan submittal. The report shall identify significant individual trees and significant groupings of trees (oak forest). Houses and lots shall be sited to preserve trees and forest groupings to the extent possible.
4. A Precise Development Plan amendment shall be required for any addition to or expansion of housing units after initial construction, including accessory structures and removal of significant trees identified in the arborist report.

J. Entry Commercial

1. An entry design theme and visual analysis shall be submitted with the Precise Development Plan application for the Entry Commercial area. Design shall include a visual buffer, such as landscape and berms, between Asti Road and the development on the site.
2. Design shall conform to the “gateway” design concept.
3. Entry Commercial development shall meet the requirements of the G-C Zoning District. Additionally, the following uses shall be permitted by right:
 - a. Restaurants: without entertainment
serving alcoholic beverages
with indoor and outdoor seating
with catering
 - b. Wine Tasting Facility
 - c. Administrative and Executive Offices
 - d. Clerical and Professional Offices

Service stations, drive-through uses and internally illuminated signs shall not be allowed.

4. A Precise Development Plan amendment shall be required for any expansion of buildings after initial construction. A use permit shall be required for any uses that require a use permit in the G-C Zoning District, with the exception of the permitted uses listed in the preceding paragraph.

Chapter 18.08

SPECIAL ZONING DISTRICTS

Section 18.08.010 **Planned Unit Development (PD) Zoning District**

A. Purpose and Intent

The purpose of the PD Zoning District is to provide flexibility in land use development standards for well-planned developments that conform to the General Plan land use provisions and achieve one or more of the following purposes.

1. Permit the clustering of single-family or multifamily dwellings in order to preserve unique features on a property or provide for public parks and/or buildings.
2. Allow master planning of sites with multiple property owners in order to provide predictable land use expectations for individual owners.
3. Allow master planning of large sites over two acres so that the property can be developed in phases, providing predictable land use expectations for each phase of the development.
4. Allow City-initiated PD zoning to achieve goals such as historic preservation, neighborhood conservation, or phasing of development.

B. Establishment of District

A PD Zoning District may be combined with any district shown in the Residential, Commercial or Industrial Zoning Districts in accordance with the provisions of this Section and Section 18.03. Each PD Zoning District shall be numbered. The Zoning Map shall identify the underlying Zoning District and the PD Zoning District number (e.g. R-1-PD/1). A PD Zoning District may include more than one underlying Zoning District. The application for a PD Zoning District shall include Development Standards for the Planned Unit Development. The standards shall include, but not be limited to, information regarding allowable uses, parking, setbacks, building heights, lot coverage, grading, landscaping, and other issues appropriate to the Zoning District.

A PD Zoning District may be established as an amendment to this Title in accordance with Chapter 18.03 upon application of the property owner or owners or upon recommendation of a majority of the Planning Commission and/or action of the City Council on parcels of land which are suitable for, and of sufficient acreage (minimum two acres) to contain a Planned Unit Development.

C. Permitted Uses

All provisions of the underlying Zoning District shall apply unless specifically modified by a Preliminary and/or Precise Development Plan. The following modifications to underlying Zoning District provisions may be allowed.

1. Clustering of single-family or multifamily dwellings in Residential Zoning Districts in order to preserve unique features on a property or provide for public parks and/or buildings. Development shall not exceed General Plan densities; however, clustering may be used to achieve the allowable General Plan density

for the entire site including the land area of features preserved. Undevelopable lands shall not count toward allowable densities.

2. Master planning of a site or area with multiple property owners in order to provide predictable land use expectations for individual owners. Land uses shall be consistent with underlying General Plan land uses; however, residential densities may be distributed throughout the master planned area as if it were a single property.
3. City-initiated PD zoning to achieve goals such as historic preservation, neighborhood conservation, or phasing of development or to:
 - a. Enhance and preserve unique features on a property, such as historical significance, unusual topographic or physiographic characteristics.
 - b. Allow provision for or development of parks, public buildings, and public amenities.

D. Variation from Zoning District Regulations

The regulations and requirements of the Zoning District with which the PD Zoning District is combined shall apply, except as may be modified or changed by the approved development plan or policy statement. In a PD Zoning District, the Precise Development Plan approved and adopted by the City Council may allow variation from the strict application of Zoning District regulations with respect to fences, walls and hedges; screening and landscaping; front and side yards; distances between structures (building separations may be reduced to zero feet (0') provided that firewalls are provided per UBC standards); heights; internal street rights-of-way, pavement widths and sidewalks; lot coverage, lot size, and the determination of usable open space. Where variation from lot size is proposed, no more than 25% of lots in any development may be less than 4,000 square feet and no lots may be less than 3,000 square feet. All such variations from Zoning District regulations shall be noted in the approved development plan. Variations from the following regulations shall not be allowed: residential floor area ratio and residential rear yard setbacks.

E. Residential Densities

Residential densities in a PD Zoning District shall not exceed the residential densities permitted by the General Plan, including undevelopable lands as defined.

Section 18.08.020 Individual PD Zoning District Development Standards

The following PD Zoning Districts have been established by appropriate action of the City Council, subject to the following deviations from base Zoning District standards. If a Preliminary Development Plan or Precise Development Plan has expired per chapter 18.03, a new Precise and/or Preliminary Development Plan must be filed and approved prior to any use of the property within the PD Zoning District.

A. P-D/1 Jefferson Springs

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

B. P-D/2 Jefferson Villas

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

C. P-D/3 Solar Park

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

D. P-D/4 Kings Valley

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

E. P-D/5 Bandiera Winery

1. Permitted Uses

- Winery with total annual production of 50,000 cases.
- Addition to existing winery building to be used exclusively for small wood aging.
- A small retail sales area.
- Crushing, fermenting, aging, bottling and shipping of all wine produced as bottled case goods.

2. Operating Provisions

- No tasting or tours.
- Storage and/or fermenting tanks shall not be visible outside of buildings.
- Maximum of five full-time employees.
- All company owned equipment shall be parked off street in the crushing-fermenting area.
- Operating hours during the crushing season shall not exceed a 10 to 12 hour work day. All other work days shall be standard 8 hour days.

F. P-D/6 Clover Springs

All provisions of the R-1 Single Family Residential Zoning District shall apply with the following exceptions:

1. The following are the only permitted uses, provided that uses shall also comply with the permitting requirements set forth in Chapter 18.03 entitled Land Use Permits and Approvals.

- Single family dwellings
- Accessory buildings
- Home Occupations
- Accessory uses per the R-1 Zoning District
- Open space/Passive parks
- Private recreation facilities
- Guest quarters/in-law residence

2. Residential Siting and Planning Design Guidelines

a. Encroachments into Required Yards – Architectural features such as roof eaves, fireplaces, box-outs, built-in shelves, bay windows and similar features are permitted to extend up to two feet six inches (2' 6") into the minimum front, rear and side yard setbacks.

- b. Ground-Level Air Conditioning Unit Screening and Locations – Ground air conditioning units are to be within a fenced yard, or otherwise screened with walls, fencing or landscaping. Air conditioning units that are located within a solid fenced side or rear yard are not required to be screened. Ground level air conditioning units and their enclosures are permitted within the side or rear yard setback, provided enclosures do not exceed five feet (5') in height and are located at least two feet (2') from the side property line and five feet (5') from the rear property line.

c. Fencing Standards

Side and rear yard, interior lots: Side and rear yard fencing may be constructed up to six feet (6') in height, as measured from the high side of the fence. The fencing in the side and rear yard shall conform to the privacy fence standard.

Side yard on corner lots: Fencing is permitted in the side yard abutting a street with a minimum setback of eight feet (8') from the back of the property line.

Front yard: Courtyard walls are permitted in the front yard, up to ten feet (10') from the back of the walk. Courtyard walls encroaching into the required front yard setback may not exceed three feet (3') in height.

Open Space lots: Open fencing will be utilized along lot edges common to open spaces, as well as to define community areas. Provided regulations contained within the project CC&Rs are complied with, homeowners have the following options for open fencing:

- Two foot (2') knee-high wall (a short masonry wall)
- Two foot (2') knee-high wall with four foot (4') wrought-iron style fence on top.
- Six foot (6') wrought iron style fence may be utilized in the side yard areas of open space lots, along interior property lines. Wrought-iron style fencing is to be of a consistent design throughout the project.
- A three and one-half foot (3'6"') split rail fence will be constructed as part of the landscaping along Porterfield Creek.

Fencing adjacent to streets: There are a number of areas within the project that back up to streets that require fencing, the following fencing standards have been established for these areas:

- Six foot (6') wooden barrier fence will be constructed adjacent to Cloverdale Boulevard.
- Six foot (6') perimeter wood fence will be constructed along the Foothills Boulevard landscape corridor and the lots that back up to the existing Hot Springs Road.

All solid wood fences will be painted/stained to be consistent with the criteria established within the CC&Rs for the project.

- d. Trash Receptacle Storage - trash receptacle storage is restricted to the garage within a non-fenced yard, or within a screened area located behind the leading edge of the house.

3. Residential Housing Siting Criteria

<u>Setbacks</u>	<u>Estate</u>	<u>Premier</u>	<u>Classic</u>
Front Yard, Living Space	15'	15'	15'
Front Yard, Garage Door (3, 7)	18'	18'	18'
Side Yard, Interior (6)	5'	5'	5'
Side Yard, Adjacent to Street (8)	12.5'	12.5'	12.5'
Rear Yard (3, 4, 6)	15'	15'	15'
Building Coverage (5)	50%	50%	50%

Height Limit

Maximum Building Height 35'

Attached Shade Structures

All shade structures shall conform to a minimum twelve foot (12') rear yard setback and a five foot (5') side yard setback. The three foot (3') encroachment into the standard fifteen (15') setback shall not be enclosed by more than 20% of its perimeter and shall not exceed 50% of the required usable rear yard area.

The number of lots within Phase I which would be allowed to utilize this provision for a reduction in the rear yard setback shall be in accordance with the parcels detailed in the August 19, 1997 letter submitted by the Del Webb California Corporation to the City, and in no case, shall the number of lots exceed 40% of the total lot count of Phase I. The number of lots within Phase II which would be allowed to utilize this provision shall not exceed 40% of the total lot count of Phase I. The number of lots within Phase II which would be allowed to utilize this provision shall not exceed 40% of the total lot count unless otherwise approved by the City through the adoption of the Precise Development Plan for Phase II.

Accessory Structures

Permitted outside of the required front yard; 5 foot (5') setback required from a side or rear property line for detached structures; may be further regulated by the project CC&Rs.

Off-Street Parking

Two spaces per dwelling unit

Footnotes (Siting Criteria)

- i. Lot width is measured eighteen feet (18') from the back of the front property line. Cul-de-sac, elbow lots and lots on curved streets may have a width less than specified provided they meet lot area and building setback requirements.
- ii. Required lot depth may be reduced up to ten feet (10') in some cases, provided the lots otherwise meet lot area and building setback requirements. Some

examples of such cases are lots on cul-de-sacs or elbows and constrained by trees or natural features.

- iii. Driveway length is measured from property line to face of garage door. Architectural projections of up to two feet (2') will be allowed to project into the front and side yard setbacks.
- iv. The rear yard setback is exclusive of roof overhangs and architectural projections.
- v. Roof overhangs, patios, covered porches, shade structures, driveways, walkways and the like are exempted from the building coverage calculation.
- vi. Air conditioning units can encroach up to three feet (3') into the side and rear yard setbacks.
- vii. The front yard setback will be staggered a minimum of two feet (2') on every third unit. This requirement will not apply where the street centerline radius is 1,000 feet or less, on the bulb area of cul-de-sac lots or on elbow lots.
- viii. The measurement for minimum sideyard setbacks for corner lots will be taken from the back of the sidewalk. All corner lots will have a minimum corner sideyard setback of twelve and a half feet (12'6") with the exception of lots 74, 114, 159 and 160 which will have a minimum fifteen foot (15') setback from the back of the sidewalk. These lots differ in setback due to their location adjacent to a collector or arterial street.

4. Recreation Facility Siting Criteria

Setbacks

Building Setback from Street Right-of-Way	30'
Building Setback from Adjacent Residential Property Line	30'
Building Setback from Open Space	10'
Outdoor Recreation Facility Setback from Street Right-of-Way	10'
Outdoor Recreation Facility Setback from Residential Lots	10'
Outdoor Recreation Facility Setback from Open Space	10'
Parking Lot Setback from Residential Property Line	25'
Parking Lot Setback from Street Right-of-Way	10'
Building, Parking and Outdoor Recreation Facility Setback From the Flowline of Porterfield Creek	60'

Height Limit

Maximum Building Height	One-Story (40')
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Parking Requirements

Parking Requirements	1 space/250 sf of building area
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G. P-D/7 Rancho de Amigos - Residential Portions

All provisions of the R-1 Single Family Residential Zoning District shall apply to the single-family lots.

Provisions of the R-3 Multi-Family Residential District shall apply to the townhouse portion of the site. All structures built in conformity with the adopting site plan shall be legal conforming structures within the townhouse development.

H. P-D/7 Rancho de Amigos – Shopping Center/Business Park

For the shopping center portion of the site, all provisions of the General Commercial (G-C) Zoning District shall apply. New development is subject to the Architectural Design Guidelines and Sign Program on file in the Planning Department. For the business park portion of the site, an assisted living project is compatible with the business park designation.

I. P-D/8 Furber II – The Preliminary Development Plan for this P-D expired and is null and void.

J. P-D/9 Citrus Gardens

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

K. P-D/10 The Cottages

All provisions of the R-1 Single Family Residential Zoning District shall apply with the following exceptions:

1. Sideyard Setbacks
 - a. A minimum separation of twenty feet (20') between two-story wall to two-story wall of adjoining residential units.
 - b. A minimum separation of fifteen feet (15') between single story wall to two story wall of adjoining residential units.
 - c. A minimum separation of ten feet (10') between single story wall to single story wall of adjoining residential units.
2. Height limitations
 - a. All residences placed on Lots 12 – 24 and 42-48 of Area I and Lots 140, 141, 154, 155, 166, 167 and 180 of Area II are single story in height. If the height of any residential unit listed above is desired to be increased beyond single story, the applicant shall submit a visual analysis containing a minimum of two cross-sections for each area that extend across the width of the property. The visual analysis shall depict the height and orientation of the residential unit, location of any retaining walls, roads, building pads, and integration of all proposed landscaping. The visual analysis shall be submitted to the Planning Commission for their review and approval.
3. Open Space
 - a. All properties adjoining the northerly property line (Lots 11 – 20) shall maintain a thirty foot (30') open space buffer area in which no development may occur. "Development" shall include the construction or placement of any permanent structure that would be subject to the issuance of a building permit including, but not limited to decks,

platforms, accessory buildings and swimming pools or the construction of any temporary structure not subject to the Building Code such as, but not limited to, accessory structures, play equipment and saunas.

L. P-D/11 Ioli Ranch

All provisions of the R-3 Multi-Family Residential Zoning District as it exists or may be modified shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

M. P-D/12 Vineyards At Cloverdale

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

N. P-D/13 Sunrise Hills

All provisions of the R-1 Single Family Residential Zoning District shall apply. All structures built in conformity with the adopting site plan shall be legal conforming structures.

O. P-D/14 Sunrise Hills II

All provisions of the R-1 Single Family Residential Zoning District shall apply, with the following exceptions:

Setbacks

Front Yard, Living Space	10'
Front Yard, Garage Door	20'
Side Yard, Interior	1-story = 5'; 2-story = 10'
Rear Yard	10' to rear of house or detached garage

~~P. P-D/15 Rink Mixed Use~~

~~Development shall be as shown on adopted site plan as follows:~~

- ~~1. Setbacks:~~
 - ~~a. Minimum side yard from adjacent properties: 9 feet~~
 - ~~b. Rear setback from adjacent property: 20.58 feet~~
 - ~~c. Front setback from North Cloverdale Boulevard: 18.64 feet~~
- ~~2. Height limits: Shall comply with requirements of R-2 district.~~
- ~~3. Parking: 21 off street space; uncovered spaces to be shared with office uses.~~

Q. P-D/16 Creekside

The following standards adopted with the Precise Development Plan shall apply:

City of Cloverdale Zoning Code

Lot #	Lot Size (sf)	Unit Size (sf)	Lot Coverage	FAR	Front Setback	Right Side Setback	Left Side Setback	Rear Setback
1	3,774	1,858	38%	.49	21'	5'	4'6"	22'
2	3,774	1,858	38%	.49	21'	5'	4'6"	22'
3	3,774	1,858	38%	.49	21'	5'	4'6"	22'
4	3,774	1,858	38%	.49	21'	5'	4'6"	22'
5	3,650	1,858	39.3%	.51	21'	5'	4'6"	18'
6	3,798	1,858	37.8%	.49	21'	5'	5'9"	18'
7	13,000	2,110	11.1%	.16	24'	26'	5'	47'
8	5,563	1,978	25.6%	.36	24'	5'	5'	45'
9	8,445	2,406	17.7%	.28	45'2"	5'	5'	104'
10	36,060	3,713	7.4%	.10	135'9"	83'	5'	150'

Section 18.08.030 Specific Plan (SP) Zoning District

A. Purpose and Intent

It is the purpose of this Section to provide a method for the zoning of lands with adopted Specific Plans for which customized development and use regulations have been approved by the City Council. The creation of a Specific Plan (SP) Zoning District is necessary to provide adequate development flexibility for innovation in residential building types, land use mixes, site design, and development concepts.

B. Applicability

This Section shall apply to the properties designated in the Cloverdale General Plan Land Use Element as requiring preparation of a Specific Plan and to any other project site for which the applicant believes that implementation of a Specific Plan will benefit the project and the City.

All Specific Plan applications shall be accompanied by a zone change application requesting a change from the existing Zoning District to the Specific Plan Zoning District. The Specific Plan Zoning District shall be designated on the Zoning Map by the symbol "SP" followed by a number to designate the Specific Plan (e.g. SP-3.1, SP-3.2, etc.). Each Specific Plan Zoning District shall be a logical geographical unit and may include one or more parcels. Any Specific Plan Zoning District may be broken down into subareas for the purpose of assigning specific development standards and regulations.

A Specific Plan Zoning District shall conform to the policies of the General Plan designation for the area. The minimum size for a Specific Plan Zoning District shall be five (5) acres. Smaller parcels may be combined in an application to meet minimum qualification for land area.

C. Establishment of a Specific Plan Zoning District

A Specific Plan Zoning District shall be established by recommendation of the Planning Commission and approval of an ordinance by the City Council and include the following information:

1. Identification of the geographical area where Zoning District standards and subarea standards shall apply.
2. Description of the intent and character of area development.
3. Identification of environmental mitigation measures and important features to be preserved.
4. Identification of uses permitted and uses requiring Conditional Use Permits.
5. Identification of street and right-of-way standards and easements for provisions of utilities and pathways.
6. Identification of standards for weight and bulk, set-back, parking, lot size, percentage of open space and type of landscaping.

D. Adoption of Specific Plan Zoning District

Adoption of a Specific Plan District shall be as follows:

1. The Planning Director shall determine that the proposal for a Specific Plan Zoning District includes the information required.
2. The Planning Director shall propose acceptance of a completed environmental document prepared pursuant to CEQA or shall otherwise demonstrate compliance with CEQA.
3. The Planning Commission shall hold a public hearing after providing a minimum of 10 days notice published in a newspaper of local circulation and by mailing first class to the owners of property within 300 feet of the Specific Plan area as their names and addresses are shown on the latest adopted County Tax Roll.
4. The Planning Commission shall recommend Zoning District adoption to the City Council through resolution with a minimum affirmative vote of the majority of the total voting membership of the Planning Commission.
5. The City Council shall hold a public hearing in accordance with the notice requirements above.
6. The City Council shall adopt a Specific Plan Zoning District by amendment of this Title. Any changes proposed by the City Council not previously considered by the Planning Commission must be referred to the Planning Commission for consideration and recommendation prior to City Council action.

Section 18.08.040 Individual Specific Plan Zoning District Development Standards

The following SP Zoning Districts have been established by appropriate action of the City Council, subject to the following provisions.

A. SP-1 Alexander Valley Resort Specific Plan

This Section provides regulations and standards for the development of the Alexander Valley Resort Project site and the SP-1 Zoning District.

B. Precise Development Plan Required

1. A Precise Development Plan shall be required prior to any development in each of the six (6) land use designations in this Plan: Resort Hotel/Spa, Golf Course, Resort Residential, Single-Family Residential, Estate Residential, and Entry Commercial. Each Precise Development Plan shall be consistent with the Alexander Valley Resort Specific Plan and the phasing provisions below.
2. A visual “gateway” or entrance theme shall be submitted by the Developer and approved by the City prior to or with the first Precise Development Plan approval. A visual analysis of the rough grading plan for the site, including the grading for the proposed western hill with the serpentine outcropping shall be prepared prior to or with the first Precise Development Plan, together with the proposed “gateway” theme.
3. A Precise Development Plan amendment, as specified in this Section, shall be required for any change to the approved Precise Development Plan, except for minor changes in golf course design and alignment.
4. The project shall meet all requirements of the Cloverdale Inclusionary Housing Ordinance as it exists or is amended.
5. Precise Development Plans for all phases of the development may be submitted and approved simultaneously, provided that no temporary or permanent occupancy permits for the Resort Residential, Single-Family Residential and Estate Residential units shall be issued until: 1) an occupancy permit is issued for the Hotel; and 2) nine holes of the golf course, west of the NWP rail line, are complete.
6. Construction of the first nine (9) holes of the golf course is dependent on the availability of recycled wastewater (“Recycled Water”), transportation of that water to the west side of the NWP tracks, annexation to the City of Cloverdale, and City entitlements. The timing of the construction of the second nine (9) holes contemplated by this Specific Plan (“Regulation Course”) is dependent, in part, on the rescission or expiration of the Williamson Act Contract (“Contract”) on a portion of the Project property that is included as a part of the second nine (9) holes, the availability of Recycled Water and obtaining permanent railroad crossing rights from the North Coast Railroad Authority (“Crossing Rights”).

If the Developer is unable to achieve rescission of the Contract, obtain sufficient Recycled Water, and/or obtain Crossing Rights in a timely manner, so as to allow for completion of the Regulation Course, the Developer shall amend the Precise Development Plan for the golf course to provide for a nine (9) hole course, including a driving range and clubhouse, on property owned by the Developer that is not subject to the Contract, dependent on Recycled Water, or dependent on Crossing Rights (“9-Hole Course”). Developer shall propose an alternate use for the remaining acreage. Such use may require an amendment to the Alexander Valley Resort Specific Plan.

C. Relationship to the Zoning Ordinance

All provisions of this Title shall apply in the SP-1 Zoning District, except as specifically modified by this Section.

D. Pedestrian/Bicycle Trails

Each Precise Development Plan shall provide for pedestrian/bicycle trails to complete the trails system identified in the Specific Plan.

E. Resort Hotel/Spa

The 100-150 room hotel and a full-service spa facility will function together as a wine country destination resort and as the anchor of the Alexander Valley Resort project. Amenities will include, those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop. The Resort shall be consistent with all aspects of the Cloverdale General Plan Destination Commercial land use designation and applicable goals of the Land Use and Community Design Elements.

The hotel will be sited on a knoll overlooking Resort Residential and Golf Course areas and capitalizing on Alexander Valley/Russian River vistas. The European wine country style architectural theme described in this Specific Plan shall be consistent throughout the Resort. The hotel is assigned a visually prominent location on the Project site and shall be designed to quality resort style standards. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the hotel shall be 62 feet above ground level, including towers and similarly distinct architectural elements. The spa shall be confined within the hotel complex. Outdoor facilities, consisting of a swimming pool and other recreational activity areas shall be sited and buffered to reduce noise intrusion on the hotel.

Parking areas shall be off-street, landscaped and screened from view. It is anticipated that parking for the Resort complex, the Resort Residential units and the Golf Course facilities will share parking areas, particularly during off-peak hours. For example, the hotel may use golf club parking in the evening when the golf course is not in use.

F. Golf Course

1. The Alexander Valley Golf Club will be a regulation 18-hole golf course, with multiple tee areas providing varying overall lengths up to 6500 yards. A clubhouse, practice facility and maintenance area, natural resource preserves, and pedestrian/bicycle trails are included as a part of the golf course project. The Alexander Valley Golf Club will be open to Golf Club members, guests of the Resort and the general public on a daily fee basis.
2. Clubhouse uses and standards:
 - a. Maximum height of the clubhouse building shall be 35 feet.
 - b. Allowable uses are golf course management offices, pro shop, men and women's locker rooms, restaurant and banquet facilities and golf cart storage. Any expansion or change after Precise Development Plan approval shall require a Precise Development Plan amendment.
 - c. The Precise Development Plan for the golf clubhouse shall provide adequate parking to serve peak demand for banquet activities and shall include

parking that complies with the City of Cloverdale standards. Shared parking may be proposed between golfing and banquet facilities if the uses have different peaking characteristics. Shared parking may only be allowed based on a shared parking analysis, using Urban Land Institute or similar methodologies, and approved by the City's Planning Director.

3. Practice facilities:
 - a. The practice facilities, which include a driving range and a putting green, will be sited so as to buffer the hotel and Resort Residential areas from the adjacent industrial uses.
 - b. The driving range will be recessed from the hotel site and heavily buffered, on all sides, by landscaping.
 - c. Protective netting will be installed to protect adjacent uses from errant golf balls.
4. Maintenance facilities:
 - a. Maximum height of maintenance building structures shall be 24 feet.
 - b. All activities and equipment storage shall be within enclosed buildings, except for sand, gravel and similar bulk construction materials, which shall be screened from public view with fences, landscaping, buildings or similar features.
5. Natural resource areas shall meet requirements of the Alexander Valley Resort Specific Plan.
6. Accessory structures, including snack shop, restrooms and a maintenance building shall be allowed on the golf course.
7. All Golf Course improvements shall conform to the "gateway" design concept.

G. Resort Residential

1. Resort Residential units shall meet the provisions of the R-CT or R-3 Multi-Family Residential Zoning Districts as they exist or may be modified.
2. The Precise Development Plan for Resort Residential shall conform to Specific Plan policies to mitigate impacts from the adjoining industrial area.
3. An Acoustic Study shall be submitted, and building assemblies shall be designed so that interior noise levels shall not exceed 45dBA inside all living units.

H. Single-Family Residential

1. Single-Family Residential units shall meet the requirements of the R-2 Zoning District, as it exists or may be amended, except that lot sizes may be reduced to 4,000 square feet and the lot width, depth and setback requirements reduced based on the PUD Permit provisions in Chapter 18.03. No more than one dwelling unit may be built on each lot.
2. A visual analysis shall be submitted with the Precise Development Plan application for the Single-Family Residential area. Steps to minimize views of houses from the City shall be detailed.

3. Site and building design shall conform to the gateway design concept.
4. A Precise Development Plan amendment shall be required for any addition to or expansion of housing units after initial construction, including accessory structures.

I. Estate Residential

1. Estate Residential units shall meet the requirements of the R-1 Zoning District, except that setbacks and lot sizes may be modified to save significant trees and oak forest groupings.
2. A visual analysis shall be submitted with the Precise Development Plan application for the Estate Residential area. Steps to minimize views of houses from the City and Alexander Valley shall be detailed.
3. An arborist report shall be provided with Precise Development Plan submittal. The report shall identify significant individual trees and significant groupings of trees (oak forest). Houses and lots shall be sited to preserve trees and forest groupings to the extent possible.
4. A Precise Development Plan amendment shall be required for any addition to or expansion of housing units after initial construction, including accessory structures and removal of significant trees identified in the arborist report.

J. Entry Commercial

1. An entry design theme and visual analysis shall be submitted with the Precise Development Plan application for the Entry Commercial area. Design shall include a visual buffer, such as landscape and berms, between Asti Road and the development on the site.
2. Design shall conform to the “gateway” design concept.
3. Entry Commercial development shall meet the requirements of the G-C Zoning District. Additionally, the following uses shall be permitted by right:
 - a. Restaurants: without entertainment
serving alcoholic beverages
with indoor and outdoor seating
with catering
 - b. Wine Tasting Facility
 - c. Administrative and Executive Offices
 - d. Clerical and Professional Offices

Service stations, drive-through uses and internally illuminated signs shall not be allowed.

4. A Precise Development Plan amendment shall be required for any expansion of buildings after initial construction. A use permit shall be required for any uses that require a use permit in the G-C Zoning District, with the exception of the permitted uses listed in the preceding paragraph.



City Council
Agenda Item Summary

Agenda Item: 4
Meeting Date: 9/13/16

Agenda Section	Staff Contact
New Business	Stephen Cramer, Police Chief

Agenda Item Title

Requesting that Council award the contract for the purchase of one police vehicle to the Ford Store of San Leandro and authorizing the City Manager, or his designee, to purchase a 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000)

Summary

Prior to 2015, the Finance, Administration, and Police Sub-Committee previously approved the purchase of Chevy Tahoes for purposes of police patrol. In our previous efforts to find a bid for the Chevy Tahoe, the department learned that there were no current bids available, and that most agencies are transitioning to the Ford Police Interceptor.

We purchased our first Ford Explorer Police Interceptor last year (2015). Currently, the Cloverdale Police Department has fourteen (14) vehicles in service, including one (1) patrol vehicle dedicated as a K9 service vehicle. Of those, five (5) vehicles are in critical need of replacement due to excessive mileage and expensive repairs.

Several of our current patrol vehicles have accumulated in excess of 100,000 miles. In addition, these vehicles have experienced significant mechanical problems and wear & tear over the past two years. One vehicle in particular, a 2003 Ford Crown Victoria, has in excess of 116,300 miles and is in dire need of replacement. The purchase of one new Ford Explorer will supplement and upgrade our fleet of marked patrol vehicles, allow for more pro-active visibility, increase officer safety, and alleviate budgetary impacts due to vehicle maintenance. Our department last purchased a new patrol vehicle in 2015. The department sought competitive bids from qualified vendors. The County of Sonoma uses the Alameda County patrol car bid through the Ford Store of San Leandro. The Ford Store of San Leandro had the lowest quote at \$31,741.16. (Refer to attached quote #1). The 2017 Ford Explorer Police Interceptor Utility Model police vehicle comes equipped with complete wiring and transmission upgrades.

Currently, we contract with the County of Sonoma’s Fleet Operations for installation of patrol vehicle equipment and parts. The County quoted our agency \$18,155.62 as the cost estimate for essential equipment and parts installation, including labor. (Refer to attached quote #2).

In searching for open bids, we found that the following Sonoma County police agencies purchase and maintain their vehicles through the County of Sonoma’s Fleet Operations Division: City of Healdsburg, City of Windsor, City of Sebastopol, City of Sonoma, City of Cotati, and Santa Rosa Junior College, to name a few. Further analysis revealed that the County always receives a lower bid than the State bid for these vehicles, and the County’s maintenance division has a quick turnaround, as well as reduced service fees. The County’s Fleet Operations Division is positioned well to provide Pursuit Vehicle Build-Ups that will meet the needs of the Sonoma County Law Enforcement Agencies. The Division is a Zero-Net-Cost government business entity and as such, costs are controlled for all of the Division’s internal and external customers.

P.O. Box 217 • 124 North Cloverdale Blvd. • Cloverdale, CA 95425-0217 • Telephone (707) 894-2521 • FAX (707) 894-3451

The Fleet Operations Division is a specialist in providing emergency response vehicle set up, repair, and maintenance services. The Division has been performing Pursuit Vehicle Build Up work for more than twenty-five years and the work accounts for approximately 20-25% of the Division's annual work load.

The effort that the Fleet Operations Division exerts in meeting the needs of its customers is evident in its most recent ranking as one of the 100 Best Fleets in North America in June of 2013. The Division ranked 14th out of all of the government fleets that applied for the award and out of an estimated total of 38,000 government fleets in North America. The team effort and drive to be one of the best Fleet Operations in North America also ensures that the Division's customers are receiving the best service and highest quality of work at a reasonable cost.

Assembly Line Processing of Set-Up Work:

They utilize a system of 6 individual task stations in an assembly line process that results in consistency and a high level of quality work. They rotate their technicians once or twice a year between the different work stations to ensure that each technician is competent throughout the entire set-up process. The organization of the work flow in this manner prevents mistakes being made due to monotony and also ensures that each technician can set up a Patrol car from start to finish and maintain the same level of quality work. Each vehicle is set up just like the previous vehicle which aids in the ability to diagnose problems and repair vehicles efficiently.

Volume Parts Pricing:

Late in 2010, the County entered into a contract for all of their parts needs to be managed and supplied through a single source vendor. The contract resulted in a reduction in the cost of parts and expanded the number resources available to further control costs. They were also able to take advantage of better pricing for emergency vehicle set-up equipment by having the contract vendor establish wholesale pricing accounts with the vendors they were purchasing parts from and pass the savings onto the County. The savings experienced by the County are passed on to each of their customers because they operate under a Zero-Net-Cost business model. Historically, the County has had challenges with local General Motors and Chrysler Dealerships responding to vehicle procurement bids and providing support for their products. And, Ford has had a better Fleet pricing program for their patrol vehicles as compared to other manufactures which lowers the asset acquisition costs. An estimate to purchase and set up one black and white 2017 Ford Explorer Police Interceptor police vehicle ranged from \$55,000 to \$60,000, depending on equipment needed.

In speaking with officers from the County and Cities of Sebastopol and Healdsburg, they all prefer the Ford Interceptor and find it to be easier on brakes, good maneuverability, reliable, a lot of leg room for prisoners and passengers, and less downtime for maintenance.

On Thursday, 8/25/16, staff presented this issue to the Finance, Administration, Police Sub-Committee.

Options

- (1) Adopt the attached Resolution awarding the contract for the purchase of a police vehicle to the Ford Store of San Leandro and authorizing the City Manager, or his designee, to purchase one 2017 Ford
P.O. Box 217 • 124 North Cloverdale Blvd. • Cloverdale, CA 95425-0217 • Telephone (707) 894-2521 • FAX (707) 894-3451

Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000); or

(2) Reject the attached Resolution and decline to authorize the City Manager, or his designee, to purchase one 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment.

Budget/Financial Impact

Total cost of the requested vehicle not to exceed \$60,000. Staff time to arrange for the purchase and equipment installation.

Subcommittee Recommendation

This agenda item was presented to the Finance, Administration, and Police Sub-Committee on August 25, 2016 which recommended the purchase of a new patrol vehicle.

Recommended Council Action

The Cloverdale Police Department and the City Manager recommend that the Cloverdale City Council adopt the attached Resolution which would award the contract for the purchase of a police vehicle to the Ford Store of San Leandro and authorize the City Manager, or his designee, to purchase one 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000).

Attachments:

1. Quote #1 from The Ford Store (2017 Ford Explorer Police Interceptor Utility Model police vehicle
2. Quote #2 from Sonoma County Fleet Operations (equipment)
3. Appendix "A" – additional essential equipment costs
4. Resolution No. 072-2016

cc:

2703041.1

==> Dealer: F72018

2017 EXPLORER 4-DOOR

Order No: 9999 Priority: J3 Ord FIN: QQ167 Order Type: 5B Price Level: 725

Ord Code: 500A Cust/Flt Name: CLOVERDALE PO Number:

	RETAIL		RETAIL
K8A 4DR AWD POLICE	\$31510	18X 100 WATT SIREN	\$300
.112.6" WB		21W POCKET WRN LGT	640
G1 SHADOW BLACK		422 CALIF EMISSIONS	NC
YZ POLICE WHITE		43L SILENT MODE	20
9 CLTH BKTS/VNL R		47C WIRING KIT-FRT	105
W EBONY BLACK		51Z DUAL SPOT LAMPS	350
500A EQUIP GRP		549 PWR MIRR HTD	60
.PREM SINGLE CD		60R NOISE SUPPRESS	100
99R .3.7L V6 TIVCT	NC		
44C .6-SPD AUTO TRAN	NC	TOTAL BASE AND OPTIONS	37635
52P DR LOCK PLUNGER	160	TOTAL	37635
53M SYNC SYSTEM	295	*THIS IS NOT AN INVOICE*	
CA BOARD FEES	NC		
17T CARGO DOME LAMP	50	* MORE ORDER INFO NEXT PAGE *	
18W RR WINDOW DEL	25	F8=Next	

==> Dealer: F72018

2017 EXPLORER 4-DOOR

Order No: 9999 Priority: J3 Ord FIN: QQ167 Order Type: 5B Price Level: 725

Ord Code: 500A Cust/Flt Name: CLOVERDALE PO Number:

	RETAIL		RETAIL
63B SD MARKER LGHTS	\$290	B4A NET INV FLT OPT	NC
66A FRONT HDLMP PKG	850	PRICED DORA	NC
.GRILL WIRING		DEST AND DELIV	945
66B TAIL LAMP PKG	425		
66C REAR LIGHT PKG	455	TOTAL BASE AND OPTIONS	37635
76R REVERSE SENSING	275	TOTAL	37635
85R RR MOUNT PLATE	35	*THIS IS NOT AN INVOICE*	
86T RR TAILLAMP HSG	NC		
87R RR VIEW MIR/CAM	NC		
91C VINYL PACKAGE 3	700		
942 DAYTIME RUN LMP	45		
153 FRT LICENSE BKT	NC		
SP DLR ACCT ADJ			
SP FLT ACCT CR			
FUEL CHARGE			

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

**CITY OF CLOVERDALE
POLICE DEPARTMENT
ORDER SPECIFICATIONS AND OPTION PACKAGES, MOTOR VEHICLE
2017 FORD UTILITY POLICE INTERCEPTOR 500A AWD
BLACK IN COLOR WITH WHITE ROOF AND FRONT DOORS**

SPECIFICATION DATA	Option Code	Meets Requirements	
		Yes	No
Vehicle Series	500A	✓	
Utility Police Interceptor AWD (Incl. D&D)	K8A	✓	
3.7L V6 Ti-VCT FFV with 6-Speed Automatic Transmission	99R / 44C	✓	
Front Headlamp Lighting Solution	66A	✓	
Police Wire Harness Connector Kit - Front	47C	✓	
License Plate Bracket - Front	153	✓	
Lamps: Dome Lamp - Red/White in Cargo Area	17T	✓	
Lamps: Pre-Wiring for grille LED lights, siren and speaker	60A	✓	
Forward Indicator Pocket Warning LED Lights - Warn, Park, Turn (driver side - Red / Passenger side - Blue)	21W	✓	
Tail Lamp Lighting Solution	66B	✓	
Rear Lighting Solution	66C	✓	
Police Silent Mode	43L	✓	
Daytime Running Lamps	942	✓	
Side Market LED - Side view Mirrors (driver side - Red / passenger side - Blue)	63B	✓	
Audio / Video: SYNC Basic	53M	✓	
Doors / Locks: Hidden Door-Lock Plunger w/Rear-door handles inoperable	52P	✓	
Windows: Rear-window power delete, operable from front driver side switches	18W	✓	
Flooring / Seats: Rear Console Plate	85R	✓	
Safety & Security: Mirrors - Heated Side view	549	✓	
Safety & Security: Reverse Sensing	76R	✓	
Spot Lamp Prep Kit, Dual	51W		✓
Spot Lamp - Incandescent Bulb - Dual	51Z	✓	
Misc.: Noise Suppression Bonds (Ground Straps)	60R	✓	
Misc.: 100 Watt Siren/Speaker (Includes bracket and pigtail)	18X	✓	
Cloth Front Bucket Seats / Vinyl Rear Interior Color: Charcoal Black	9W	✓	
Paint Color: Shadow Black	G1	✓	
Vinyl Wrap -- Two-Tone Vinyl Package #3, Roof, RH/LH Doors Only White (YZ)	91C	✓	
California Emission System	422	✓	
Four Sets of Simple Fleet Keys (without microchip) Per Vehicle		✓	
Five (5) Year/100,000 mile drive train extended warranty. No Deductible		✓	
Dealer Add: Front push bar, installed, Setina Body Guard 16" (PB100 Steel Construction)		✓	

Other Requirements:

FOB:

County of Sonoma
Fleet Operations
2688 Ventura Avenue Room 105-S
Santa Rosa, CA 95403

Attn: Janice Samuelson

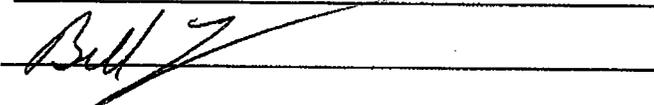
Documentation prepared as follows:

City of Cloverdale
124 N. Cloverdale Boulevard
Cloverdale Ca. 95425

NOTE: If "YES" is checked that means "as specified". If "NO" is checked that means the specification is different. If "NO" is checked, then a separate sheet of paper must accompany your bid package explaining the exception to the specification.

A signature is required on every specification sheet:

Company Name: THE FORD STORE SAN LEANDRO

Signature: 

Print Name: B.II LAZAR



EXCEPTIONS & CLAIRIFICATIONS

CITY OF CLOVERDALE – 2017 FORD POLICE UTILITY

OPTION 51W This option is a prep kit only (No Spots) and is not compatible with 51Z. 51Z is prep and Spots.

02/16/15

2016 UTILITY POLICE INTERCEPTOR

PROPRIETARY

EQUIPMENT GROUP

CONTRACT \$26,578.00

Series	Option Code	Police Interceptor 500A
Utility Police Interceptor AWD (incl. D&D)	K8A	S
3.7L V6 Ti-VCT FFV with 6-Speed Automatic Transmission	99R / 44C	S
3.5L V6 EcoBoost® – (131mph Top Speed)	99T / 44C	\$3,417.00
EQUIPMENT GROUP		
Interior Upgrade Package – 1 st and 2 nd Row Carpet Floor Covering – Cloth Seats – Rear – Center Floor Console less shifter w/unique Police console finish plate – Includes Console – Top Plate – Finish 3 (incl. 2 cup holders) – Floor Mats, front and rear (carpeted) – Deletes the standard console mounting plate (85D) Note: Not available with options: 67G, 67H, 67U	65U	\$375.00
Front Headlamp / Police Interceptor Housing Only – Pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) – Pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights) Note: Not available with options: 66A and 67H	86P	\$121.00
Front Headlamp Lighting Solution – Includes base LED Low beam/Incandescent (Halogen) High beam headlamp with High Beam Wig-wag function and two (2) white rectangular LED side warning lights – Includes pre-wire for grille LED lights, siren and speaker (60A) – Wiring, LED lights included. Controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66A	\$818.00
*Tail Lamp / Police Interceptor Housing Only – Pre-existing holes with standard twist lock sealed capability (does not include LED installed lights) (eliminates need to drill housing assemblies) Note: Not available with options: 66B and 67H	86T	\$59.00
Tail Lamp Lighting Solution – Includes base LED lights plus two (2) rear integrated hemispheric lighthead white LED side warning lights in taillamps – LED lights only. Wiring, controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66B	\$408.00
Rear Lighting Solution – Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass – Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) – LED lights only. Wiring, controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66C	\$438.00
Cargo Wiring Upfit Package – Rear console plate (85R) – contours through 2 nd row; channel for wiring – Wiring overlay harness with lighting and siren interface connections – Vehicle Engine Harness: o Two (2) light connectors – supports up to six (6) LED lights (engine compartment) o Two (2) grille light connectors o Two (2) 50 amp battery ground circuits in right hand rear-quarter power distribution junction block o One (1) 10-amp siren/speaker circuit (engine to cargo area) – Whelen Lighting PCC8R Control Head – Whelen PCC8R Light Relay Center (mounted behind 2 nd row seat) – Light Controller / Relay Center Wiring (jumper harness) – Whelen Specific Cable (console to cargo area) Connects PCC8R to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Does "not" include LED lights o Recommend Police Wire Harness Connector Kits 47C and 21P Note: Not available with options: 65U, 67H and 67U	67G	\$1,286.00
Ready for the Road Package: All-in Complete Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus – Whelen Cencom Light Controller Head with dimmable backlight – Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor (mounted behind 2 nd row seat) – Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails – High current pigtail – Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Rear console plate (85R) – contours through 2 nd row; channel for wiring – Grille linear LED Lights (Red / Blue) and harness – 100-Watt Siren / Speaker – Hidden Door-Lock Plunger / Rear-Door Handles Inoperable (52P) – Wiring Harness: o Two (2) 50 amp battery and ground circuits in RH rear-quarter Note: Not available with options: 66A, 66B, 66C, 67G, 67U and 65U	67H	\$3,277.00

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

- 4 -

Ford Division

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

EQUIPMENT GROUP		
EQUIPMENT GROUP		
Ultimate Wiring Package Includes the following: – Rear console mounting plate (85R) – contours through 2 nd row; channel for wiring – Pre-wiring for grille LED lights, siren and speaker (60A) – Wiring harness I/P to rear cargo area (overlay) <ul style="list-style-type: none"> o Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) o Two (2) 50-amp battery and ground circuits in RH rear-quarter o One (1) 10-amp siren/speaker circuit engine cargo area – Rear hatch/cargo area wiring – supports up to six (6) rear LED lights – Does "not" include LED lights, side connectors or controller <ul style="list-style-type: none"> o Recommend Police Wire Harness Connector Kits 47C and 21P Note: Not available with options: 65U, 67G, 67H	67U	\$529.00
Police Wire Harness Connector Kit – Front For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> • (2) Male 4-pin connectors for siren • (5) Female 4-pin connectors for lighting/siren/speaker • (1) 4-pin IP connector for speakers • (1) 4-pin IP connector for siren controller connectivity • (1) 8-pin sealed connector • (1) 14-pin IP connector Note: See Upfitters guide for further detail www.fordpoliceinterceptorupfit.com	47C	\$100.00
Police Wire Harness Connector Kit – Rear For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> • (1) 2-pin connector for rear lighting • (1) 2-pin connector • (6) Female 4-pin connectors • (6) Male 4 pin connectors • (1) 10-pin connector Note: See Upfitters guide for further detail www.fordpoliceinterceptorupfit.com	21P	\$126.00
KEY OPTION OPTIONS		
Engine Block Heater	41H	\$87.00
License Plate Bracket – Front	163	NC
UPFIT		
Auto Headlamp	86L	\$109.00
Dark Car Feature – Courtesy lamp disable when any door is opened	43D	CONTRACT
Daytime Running Lamps	942	\$43.00
Dome Lamp – Red/White in Cargo Area	17T	\$50.00
★ Front Warning Auxiliary Light (Driver side – Red / Passenger side – Blue) Note: Requires 60A	21L	\$529.00
★ Forward Indicator Pocket Warning Light – Warn, Park, Turn (Driver side – Red / Passenger side – Blue) Note: Requires 60A	21W	\$614.00
Pre-wiring for grille LED lights, siren and speaker	\$50.00	60A
Side Marker LED – Sideview Mirrors (Driver side – Red / Passenger side – Blue) – Located on backside of exterior mirror housing – LED lights only. Wiring, controller "not" included. Note: Requires 60A Note: Recommend using Cargo Wiring Upfit Package (67G), Ready for the Road Package (67H) or Ultimate Wiring Package (67U)	63B	\$280.00
Rear Quarter Glass Side Marker Lights (Driver side – Red / Passenger side – Blue)	63L	\$552.00
SPOT LAMP		
Spot Lamp Prep Kit, Driver Side Note: Does not include spot lamp housing and bulb	51P	\$134.00
Spot Lamp Prep Kit, Dual Side Note: Does not include spot lamp housing and bulbs	51W	\$270.00
SPOT LAMP LED BULB		
Driver Only	51Y	\$206.00
Dual (driver and passenger)	51Z	\$337.00
SPOT LAMP LED BULB		
Driver Only (Unity)	51R	\$380.00
Driver Only (Whelen)	51T	\$403.00
Dual (driver and passenger) (Unity)	51S	\$595.00
Dual (driver and passenger) (Whelen)	51V	\$638.00
GLASS		
Glass – Solar Tint 2 nd Row, Rear Quarter and Liftgate Window (Deletes Privacy Glass)	92G	\$116.00
Glass – Solar Tint 2 nd Row Only, Privacy Glass on Rear Quarter and Liftgate Window	92R	\$83.00

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

EQUIPMENT GROUP ¹		
Roof Rack Side Rails -- Black	68Z	\$150.00
Deflector Plate (Standard on EcoBoost® engine)	76D	\$322.00
EQUIPMENT OPTIONS		
Two-Tone Vinyl Package #1 <ul style="list-style-type: none"> • Roof Vinyl • RH/LH Front-Doors Vinyl • RH/LH Rear-Doors Vinyl • White (YZ) Only Note: Not available with the following options: 91C, 91D, 91E, 91F, 91G, 91H, 91J	91A	\$807.00
Two-Tone Vinyl Package #3 <ul style="list-style-type: none"> • Roof Vinyl • RH/LH Front-Doors Only Vinyl • White (YZ) Only Note: Not available with the following options: 91A, 91D, 91E, 91F, 91G, 91H, 91J	91C	\$673.00
Two-Tone Vinyl -- Roof <ul style="list-style-type: none"> • Roof Vinyl • White Only Note: Not available with the following options: 91A, 91C	91H	\$471.00
Two-Tone Vinyl -- RHLH Front-Doors <ul style="list-style-type: none"> • White Only Note: Not available with the following options: 91A, 91C, 91D, 91E, 91F, 91G	91J	\$293.00
Vinyl Word Wrap -- POLICE "non-reflective" <ul style="list-style-type: none"> • White (YZ) lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91E, 91F, 91G, 91J	91D	\$764.00
Vinyl Word Wrap -- POLICE "reflective" <ul style="list-style-type: none"> • Black lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91F, 91G, 91J	91E	\$764.00
Vinyl Word Wrap -- POLICE "reflective" <ul style="list-style-type: none"> • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91E, 91G, 91J	91F	\$764.00
Vinyl Word Wrap -- SHERIFF "non-reflective" <ul style="list-style-type: none"> • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91E, 91F, 91J	91G	\$764.00
WHEELS		
Wheel Covers (18" Full Face Wheel Cover) Note: Only available with the standard Police wheel, not available with 64E	66L	\$59.00
18" Painted Aluminum Wheel Note: Spare wheel is an 18" conventional (Police) black steel wheel	64E	\$457.00
WHEELS AND TIRES		
Rear View Camera (Includes Electrochromic Rear View Mirror -- Video is displayed in rear view mirror) Note: This option would replace the camera that comes standard in the 4" center stack area. Note: Camera can only be displayed in the 4" center stack (std) "OR" the rear view mirror (87R)	87R	NC
SYNC® Basic (Voice-Activated Communication System) -- Includes single USB port and single auxiliary audio input jack	53M	\$284.00
Remappable (4) switches on steering wheel (less SYNC®)	61R	\$150.00
Remappable (4) switches on steering wheel (with SYNC®)	61S	\$150.00
DOOR LOCKS AND HANDLES		
Rear-Door Handles Inoperable / Locks Operable¹	68L	\$33.00
Rear-Door Handles Inoperable / Locks Inoperable¹	68G	\$33.00
Hidden Door-Lock Plunger w/Rear-door handles operable¹	52H	\$135.00
Hidden Door-Lock Plunger w/Rear-door handles inoperable¹	52P	\$154.00 / P-67H
WINDOWS		
Windows -- Rear-window power delete, operable from front driver side switches	18W	\$25.00
FLOORING		
1st and 2nd row carpet floor covering (includes floor mats, front and rear)	16C	\$121.00 / P-65U
2nd Row Cloth Seats	88F	\$59.00 / P-65U
*Power passenger seat (6-way) w/manual recline and lumbar (Late Availability)	87P	\$313.00 O
Front Console Plate -- Delete Note: Not available with option: 67G, 67H, 67U, 85R	86D	NC / P-65U
Rear Console Plate Note: Not available with option: 66U, 86D	86R	\$33.00 / P-67G / P-67H / P-67U
KEYS		
Keyed Alike -- 1435x	69E	\$50.00

¹ Options 68L, 68G, 52H and 52P not available in any combination

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

**2016 UTILITY POLICE INTERCEPTOR
EQUIPMENT GROUP**

EQUIPMENT GROUP		
Keyed Alike – 1284x	59B	\$50.00
Keyed Alike – 0135x	59D	\$50.00
Keyed Alike – 0576x	59F	\$50.00
Keyed Alike – 1111x	59J	\$50.00
Keyed Alike – 1294x	59C	\$50.00
Keyed Alike – 0151x	59G	\$50.00
Ballistic Door-Panels – Driver Front-Door Only	90D	-1,245.00 credit
Ballistic Door-Panels – Driver & Pass Front-Doors	90E	contract
BLIS® – Blind Spot Monitoring with Cross-traffic Alert (Requires 54Z) Note: Includes manual fold-away mirrors, w/heat, w/o memory, w/o puddle lamps	55B / 54Z	\$523.00
Lockable Gas Cap for Easy Fuel® Capless Fuel-Filler	19L	\$19.00
Mirrors – Heated Sideview	549	\$59.00
Perimeter Anti-Theft Alarm – Activated by Hood, Door or Liftgate – Requires Key Fob (595)	593	\$116.00
Remote Keyless-Entry Key Fob (w/o Keypad, less PATS) Note: Not available with Keyed Alike	595	\$250.00
Reverse Sensing	76R	\$264.00
Aux Air Conditioning Note: Not available with Cargo Storage Vault (63V)	17A	\$586.00
Badges Delete – Deletes the "Police Interceptor" badging on rear liftgate – Deletes the "Interceptor" badging on front hood (EcoBoost®)	16D	NC
Cargo Storage Vault (includes lockable door and compartment light) Note: Not available with Aux Air Conditioning (17A)	63V	\$235.00
Scuff Guards – Protective wrap edging located on front edge of both rear-doors – Top surface of rear bumper (help protect the upper surface from paint damage that can occur while loading and unloading of cargo)	55D	\$87.00
My Speed Fleet Management – Allows dealer or fleet administrator to lower the maximum vehicle speed and the maximum audio system volume using a Ford authorized IDS diagnostic service tool – Allows the VMAX speed to be set in 5mph increments (between 90 – 131 mph) Note: See Uppfitter's Guide for further detail www.fordpoliceinterceptorupfit.com	43S	\$59.00
Noise Suppression Bonds (Ground Straps)	60R	\$96.00
Enhanced PTU Cooler – Power Transfer Unit – Recommended Usage: EVOC Training; Continuous / Extended Track Usage Note: This PTU Cooler is not required for day to day patrol usage Note: Requires the 3.5L V6 EcoBoost® Engine (99T)	52B	\$2,809.00
100 Watt Siren/Speaker (Includes bracket and pigtail)	18X	\$289.00 / P-67H

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

Ford Division

2017 FORD ADDITIONAL EQUIPMENT

VENDOR	EQUIPMENT	COST
Fisher Wireless	Radio	\$ 2,937.55
Blac-Rac	Rifle rack w/adapter	\$ 504.51
Setina	Truck vault	\$ 921.62
KLH	Mobile Data Computer	\$ 4,079.32
	TOTALS	\$ 8,443.00

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CITY OF CLOVERDALE

CITY COUNCIL

RESOLUTION NO. 072-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE
AWARDING A CONTRACT FOR PURCHASE OF A POLICE VEHICLE TO THE
FORD STORE OF SAN LEANDRO AND AUTHORIZING THE CITY MANAGER, OR
HIS DESIGNEE, TO PURCHASE ONE 2017 FORD EXPLORER POLICE
INTERCEPTOR UTILITY MODEL POLICE VEHICLE, AND ASSOCIATED
NECESSARY EQUIPMENT, IN AN AMOUNT NOT TO EXCEED SIXTY THOUSAND
DOLLARS (\$60,000)**

WHEREAS, the Cloverdale Police Department currently has fourteen (14) vehicles in service, including one (1) patrol vehicle dedicated as a K9 service vehicle; and

WHEREAS, of the fourteen (14) vehicles, five (5) are in critical need of replacement due to excessive mileage and expensive repairs due to age of the vehicles, with several vehicles having accumulated in excess of 100,000 miles; and

WHEREAS, the purchase of a new vehicle will supplement and upgrade our fleet of marked patrol vehicles, allow for more pro-active visibility, increase officer safety, and alleviate budgetary impacts due to vehicle maintenance; and

WHEREAS, the Police Department sought competitive bids from qualified vendors; and

WHEREAS, the Ford Store of San Leandro was the lowest responsible bidder and had the lowest quote at THIRTY ONE THOUSAND SEVEN HUNDRED FORTY ONE DOLLARS AND 16/100 (\$31,741.16); and

WHEREAS, the City currently contracts with the County of Sonoma's Fleet Operations for installation of patrol vehicle equipment and parts and it is estimated that the cost estimate for essential equipment and parts installation, including labor, is estimated at EIGHTEEN THOUSAND ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS AND 62/100 (\$18,155.62); and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVERDALE FINDS
AND RESOLVES AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The Contract for the purchase of one 2017 Ford Explorer Police Interceptor Utility Model Police Vehicle, shall be awarded to the Ford Store of San Leandro.

3. The City Manager, or his designee, is authorized to purchase one 2017 Ford Explorer Police Interceptor Utility Model Police Vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000).

It is hereby certified that the foregoing Resolution No. 072-2016 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on the 13th day of September, 2016 by the following roll call vote: (-)

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Mary Ann Brigham, Mayor

Linda Moore, Deputy City Clerk

2703043.1



**City Council/Successor Agency
Agenda Item Summary**

Agenda Item: 5
Meeting Date: September 13, 2016

Agenda Section New Business	Staff Contact David Kelley, Assistant City Manager/Community Development Director
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Agenda Item Title

Discuss revised Conceptual Master Site Plan Drawings for the “Thyme Square” Property prepared by Stromberg Architects and provide comments to City staff on the revised design alternative.

Summary

The Thyme Square property is undeveloped City owned property located south of the Citrus Fairgrounds on South Cloverdale Blvd. During the Fiscal Year 2015-2016 Goal Setting process, the City Council set Goal No. One: “Begin redevelopment of Thyme Square and Cherry Creek properties through strategic visioning process and outlining path to construction, including use of remaining funds and action plan.” Collaborative Design Architects, Inc. was retained by the City of Cloverdale in January 2016 to prepare three (3) conceptual designs for the property that identified a proposed location for a new Alexander Valley Healthcare (AVHC) Community Wellness Center, a new police station, affordable housing and potential retail uses on the property. Based on the desire to provide additional public park amenities as part of the project, City staff requested that the conceptual design plans also identify an option for a skate park on the site. Finally, in order to support traffic and pedestrian circulation in the planning area, all of the concept designs provide for the extension of South Washington Street along the west perimeter of the project site through to Healdsburg Avenue.

On March 22nd, the City Council reviewed three conceptual design alternatives prepared by Collaborative Design Architects Inc. for the Thyme Square property. The conceptual design plans identified a conceptual location and area (square footage) of critical project elements including the AVHC Wellness Center, new police station, affordable housing and skate park. The three concept plans were intended to establish a vision for development and location of key project elements on the property including parking. After review of the three conceptual design alternatives, the City Council Selected Scheme 1 (Attachment 1) as the preferred conceptual design plan for the Thyme Square property.

The City Council previously approved a letter of support for Alexander Valley Healthcare (AVHC) to build a Community Wellness Center on a portion of the Thyme Square property. After approval of the preferred conceptual design by the City Council, City staff met with met with Debbie Howell, Executive Director for AVHC and Matt Stromberg, Stromberg Architects to discuss the layout and footprint for the AVHC building identified on the Thyme Square property. In order to accommodate the design needs of AVHC, Mrs. Howell and Mr. Stromberg requested that the conceptual design be modified/updated to reflect a revised orientation of the proposed AVHC building as well as a proposed parcel and updated parking plan for the site.

Stromberg Architects updated the site plan to reflect an updated parcel configuration for the proposed Alexander Valley Health Care Facility that includes the originally proposed area for a new Police Station and retail center as well as a skate park in the northwest corner. Attached for your review a draft copy of the revised site plan for the Thyme Square property prepared by Stromberg Architects (Attachment 2). The revised site diagram differs from the original Council preferred alternative prepared by Jim Burns with Collaborative Design Group as follows:

1. Affordable housing originally situated adjacent to the proposed skate park was removed from the site plan;
2. The building footprint of the proposed AVHC building was slightly reoriented from an L shaped building to a modified boomerang footprint with an orientation towards downtown;
3. The site plan includes a proposed parcel configuration that can be used for future site planning efforts;
4. The parking configuration was changed to reflect the reorientation of the AVHC building and ADA parking spaces as well as electric vehicle parking were identified on the site plan; and
5. The proposed square footage of retail area was modified from 16,000 square feet of ground floor retail to 15,000 square feet. However, the total revised site plan identifies a portion of the retail/office area as two stories with a total square footage of 25,000 square feet.

The revised site diagram was reviewed and discussed at the Planning & Community Development Subcommittee meeting on Wednesday, August 24th. Vice Mayor Wolter requested that the Police chief review the revise site design and confirm that the proposed parcel configuration is adequately sized to support the future development of a new police station on the site. Police Chief Cramer reviewed the revised conceptual design and proposed parcel configuration. The proposed police station is approximately 16,000 square feet, with a dedicated first floor of 9,120 square feet. The parcel configuration for the police department on the revised site plan identifies a parcel size of 28,830 square feet (0.66 acres) and was determined by Chief Cramer to be adequate for the future development of a new police station.

Options

- 1) Accept the updated conceptual site plans for the Thyme Square Master Plan project prepared by Stromberg Architects Inc.; 2.) Request revisions to the updated conceptual site plans for the Thyme Square Master Plan project; or 3) Reject the proposed revisions to the conceptual site plans for the Thyme Square Master Plan project.

Budget/Financial Impact

The agreement with Collaborative Design Architects, Inc. for Master Planning Services at the “Thyme Square” Property for conceptual design services was for \$23,800. Design services were funded by the Inclusionary Housing Budget Unit (205-704). The cost of the revisions to the Conceptual Master Site Plan for Thyme Square were covered by AVHC and as such there are no additional budget impacts.

Subcommittee Recommendation

N/A.

Recommended Council Action

Staff recommends that the City Council review the revised conceptual master site plan drawings prepared by Stromberg Architects for the Thyme Square project and provide comments to City staff on the revised conceptual design for the property.

Attachments:

1. Preferred Master Plan Design for Thyme Square prepared by Collaborative Design Group
2. Revised Conceptual Master Site Plan for Thyme Square prepared by Stromberg Architects

cc:

USE AND AREA SUMMARY:

1. ALEXANDER VALLEY HEALTHCARE	16,000 S.F.
a. FIRST FLOOR AREA SHOWN:	38,000 S.F.
b. THREE FLOORS, TOTAL AREA:	152 SPACES
c. PARKING REQUIRED BY CODE:	
2. CLOVERDALE POLICE DEPARTMENT:	13,000 S.F.
a. FIRST FLOOR AREA SHOWN:	16,000 S.F.
b. TWO FLOORS, TOTAL AREA:	23 SPACES
c. SECURED PARKING:	
3. RETAIL	16,500 S.F.
a. FIRST FLOOR AREA SHOWN:	66 SPACES
b. PARKING REQUIRED B CODE:	
4. AFFORDABLE HOUSING	17,000 S.F.
a. FIRST FLOOR AREA SHOWN:	45 SPACES
b. THREE FLOORS:	
i. 1ST FLOOR PARKING:	34,000 S.F.
ii. 2ND & 3RD FLOOR HOUSING:	34 UNITS
c. TOTAL AREA HOUSING:	17 SPACES
d. TOTAL 1 BR UNITS (OR SRD)	
e. PARKING REQUIRED BY CODE:	
5. SKATE PARK	8,700 S.F.
a. AREA SHOWN:	
TOTAL PARKING REQUIRED BY CODE:	260 SPACES
TOTAL PARKING PROVIDED:	320 SPACES



CITY OF CLOVERDALE THYME SQUARE MASTER PLAN

SCHEME ONE
DATE: 3.10.16

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Design Goals:

- I. Expand upon the ideas shown in "Scheme One" presented to City Council by Collaborative Design Architects, Inc. on March 22, 2016.
 - a. Provide for the extension of South Washington Street through to Healdsburg Avenue along west edge of site.
 1. 60' wide public street R.O.W.
 2. Sidewalk on both sides of the street.
 3. 6' wide bicycle path along west side of street.
 4. Integrate designated parking into the R.O.W.
 - b. Provide open spaces for sculpture plazas & pedestrian paseos.
 1. Activate spaces between buildings with vibrant pedestrian oriented activities.
 2. Re-align Alexander Valley Wellness Center [AVWC] for a more dynamic frontage along Cloverdale Blvd.
 3. Sculpture plaza in front of AVWC reduces building mass along the street.
 4. Acknowledge potential for Retail buildings to serve as a new southern node to the downtown core.
 - c. Acknowledge existing easements
 1. Ownership of "Gardens at Thyme Square" and "Family Apartments" have agreed to allow relocation of private storm drain easement pending review of final design. [may no longer be necessary]
 2. Sewer easement could be abandoned entirely.
 - d. Plan Diagram includes adequate space for the following users:
 1. Cloverdale Police Department ≈ 16,000 sq. ft.
 2. Alexander Valley Wellness Center ≈ 38,000 sq. ft.
 3. Restaurant, Retail, Office ≈ 24,500 sq. ft.
 4. Skate Park ≈ 11,400 sq. ft.
 - e. Parking layout was redesigned to more adequately address circulation and space allocation relative to proposed lot split.



City Council
Agenda Item Summary

Agenda Item: 6
Meeting Date: 9/13/16

Table with 2 columns: Agenda Section (Subcommittees) and Staff Contact (Stephen Cramer, Police Chief)

Agenda Item Title

Requesting that Council declare eight (8) out-of-service patrol vehicles as surplus property and authorize the City Manager, or his designee, to release the vehicles to a local salvage company for disposal, at no cost to the City.

Summary

The following eight (8) patrol vehicles are no longer in service, due to excessive mileage and maintenance costs, and stored at the City's Corporation yard:

- 1. 1994 Chevrolet Caprice (1G1BL52P2RR201231)
2. 1995 Chevrolet Caprice (1G1BL52P8SR168810)
3. 1995 Chevrolet Caprice (1G1BL52P7SR169124)
4. 1995 Chevrolet Caprice (1G1BL52P7SR169205)
5. 1999 Ford Crown Victoria (2FAPF71W0XX105611)
6. 2002 Ford Crown Victoria (2FAPF71W52X149743)
7. 2002 Ford Crown Victoria (2FAPF71W32X149742)
8. 2002 Ford Crown Victoria (2FAPF71W32X129832)

The Cloverdale Police Department is requesting City Council authority to dispose of eight (8) out-of-service, surplus patrol vehicles without a formal bidding process or obtaining informal quotes due to the minimal salvage value of these eight (8) vehicles.

The Cloverdale Municipal Code provides the authority for the City Manager, as purchasing agent, and/or his staff, to dispose of surplus city-owned assets. Specifically, Cloverdale Municipal Code section 3.08.130 allows for the disposal of surplus city-owned assets and states:

At such times as determined by the purchasing agent, reports shall be prepared showing all supplies and equipment which are no longer used or which have become obsolete or worn out. The purchasing agent shall have the authority to sell, trade or exchange all said supplies and equipment.

In general, Cloverdale Municipal Code section 3.08.030 provides a competitive bidding process for equipment with a value of at least twenty five thousand dollars (\$25,000.00). Cloverdale Municipal Code section 3.08.040 provides a procedure for property valued between one thousand dollars (\$1,000.00) and twenty-five thousand dollars (\$25,000.00) and allows for the purchase or disposal without written bid, and by informal quotes through telephone or mail inquiry, comparison of prices on file or otherwise. However, Cloverdale Municipal Code section 3.08.050(D) allows for the disposal of surplus city-owned assets without a competitive bidding process when the value of the property involved is less than one thousand dollars (\$1,000.00).

The above-referenced vehicles have broken down beyond reasonable repair and no longer function as adequate patrol vehicles for your police department. Over the years, the prior administration chose to “cherry-pick” parts from these vehicles as replacement parts for our other line vehicles. To date, there are no more valuable or useable parts to salvage from these vehicles. We have removed all essential components of the vehicles, including but not limited to light bars, mobile data computer mounts, steering wheels, window and engine parts. As such, the cumulative value of the above-listed patrol vehicles is less than one thousand dollars (\$1,000.00). Based upon industry standards, staff estimates the cumulative value of the property involved is approximately five hundred dollars (\$500.00).

Refraining from the competitive bidding process or informal quotes for the above-listed vehicles will avoid the costs of noticing a bid opening and savings in staff time. Therefore, staff is requesting that the City Council concur in the City Manager’s and Police Chief’s position concerning the surplus equipment and permit the Chief of Police to dispose of the equipment without competitive bidding as provided in the exception found in Cloverdale Municipal Code section 3.08.050(D).

Further, and of equal importance, the “patrol vehicle graveyard” is taking up valuable space at the City’s Corporation yard that can be better utilized by the Public Works Director and his staff. Staff has contacted a local auto salvage business and the owner has agreed to remove the patrol vehicles at his own expense.

On Thursday, 8/25/16, staff presented this issue to the Finance, Administration, Police Sub-Committee.

Options

- 1) Adopt the attached Resolution declaring the vehicles as surplus property and authorizing the City Manager, or his designee, to dispose of eight (8) above-listed surplus patrol vehicles ; or

- (2) Reject the attached Resolution and decline authorizing the Cloverdale Police Department to dispose of the eight (8) above-listed surplus patrol vehicles ; or

- (3) Provide staff with other direction for the disposal of the eight (8) above-listed surplus patrol vehicles.

Budget/Financial Impact

Minimal staff time to arrange for the disposal of the out-of-service vehicles and the salvage company will not charge the City to remove and destroy the vehicles.

Subcommittee Recommendation

This agenda item was presented to the Finance, Administration, and Police Sub-Committee on August 25, 2016 which recommended disposal pursuant to staff recommendations. .

Recommended Council Action

The Cloverdale Police Department and the City Manager recommend that the Cloverdale City Council adopt the attached Resolution declaring the eight vehicles as surplus property and authorize the City Manager, or his designee, to dispose of eight (8) surplus patrol vehicles that are no longer in service due to excessive mileage and maintenance costs. Further, due to the insignificant value of the city-owned assets, staff recommends that a local auto-salvage business be allowed to remove the patrol vehicles from the City’s Corporation yard at the business’ cost.

Attachments:

1. Resolution No. 073-2016
-
-

CITY OF CLOVERDALE

CITY COUNCIL

RESOLUTION NO.073-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE
DECLARING EIGHT (8) OUT-OF-SERVICE PATROL VEHICLES AS SURPLUS
PROPERTY AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO
RELEASE THE VEHICLES TO A LOCAL SALVAGE COMPANY FOR DISPOSAL, AT
NO COST TO THE CITY**

WHEREAS, the City of Cloverdale Police Department has identified the following eight (8) patrol vehicles are no longer in service, due to damage, excessive mileage, maintenance and repair costs:

1. 1994 Chevrolet Caprice (1G1BL52P2RR201231)
2. 1995 Chevrolet Caprice (1G1BL52P8SR168810)
3. 1995 Chevrolet Caprice (1G1BL52P7SR169124)
4. 1995 Chevrolet Caprice (1G1BL52P7SR169205)
5. 1999 Ford Crown Victoria (2FAPF71W0XX105611)
6. 2002 Ford Crown Victoria (2FAPF71W52X149743)
7. 2002 Ford Crown Victoria (2FAPF71W32X149742)
8. 2002 Ford Crown Victoria (2FAPF71W32X129832); and

WHEREAS, these vehicles have an estimated salvage value of approximately five-hundred dollars (\$500.00) total for all vehicles due to their age, condition, and their missing parts as they have been picked over for replacement parts for other patrol vehicles; and

WHEREAS, these vehicles are taking up valuable parking and storage space at City Corporation Yard; and

WHEREAS, Cloverdale Municipal Code section 3.08.050(D) allows for the disposal of surplus City-owned assets without a competitive bidding process when the value of the property involved is less than one thousand dollars (\$1,000.00); and

WHEREAS, obtaining competitive bids or informal quotes for the above-listed vehicles will cost the City further unnecessary expense and staff time; and

WHEREAS, City staff has located a local salvage company that will remove these vehicles from City facilities, without any charge to the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVERDALE FINDS AND RESOLVES AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The eight (8) patrol vehicles identified herein are deemed surplus property.
3. The City Manager, or his designee, is authorized to dispose of the eight (8) surplus vehicles and is further authorized to release the vehicles to a local salvage company for disposal, at no cost to the City.

It is hereby certified that the foregoing Resolution No. 073-2016 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on the 13th day of September, 2016 by the following roll call vote: (-)

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Mary Ann Brigham, Mayor

Linda Moore, Deputy City Clerk

2702955.1