



**City of Cloverdale
General Plan**

**Adopted by the City Council of the City of
Cloverdale by Resolution 022-2009,
May 13, 2009**

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June 28, 2010
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CITY OF CLOVERDALE

GENERAL PLAN

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1.0 INTRODUCTION

1.1 INTRODUCTION

The Cloverdale General Plan includes goals, policies, and implementation programs that constitute the formal policy of the City for land use, development, and environmental quality. This is an update of the General Plan adopted in 1993.

1.2 CLOVERDALE SETTING

The City of Cloverdale is located at the northern end of the picturesque Alexander Valley where the Mayacamas Mountains meet the Coast Range. The Russian River flows through the center of the Valley, and the developed portion of the City is located on the valley floor west of the Russian River and east of the Coast Range. Cloverdale is at the extreme north end of Sonoma County, located approximately 67 miles southeast of the town of Mendocino, 34 miles northwest of Santa Rosa, and 25 miles south of Ukiah. Map 1 shows the City's location relative to other cities, highways, geographical features, and Sonoma County boundaries.

Cloverdale has a population of 8,517. Sonoma County has a population of 481,675. The County's eight incorporated cities, Santa Rosa, Petaluma, Rohnert Park, Healdsburg, Sonoma, Sebastopol, Cotati, and Cloverdale, contained a combined population of 329,853 (Department of Finance estimates 1/1/07).

1.3 PURPOSE AND NATURE OF THE GENERAL PLAN

The General Plan is a legal document, required by state law, and serves as a City's "constitution" for development and the use of land. It is a comprehensive, long-term document, detailing proposals for the "physical development of the City, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Sections 65300 et seq.). The Cloverdale General Plan has a time horizon to the year 2025. The General Plan represents a picture of what the City will look like in 2025 based on following the Plan's goals and policies.

The law specifically requires that the General Plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. In addition, the General Plan includes three optional elements -- Parkland and Recreation, Community Design, and Urban Lighting Elements.

The law requires that a General Plan shall consist of a statement of development policies and must include diagrams and text setting forth objectives, principles, standards and plan proposals. The Cloverdale General Plan uses the following organization to implement the state law. The following definitions describe the nature of the statements of goals, policies, objectives, and implementation programs as they are used in this document.

Goal: The goal is a general expression of community values that identifies the desired end state either during or at the end of the General Plan process.

Policy: A specific statement in text or diagram guiding action and implying clear commitment. Policies may also include quantified targets, which are considered as "objectives" in some General Plans.

Implementation Program: An action, procedure, program, or technique that carries out General Plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Responsibility: Identification of the City departments or other parties responsible for the implementation of a policy or program.

Diagrams: Maps, charts and diagrams in the General Plan are General Plan policies unless they are clearly intended to be informative in nature.

The General Plan sets out policies and identifies ways to put these policies into action. These various actions rest on two essential powers of local government: corporate and police powers. Using its "corporate power," the City collects money through bonds, fees, assessments, and taxes, and spends it to provide services and facilities such as police and fire protection, streets, water and sewage disposal facilities, and parks. Using its "police power," the City regulates citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The General Plan provides the framework for the exercise of these powers by local officials.

State law requires that the local government review its General Plan on an annual basis. One requirement is to annually review the Capital Improvement Plan to determine its compliance with the General Plan (Government Code Section 65103 (b) and (c)). The other requirement is that the local planning agency provide an annual report to the legislative body on the status of the plan and progress of its implementation (Government Code Section 65400).

1.4 HISTORIC PERSPECTIVE

The townsite of Cloverdale was originally part of the Mexican Rancho Rincon de Muscalon, a long narrow strip of land comprising 8,776 acres on both sides of the Russian River. The 1846 grantee of the Rancho, Francisco Berryessa, sold it in 1851 to Johnson Horrel who, in 1858, deeded 759 acres to Richard B. Markle and W.J. Miller. The two men established a trading post and tavern adjacent to the Russian River and the town of Cloverdale began.

Early settlers were predominantly farmers or ranchers who purchased properties for sheep, stock, vineyards or hops. J.A. Kleiser and David C. Brush purchased the 759 acres in 1859 and had the site surveyed, plotted and improved the main streets and erected a number of buildings. Commerce soon followed with various businesses being established. Isaac E. Shaw arrived in 1872 and operated a hardware and grocery store and later a bank. The town developed in other ways, adding a post office, newspaper, school, social lodges and a few churches.

In 1872, Cloverdale was incorporated as a City and an official map of the City Limits was drawn by Daniel F. Spurr. The railroad soon arrived, adding to the town's commercial, shipping and tourist viability. By 1878, the railroad service provided three trains a day between Cloverdale to San Francisco. In or about 1886, the citizens of Cloverdale organized a volunteer fire company. The first City building, a combined firehouse and City Hall, opened its doors in August 1887. The first street lights, fueled

by coal gas, appeared in 1884. Telephone service began in 1883, water in 1884, electricity in 1897. The Citrus Fair was initiated in 1893.

The economy of Cloverdale in the early 1900's revolved around the agricultural, timber and railroad industries. The population always hovered around 1,000. The area was also known for its excellent wine production and warm climate. The 1900 census for Cloverdale shows eleven "grape growers" and eight "winemakers". However, the local wine industry suffered greatly during prohibition and several vineyards were turned to other uses.

The advent of mechanized equipment in both the timber and automobile industries further shaped Cloverdale. A number of logging mills were constructed in the area and served as major employers. With the availability of employment, the town experienced a boom in growth from 1940 to 1960 when the population rose from 800 to around 3,000. With the advent of the automobile and the slow improvement of Highway 101, Cloverdale become more of a highway oriented community. Businesses catering to the traveling public become common along Cloverdale Blvd. in the early 1960's. The first zoning map of Cloverdale was adopted in 1953, delineating the entire length of Cloverdale Blvd. as "Highway Commercial" and the rest of the community in two categories of residential districts.

The first General Plan for the City was adopted in 1978. At the time, the population was 3,770. The Plan set forth an ultimate urban boundary, redefined the City Sphere of Influence and proposed a maximum population of 17,800 by the year 2000. The 1978 Plan and the resulting zoning map deleted or converted a portion of the highway commercial area and added further definitions to the residential districts, including for the first time, hillside areas.

In the 1980's, the City annexed approximately 300 acres to the south, extending its City Limits to Santana Lane. Development plans for these properties were considered and approved by the City. A series of development applications for residential projects were submitted to the City in the late 1980's. Growth in the residential housing market was occurring at a rapid pace along the Highway 101 corridor and Cloverdale began to experience this pressure.

In the early 1990's, the City received word from the State of California that the long awaited Highway 101 Bypass was funded and would be constructed by 1995. At the same time, industries in resource products fields such as timber manufacturing field and the Geysers began to lose force as the major employers in the Cloverdale area. In 1990, the City adopted a Downtown Specific Plan aimed at revitalizing the downtown business district and designating this area as the City's retail and cultural center. In light of the recent changes in the amount of growth, the effects of the Highway 101 Bypass and the evolving economy, the City authorized the preparation of a General Plan in late 1990.

Since adoption of the 1993 General Plan, the City took several steps to respond to the Highway 101 bypass. Following Economic Development Commission recommendations, the City developed infrastructure in the south industrial area, developed the Cloverdale Boulevard beautification program, developed the River Park, and the Cloverdale Pride Committee undertook a successful program to clean up unsightly properties. In the late 1990's Bay Area residential demand reached Cloverdale, and residential growth

proceeded at roughly three times the historic rate. The Clover Springs community was the largest single residential project in that time period. After completion of the 101 bypass, the south interchange was developed with typical freeway interchange projects and the Furber Shopping center. Also, a golf course and resort was proposed on the southern destination commercial site (former Louisiana Pacific lumber yard), and the sphere of influence was expanded to include that site.

1.5 PREPARATION OF THE GENERAL PLAN

Preparation of the General Plan started with two Town Hall meetings in January and February 2004. The City Council then appointed a 15-member Citizen's Advisory Committee to recommend a concept General Plan to the Planning Commission and City Council. The Citizen's Advisory Committee met from June 2004 to December 2005, and recommended a draft plan to the Planning Commission and City Council on December 15, 2005. The Planning Commission and City Council held public meetings to develop the "project" draft for Environmental Impact Report consideration. The City Council adopted the "project" draft on June 27, 2007.

The draft General Plan was formulated to minimize environmental impacts, with the goal that adoption of the General Plan would be the primary mitigation of impacts identified in the Environmental Impact Report.

The Planning Commission held public hearings on the General Plan on November 5, 2008, and February 4, March 4 and April 1, 2009. The Commission forwarded their recommendations to the City Council and recommendation for approval of the Draft General Plan on April 1, 2009.

The City Council received the recommendations of the Planning Commission and held public hearings on February 28, March 28, and April 1 2009. The Council considered land use changes related to issues. On May 13, 2009 the City Council adopted the General Plan in its entirety.

Throughout the General Plan update the City made every effort to notify the public of opportunities to be involved. Meetings were noticed in the local newspaper and at City Hall; the City made several direct mailings to Cloverdale property owners and organizations; and Cloverdale newspapers regularly carried topical articles on the progress of the General Plan update.

1.6 COMPARISON OF THE 1978, 1993, AND 2008 GENERAL PLANS

The 2008 General Plan is the third General Plan for the City of Cloverdale. Each General Plan addressed evolving economic and development issues in the community. The following is a comparison of previous and current General Plans.

The 1978 and 1993 General Plans anticipated growth to the limits shown in this General Plan. The 1978 General Plan had a study area larger than the proposed General Plan study area, but anticipated that the ultimate City limits would be slightly less than the current 2008 limits. The 1993 General Plan study area was expanded to the south in 1996. The expanded 1993 and 2008 General Plan study areas are coterminous except the McCray Road area and the Asti and Rains Creek Water District were added to the 2008 General Plan.

The 1978 General Plan anticipated a year 2000 population of 7,100 (2000 Census population was 6,831). The 1993 General Plan anticipated a 2010 population of 10,781 (ABAG estimated 2010 population is 9,100). The 2008 General Plan projects a population of 12,000 by 2025 (ABAG estimated 2025 population is 11,000).

All three General Plans have encouraged compact development within the General Plan defined growth boundaries, balanced housing, concentrated commercial areas and discourage commercial development along the freeway, expand the job base to respond to loss of timber related and extractive industry jobs, provide for open spaces, protect hillside areas from development, preserve and enhance open spaces and natural watercourses, and balance of housing and employment opportunities. The 1978 and 1993 General Plans anticipated the changes that would occur when the Highway 101 bypass occurred and recommended concentrated commercial in the downtown (1978) and downtown and south interchange (1993), with removal of the strip commercial development along Cloverdale Boulevard. The 1978 and 1993 General Plans anticipated developing the River Park. The 1978 General Plan anticipated extension into the McCray Road Area. The 1993 General Plan did not. The 2008 General Plan again proposes to add McCray Road to the General Plan Study Area and Urban Service Area.

In 1978 and 1993, the focus of the General Plan was on economic vulnerability resulting from lumber mill closures and the freeway bypass. The 1993 General Plan provided a transition strategy to focus on a beautified downtown, removal of strip commercial along Cloverdale Boulevard, provide for alternative industrial uses and jobs south of downtown, and reserve three large areas for destination commercial use to attract visitors. The 2008 General Plan retains the downtown and concentrated commercial focus and protection of industrial lands south of town for industrial uses. The in-town Destination Commercial site adjacent to the Citrus Fair has been changed to Transit Oriented Development and High Density Residential, the Destination Commercial site near the SMART passenger rail station has been mostly changed to Industrial, and the Destination Commercial area south of the City is unchanged and has a proposed hotel and golf course development.

In 1978 and 1993, there were still large areas of vacant land for residential development. Most of those areas were planned for “innovative” mixes of densities; however, they were primarily developed as conventional single family subdivisions. Most of those vacant lands have been developed, and the 2008 General Plan anticipates that major development will occur in infill areas, with the most substantial areas available for large-scale residential development in the proposed McCray Annexation north of the City and the Alexander Valley Resort Destination Commercial area southeast of the City.

1.7 PLANNING AREAS FOR THE 2008 GENERAL PLAN

The planning area for the General Plan encompasses 7.2 square miles (4,608 acres) and extends generally east to the Russian River and west to the crest of the ridgeline, north to McCray Road, and south to Asti and the Rains Creek Water District. Highways 101 and 128 are a part of the planning area as well as the City Municipal Airport. The northern boundary extends to the north Highway 101 interchange and includes the McCray Road area. The Study Area includes two major creeks, Cloverdale Creek to the north and

Porterfield Creek to the south. The General Plan planning area includes four separate geographical areas; see Exhibit 2-1. These are:

CITY LIMITS: The legal boundaries of the community, where land use is controlled by the City. They encompass 2.5 square miles (1,601 acres).

SPHERE OF INFLUENCE: The City Sphere of Influence is the area of the City that has been approved for future annexation by the Sonoma County Local Agency Formation Commission. It encompasses 2.3 square miles (1,474 acres) beyond the City Limits. The Sphere of influence has remained generally consistent since the adoption of the first General Plan in 1978, with only one extension approved since the original General Plan was adopted in 1978. The Sonoma County General Plan uses the Sphere of Influence to define the ultimate area to be annexed to the City.

URBAN SERVICE AREA: The City Urban Service Area is the area where the City anticipates extending urban services (e.g. water, sewer, police, etc.) It encompasses 1.3 square miles (760 acres) beyond the Sphere of Influence and represents area that the City intends to add to the Sphere of Influence after Local Agency Formation Commission approval.

STUDY AREA: The City Study Area encompasses 1.22 square miles (773 acres) outside of the Urban Service Area and can be considered the areas under County jurisdiction where the City expresses land use directions to help the County determine transition policies between the urban City areas to the agriculture and very low intensity uses under County jurisdiction.

Figure 1.1 Planning Area Individual and Cumulative Land Area

	2008 acreage	2008 Square Miles	Cumulative Acreage	Cumulative Sq miles.
Land within the City limits	1,615 acres	2.5 sq.mi.	1,615 acres	2.5 sq.mi.
Land in the existing (2008) Sphere of Influence but not in City Limits	1,460 acres	2.3 sq.mi.	3,075 acres	4.8 sq.mi.
Proposed Sphere of Influence Expansion	1,391 acres	2.2 sq.mi.	4,466 acres	7.0 sq.mi.
Remaining Land in the Study Area (Outside City & Sphere)	511 acres	0.8 sq.mi.	4,977 acres	7.8 sq.mi.

In addition to the above, the General Plan identifies an Urban Growth Boundary (UGB) and two exception areas within which the City may approve urban uses. The UGB includes the existing City Limits and portions, but not all, of the Existing Sphere and Proposed Sphere expansion.

1.8 ASSUMPTIONS GUIDING THE PREPARATION OF THE 2005 GENERAL PLAN

In any 20-year General Plan time frame, a City can expect to accomplish a finite number of major objectives. The General Plan Citizen's Advisory Committee has identified the following 14 major objectives that will be applied to all of the General Plan elements.

Community setting.

1. Maintain and encourage undeveloped hillsides, river and creek frontages, and forest setting that complement the natural visual setting of Cloverdale.
2. Maintain the urban forest by expanding the tree canopy within the City. Recommend preparation of a Tree Preservation Ordinance.
3. Maintain and improve the design of the built environment, including entrances and approaches to the community and downtown, site planning and development, highway frontages, and street and sidewalk design.
4. Minimize impacts of urban lighting.
5. Conserve or preserve historic buildings and the character of the older parts of town using conservation and form based zoning ordinances.

Maintain a balance of land uses

6. The General Plan should provide for a balance of land uses for housing, jobs, economic development, destination commercial sites, and a jobs/housing balance.
7. Residential land use should have a target population of 12,000 people.
8. Downtown economic development continues to be important in the updated General Plan.
9. Industrial lands should be reserved for industrial purposes, and not for retail sale of typical household retail items.

Geographical Growth.

10. The City should grow to the north or south if needed. There should be no expansion east of the Russian River, and expansion, if any, into hillside areas should be very low intensity, with controlled visibility and impacts.
11. The City may consider use of areas outside the urban service boundary and General Plan study area for recreation sites, even though they would not be considered for residential, commercial, or industrial use.
12. The City will adopt an Urban Growth Boundary.

Community Recreation

13. Recreation assets should match population growth, including an evaluation of various groups who would like recreation assets such as youth, sports, walkers, elderly

citizens, and land area and facilities targeted to those groups, including residential, commercial, and industrial areas.

14. Consider water-based recreation.

2.0

LAND USE ELEMENT

Exhibit 2.1

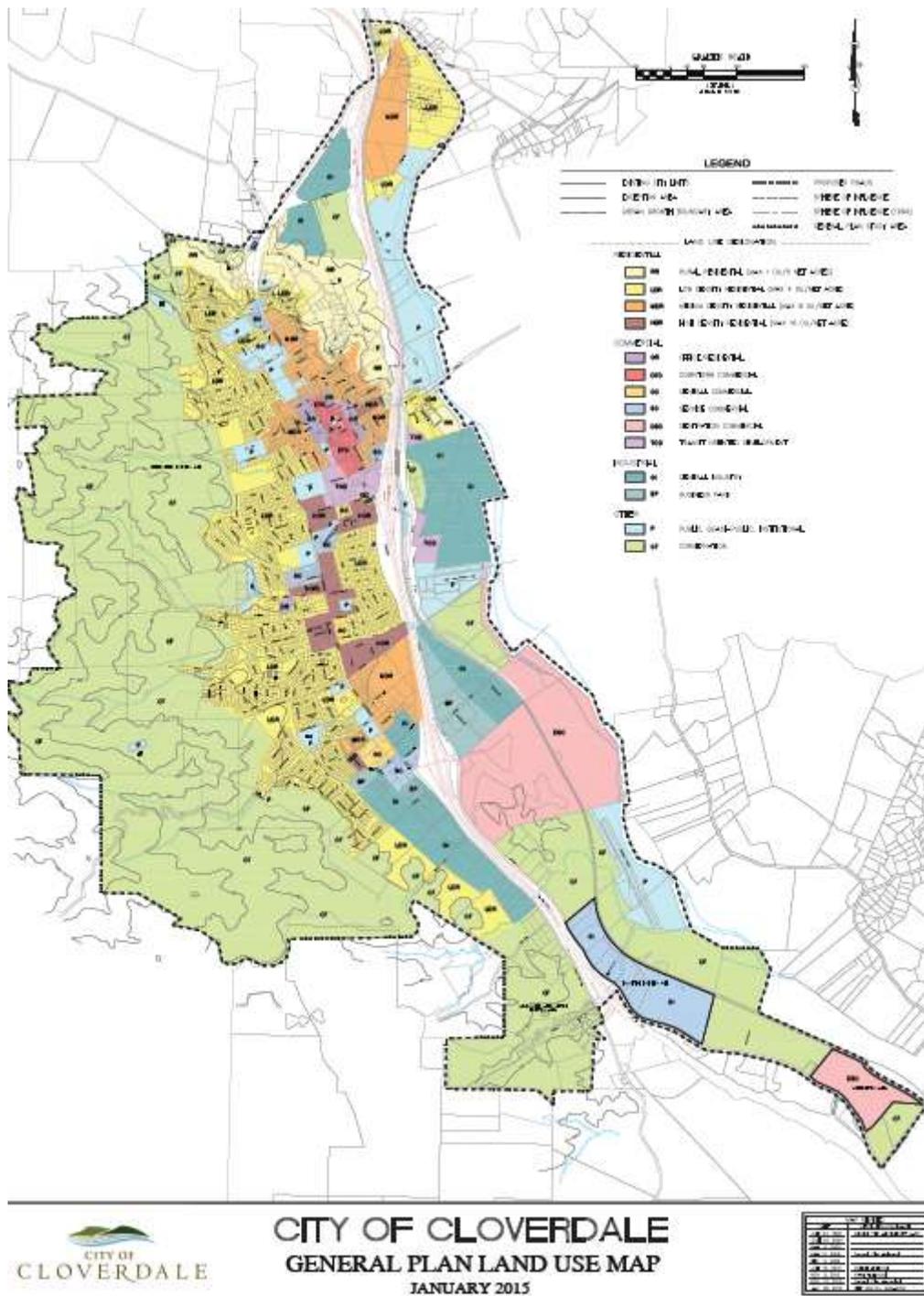


Exhibit 2.2

Land Use Densities and Intensities Allowed

Land Use Category	Maximum Dwelling Units per Net Acre ^{1,5}	Population/Dwelling Unit	Floor Area Ratio
<i>Residential</i>			
Rural Residential	1 unit/5 net acres	2.6	0.35-0.40
Low Density Residential	4 units/net acre	2.6	0.35-0.40
Medium Density Residential	8 units/net acre	2.6	0.35-0.40
High Density Residential	16 units/net acre	2.6	0.35-0.40
<i>Commercial</i>			
Office/Residential ²	8-20 units per /net acre	2.6	0.8
Downtown Commercial ^{3,7}	20 units/net acre	2.6	3.0
General Commercial ^{6,7}	20 units/net acre	2.6	1.0
Service Commercial ⁶	-	-	1.0
Destination Commercial ⁴	2 units/net acre	2.6	1.0
Transit Oriented Development	20 units/net acre	2.6	3.0
<i>Industry</i>			
General Industry	-	-	.6
Business Park	-	-	.6
<i>Other</i>			
Public/Quasi-Public	-	-	1.0
Conservation	1 unit/160 net acres	2.6	-

- (1) Net acres are “net” after deleting “environmentally sensitive lands,” defined as lands over 20% slope, lands in required stream or creek setbacks, woodlands, or lands with federal or state listed endangered species.
- (2) Development in Office/Residential that is 100% residential shall follow the R-2 zoning standards.
- (3) Residential use must be secondary to the commercial use and located above or behind the commercial use on the site.
- (4) Residential use must be secondary to destination commercial uses on the site. Residential use may not occupy more than 20% of the net area of the site.
- (5) Densities may be increased as provided for under State Density Bonus Law and/or Chapter 18.13 of the Zoning Ordinance.
- (6) General Commercial and Service Commercial areas fronting Cloverdale Boulevard to the south of Healdsburg Avenue and to the north of School Street may be amended to Medium Density Residential General Plan designation and rezoned to Two-Family Residential (R-2) at property owner request.
- (7) The floor area for residential use cannot exceed the floor area of commercial use on the site, except that for developments with two stories of residential above a commercial use the area of each residential story cannot exceed the floor area of first floor commercial use.

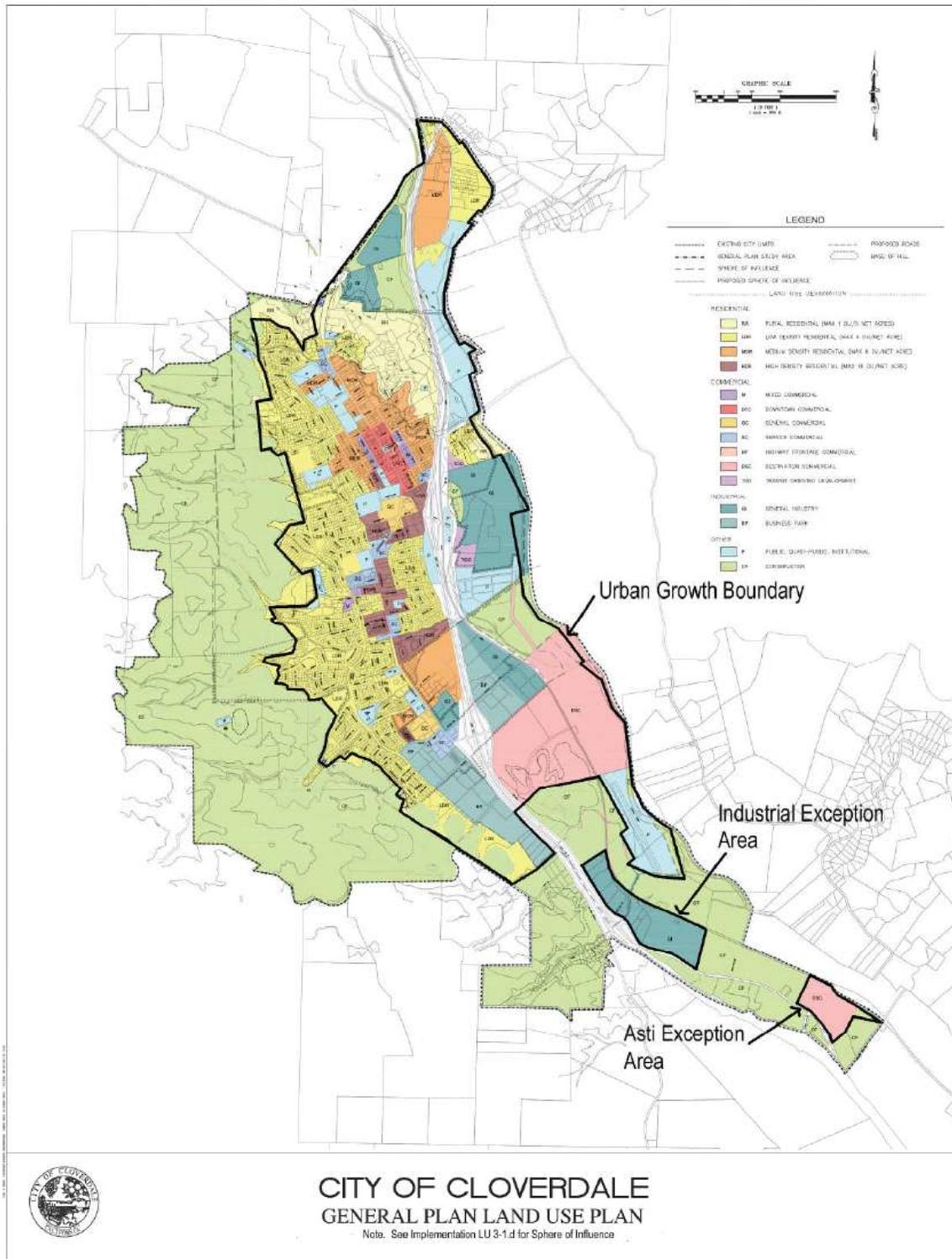
Exhibit 2-3

Historic and Projected Growth Rates

Year	1960	1970	1980	1990	2000	2005	2025
Population	2,848	3,251	3,989	4,924	6,831	8,241	12,000
Housing Units	988	1220	1,656	2,109	2,619	3,192	4,700
Population per household	2.88	2.66	2.41	2.33	2.61	2.58	2.55
Population growth		403	738	935	1,907	1,410	3,749
Dwelling unit growth		232	436	453	510	573	1,508
Average Annual dwelling unit growth		23	44	45	51	115	75

1960-2000 are Census data. 2005 is Department of Finance Estimate

Exhibit 2.4 Urban Growth Boundary



2.1 INTRODUCTION

The Land Use Element describes the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other public and private uses. The Land Use Map and Diagrams includes standards of population density and building intensity for the City. The Land Use Element plays the central role of correlating all land use issues into a set of coherent development policies. Its goals, policies, and programs relate directly to the other elements.

2.2 GOALS, POLICIES, AND PROGRAMS

Goal LU 1

Provide a balance of land uses within the Urban Growth Boundary (UGB) and UGB Exception Area for housing, jobs, economic development, recreation, conservation, and destination commercial uses.

Policy LU 1-1

Allowable land uses are shown on the General Plan Land Use Map, Exhibit 2.1. Allowable population density and building intensity are shown in the Land Use Table, Exhibit 2.2.

Implementation LU 1-1.a. Initiate Zoning Ordinance and any other Ordinance amendments necessary to bring the City Ordinances into conformity with Exhibits 2.1 and 2.2.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption.
Resources: General Fund – staff time

Implementation LU 1-1.b. Initiate Housing Element amendments necessary to bring the Housing Element and General Plan into conformity.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption.
Resources: LMI Housing Funds

Implementation LU 1-1.c. Review residential development policies to allow limited numbers of small lots or cluster housing within conventional single family areas in order to provide variety and affordable housing.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption.
Resources: General Fund

Implementation LU 1-1.d. Revise parking requirements for small lot and cluster housing projects to provide for automobile and recreational vehicle parking so that parking does not impact city streets.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption.
Resources: General Fund

Policy LU 1-2

Infrastructure and land use policies are based on a maximum anticipated population for the City of 12,000 residents and 4,700 housing units in 2025.

Implementation LU 1-2.a. Develop a growth management program to allocate an average of 75 units per year, but allowing flexibility in application of growth so that growth does not exceed 375 units in any five year period. The Growth Management Program shall include a strategy to meet the City’s Housing Element fair share goals and jobs housing balance policies in Policy LU 1-3 below.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Policy LU 1-3

Provide a 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.

Implementation LU 1-3.a. Develop a business attraction/initiation plan to increase number of jobs available for residents and to encourage local residents to open businesses in Cloverdale to achieve a 1:1 jobs to housing ratio.

Responsibility: Economic Development Commission -- staff
Timeframe: Within one year of General Plan adoption.
Resources: Community Development Agency funds

Implementation LU 1-3.b. Revise the Housing Element to provide housing for local employees.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption.
Resources: LMI Housing Funds

Implementation LU 1-3.c. Revise the Zoning Ordinance Inclusionary Housing Program and other Housing Programs to emphasize housing for local employees and essential local employees, including preferences in growth management allocations.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: LMI Housing Funds

Policy LU 1-4

It is the intent of the City to have a substantial reserve of industrial land to the south of the existing City limits, to provide for a balance of commercial and industrial lands on areas reserved for non-residential uses, and to insure that there is a buffer

between industrial and residential uses so that industrial uses do not affect residential areas.

Implementation LU 1-4.a. Provide buffer areas between industrial and residential uses. Where existing industrial uses exist, residential development applications shall provide a buffer. Where residential uses exist, industrial uses shall provide mitigation and buffering. Where the General Plan has undeveloped land with residential and industrial uses, both industrial and residential uses shall provide buffering.

Responsibility: Community Development Department
Timeframe: Ongoing with project review
Resources: General Fund

Implementation LU 1-4.b. Encourage major destination commercial uses, such as resort/conference facilities, on an opportunity-presented basis, including potential to consider General Plan boundary amendments and provision of services.

Responsibility: Community Development Department
Timeframe: Not specified
Resources: To be identified if opportunities are presented.

Implementation LU 1-4.c. Pursue funding options for industrial infrastructure to the south of the City, including redevelopment, bonding, grants, assessments, owner participation, etc.

Responsibility: Community Development Department
Timeframe: Start upon General Plan adoption.
Resources: General Fund, Redevelopment Funds, staff time.

Implementation LU 1-4.d. A coordinated Master Development Vision Plan and General Plan revision may be submitted for the area south of the existing city limits and west of the freeway (Kelly Road Gateway) consisting of the following (a) economic impact analysis, (b) a minimum of 37.5 acres (60% commercial and 40% industrial) designed to help support and achieve the City's goal of a 1:1 jobs/housing ratio and the balance in flexible mixed use development, (c) master circulation plan, (d) gateway design concept and architectural and landscape design guidelines, (e) a demonstrated public benefit area, (f) hillside protection, and (g) open space for passive, active recreation, and pedestrian and bicycle linkage.

Responsibility: Community Development Department
Timeframe: Timing is dependent on property owner submission
Resources: Applicant funding, General Fund, Redevelopment Funds, staff time.

Policy LU 1-5

Utilize land use guidelines within the General Plan Study Area as basis for comments on projects proposed in the County adjacent to the City, including the hillsides to the west of the City.

Implementation LU 1-5.a. Develop a statement of preferred land use practices in County areas adjoining the City, including and emphasizing the City policies for hillside development, and send that statement to the County annually.

Responsibility: Community Development Department
Timeframe: Include in the General Plan year end report.
Resources: General Fund – staff time

Policy LU 1-6

Provide recreation assets to match the population growth that are appropriate to the various groups who might use recreation facilities.

Implementation LU 1-6.a. Programs are in the Parks and Recreation Element.

Implementation LU 1-6.b. Provide pedestrian accessibility from residences to parks. Establish short pedestrian routes from residences to parks where streets do not provide a direct access.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Implementation LU 1-6.c. Require design review and develop standards for open space and design in all small lot, cluster, townhouse, and apartment projects, so that there is adequate room for children play areas and resident needs.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Implementation LU 1-6.d. Small lot detached and duet units shall provide a usable rear yard generally consistent with the private rear yard that could be expected in a standard single family house.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Policy LU 1-7

The City may consider using land outside the General Plan Study Area for recreation purposes as a City project or in cooperation with the County.

Implementation LU 1-7.a. Programs are in the Parks and Recreation Element.

Goal LU 2

The downtown will be the commercial, cultural, and governmental core of the City.

Policy LU 2-1

Provide economic development resources to the downtown in order to maintain a focal point for the community, a strong community image, and an anchor for economic growth.

Implementation LU 2-1.a. Implement downtown plan policies, support pedestrian oriented business, infill vacant sites, upgrade existing buildings, and encourage mixed use, shared multi-use parking, attractive buildings, attractive signs and usable public spaces.

Responsibility: Community Development Department
Timeframe: Initiate within one year of General Plan adoption.
Implement over 20 years.
Resources: Community Development Agency Funds

Implementation LU 2-1.b. Encourage cultural facilities and events in the downtown.

Responsibility: Community Development Department
Timeframe: Implement over 20 years.
Resources: Community Development Agency funds

Policy LU 2-2

Retain existing residential uses near the downtown and encourage new residential uses above or behind ground floor commercial uses in the downtown in order to preserve a close-in customer and pedestrian base.

Implementation LU 2-2.a. Use zoning, Community Development Agency funding, housing funds, and parking incentives to encourage mixed use development downtown.

Responsibility: Community Development Department
Timeframe: Initiate within one year of General Plan adoption.
Implement over 20 years.
Resources: CDA economic development and LMI housing funds

Implementation LU 2-2.b. Return properties developed with residential uses but zoned for commercial use to residential zoning, consistent with Exhibit 2.1. (Will be implemented by LU 1-1.a.)

Policy LU 2-3

Retain essential services, such as the Post Office and City administrative offices downtown.

Implementation LU 2-3.a. Coordinate with the Postmaster General on site locations.

Responsibility: Community Development Department

Timeframe: Initiate within one year
Resources: Community Development Agency funds – staff time

Implementation LU 2-3.b. Encourage retention of essential services in the downtown plan. (will be implemented by LU 2-1.a.)

Policy LU 2-4

Discourage the creation of retail commercial areas outside the downtown that would adversely affect the viability of the downtown, including freeway frontages south of the City, freeway frontages east of Highway 101, and areas around the central Highway 101 interchange.

Implementation LU 2-4.a. Review any proposals for commercial zoning or retail use.

Responsibility: Planning Commission
Timeframe: As projects are proposed
Resources: General Fund – staff time

Goal LU 3

Preserve and enhance Cloverdale’s small-town character and the experience of its natural boundaries and setting. Cloverdale – a small town on the valley floor with undeveloped hills to the west, north, and south and the Russian River as an urban development boundary to the east, and protect important farmlands from urban development.

Policy LU 3-1

Establish and maintain a 20-year Urban Growth Boundary to: restrict urban development outside the Urban Growth Boundary and specified exception areas; stipulate that City water and sewer service shall not be extended to development outside of the Urban Growth Boundary, except as specified in the this Policy LU 3-1 and permitted by law; manage growth in a manner that fosters and protects the small town character of Cloverdale while encouraging economic development appropriate to Cloverdale; and promote stability in long term planning for the City. The Urban Growth Boundary shall first be adopted by the City Council as an amendment to the General Plan, and then presented to the Cloverdale voters for adoption as a voter-approved General Plan amendment. Upon approval by the Cloverdale voters in a general election, the Urban Growth Boundary shall not be amended except by a vote of the people or as provided in this Policy LU 3-1.

In accordance with this Policy LU 3-1, an Urban Growth Boundary (“UGB”) is established in the City of Cloverdale as depicted in Exhibit 2.4 to the General Plan, as amended pursuant to Exhibit A attached to Resolution 031-2010 and incorporated herein by reference, subject to the following:

1. The UGB adopted in this Policy LU 3-1 and depicted in Exhibit A attached to Resolution 031-2010 shall not be amended prior to January 1, 2030, except as permitted in this Policy LU 3-1.

2. No urban development shall be located or services provided outside the UGB, except as otherwise provided in this Policy LU 3-1.

A. For purposes of this Policy LU 3-1, urban development shall mean construction, alteration, or addition of any building or structure requiring one or more services.

B. For purposes of this Policy LU 3-1, services shall mean one or more basic municipal services including, but not limited to, water, sewer, or drainage services.

3. The prohibition against urban development and provision of services outside the UGB pursuant to provision 2 of this Policy LU 3-1 does not apply:

A. To industrial uses and utilities and improvements required for industrial uses in the Industrial Exception Area depicted in Exhibit 2-4 of the General Plan. For purposes of this Policy LU 3-1, industrial uses means uses allowed in the M-1 and M-P zoning districts in the Zoning Code of the City of Cloverdale, except that such permitted industrial uses outside the UGB exclude residential uses and retail uses other than sale of goods incidental to industrial uses.

B. To preservation of agricultural uses, winery-related uses, and improvements required for agricultural and/or winery related uses in the Asti Exception Area depicted in Exhibit 2-4 of the General Plan as further limited by this provision. For purposes of this Policy LU 3-1, winery-related uses in the Asti Exception Area that are exempt from the prohibition in provision 2 of this Policy are limited to maintenance of the historic Asti Winery and appropriate expansion of the winery for production and storage of wine and wine products; and maintenance and appropriate expansion of visitor uses consistent with those which have been historically held at Asti including wine tasting, wine sales, and wine-related events.

C. To acquisition or acceptance by the City of dedication of rights to water supply facilities and improvements or annexation of some or all of the land within the Rains Creek Water District, and in the event of such acquisition, acceptance or annexation, provision of services to the land and facilities so acquired or accepted, and to properties served by the Rains Creek Water District; except that, provision of services shall be limited to structures and uses in existence as of the date of said acquisition or acceptance by the City.

D. To provision of services to public park, recreation and open space uses consistent with the General Plan.

E. To provision of services to relocated Citrus Fair facilities.

F. To provision of services to or annexation of land outside and adjacent to the western City limit/Urban Growth Boundary, subject to the following:

i. Provision of services to or annexation of land outside and adjacent to the western City limit/Urban Growth Boundary shall be subject to discretionary approval by the City Council in consideration for permanent dedication of western hills open space in a form acceptable to the City Council. Dedication of western hills open space pursuant to this provision must be to an open space district, land trust, or the City and be pursuant to an agreement to which the City is a party that prohibits revocation of the dedication and that creates permanent access for public use in accordance with policies PR 1-4 and PR 1-5 of the General Plan. Open space

dedicated pursuant to this provision is intended to serve as a buffer between urban land uses within the City limit/Urban Growth Boundary and rural and agricultural land uses outside the City limit/Urban Growth Boundary and as a permanent open space amenity for the entire community consistent with General Plan Goal LU-3 and Policies LU 3-2 and 3-3. Open space dedicated pursuant to this provision must provide for public access and the potential for trails as outlined in the Open Space Element of the General Plan. Open space dedicated pursuant to this provision must extend from the 400 or 550 foot elevation of the parcel to be annexed or receive services pursuant to this provision (whichever is applicable to the development proposed for annexation or to receive City services pursuant to paragraph a or b, below) to and include the highest elevation of the parcel or the ridgeline, whichever is highest. Such dedicated open space may, but need not, include land beyond the parcel ridgeline, provided that the dedicated land shall include sufficient lands beyond the ridgeline to assure that any development beyond the ridgeline will not be visible from the valley floor. Development on parcels on which open space is dedicated pursuant to this provision may not include structures, lighting or other features beyond the parcel ridgeline that are visible from the valley floor. For purposes of this provision, “ridgeline” means the highest points of the western hillside which are generally visible from the valley floor of the City. A line along the highest points of an individual parcel is not necessarily a ridgeline for purposes of this section. “Generally visible” means visible from multiple or several areas on the valley floor, rather than from a single isolated vantage point below the 400 foot elevation. “Valley floor” means gently sloping, level or nearly level areas within the City limits and below the 400 foot elevation.

ii. Services may only be provided to land outside and adjacent to the western City limit/Urban Growth Boundary pursuant to this exception for the following land uses:

(a) residential development with a finished grade below the 550 foot elevation consistent with all of the land use requirements applicable to rural residential (R-R) zoning districts as defined in General Plan Exhibit 2-2, and providing that any grading will not be detrimental to the views from the valley floor.

(b) development below the 400 foot elevation consistent with all of the land use requirements applicable to R-1 zoning districts within the City limit/Urban Growth Boundary.

(c) provision of services to structures in existence as of November 2, 2010, provided that such structures or any related access ways, lighting or other features are not visible from the valley floor.

iii. Provision of services to or annexation of land outside and adjacent to the western City limit/Urban Growth Boundary will be subject to an outside area services agreement or pre-annexation agreement or similar transaction meeting the requirements of this provision F and approved by the City Council and any other government agency with jurisdiction over such transaction.

G. Where application of this Policy LU 3-1 would constitute an uncompensated taking of private property pursuant to the United States and/or California constitutions, but only to the minimum extent necessary to avoid an unconstitutional taking of property.

H. Where application of this Policy LU 3-1 would impermissibly conflict with a specific provision of State law regarding the provision of housing, including affordable housing, but only to the minimum extent necessary to comply with State housing law, and where it is not reasonably feasible to use existing residentially designated land within the UGB or Exception Areas or to re-designate land available within the UGB or Exception Areas to comply with State housing law. To the maximum feasible extent and subject to applicable law, proposed housing outside the UGB that meets the requirements of this paragraph must be located adjacent to existing developed lands and infrastructure.

Implementation LU 3-1.a. Present an Urban Growth Boundary measure for adoption by Cloverdale voters substantially in accordance with Policy LU 3-1 of the General Plan as amended by Resolution No. 031-2010 and as depicted in Exhibit 2.4 of the General Plan. Responsibility: Community Development Department

Timeframe: Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption.

Resources: General Fund – staff time

Implementation LU 3-1.b. Land outside the Urban Growth Boundary shall be retained as Conservation Features, except for the Industrial and Asti Exception Areas.

Responsibility: Community Development Department

Timeframe: Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption.

Resources: General Fund – staff time

Implementation LU 3-1.c. Revise the Sphere of Influence to be coterminous with the Urban Growth Boundary to the north, west, and east of the city and to extend south to include the Rains Creek Water District and the General Plan Study Area to the southeast of the freeway.

Responsibility: Community Development Department and LAFCO

Timeframe: One year after General Plan adoption

Resources: General Fund – staff time

Policy LU 3-2

Hillside areas are generally outside of the proposed Urban Growth Boundary, and any development shall conform to the Urban Growth Boundary requirements. Development shall not be allowed on hillsides outside the UGB, except as provided in General Plan Policy LU 3-1. Development on hillside areas within the UGB shall

be consistent with the Conservation, Design and Open Space Element, to eliminate or minimize visual, access and lighting impacts in hillside areas, particularly in the western hillsides.

Implementation LU 3-2.a. Develop a hillside ordinance for any areas above 400 foot elevation and for properties over 20% slope that are within the Urban Growth Boundary. All development applications submitted prior to the adoption of a Hillside Ordinance shall be required to submit a Grading and Erosion Control Plan which addresses prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of drainage corridors and riverbanks, and other erosion control measures to the satisfaction of the City of Cloverdale. Also see Implementation CDO2-1.a

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund – staff time

Implementation LU 3-2.b. Coordinate with Sonoma County to assure that City hillside view policies are communicated and implemented in any County approvals.

Responsibility: Community Development Department
Timeframe: Ongoing.
Resources: General Fund – staff time

Policy LU 3-3

Maintain the compact form and natural setting of Cloverdale by protecting hillsides, protecting land outside the Urban Growth Boundary from urban development, and protecting Prime Farmland, Unique Farmland, and Farmland of Statewide Importance from urban development, with conditions that allow for economic and rational infill growth.

Implementation LU 3-3.a. Land outside the Urban Growth Boundary shall be retained as Conservation Features, except for the Industrial and Asti Exception Areas, which have no farmland of statewide significance. Land shown as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance shall be retained as Conservation Features.

Responsibility: Community Development Department
Timeframe: Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption. Monitor conversion of farmlands in Exhibit 2.6 for compliance with this Policy and Implementation Measure.
Resources: General Fund – staff time

Implementation LU 3-3b. The City, in coordination with Sonoma County, shall consider implementing a requirement that future development projects adjacent to designated agricultural lands under the Conservation Features designation

will maintain a buffer between the proposed development and agricultural operations. The width of the buffer, the allowable land use activities, and a mechanism for maintenance of the buffer shall be part of any implementing action of the requirement.

- Responsibility: Community Development Department and Sonoma County Permit and Resource Management Department.
- Timeframe: Within one year of General Plan adoption and prior to approval of any development project adjacent to land designated Conservation Features specifically to protect agricultural resources.
- Resources: General Fund – staff time.

Policy LU 3-4

Maintain and expand the tree canopy within and outside the developed areas of the City, including old growth and newly planted trees. Prepare tree protection standards that can be implemented with a tree preservation ordinance.

Implementation LU 3-4.a. Develop a tree-protection ordinance that will identify heritage trees (trees over 23 inches diameter and/or historically significant) and significant trees and tree species (trees over 8 inches diameter).

- Responsibility: Community Development Department
- Timeframe: Within two years of General Plan adoption.
- Resources: General Fund – staff time

Implementation LU 3-4.b. Tree canopy implementation is in the Conservation, Design, and Open Space Element.

Policy LU 3-5

Conserve or preserve historic buildings and the character of the older parts of town using conservation and form based zoning ordinances, while also allowing change of use of the properties where allowed by General Plan land use and density standards.

Implementation LU 3-5.a. Develop zoning standards for the R-2 District around the downtown so that new construction or additions respect the height, design, and configurations of older structures in the area, including encouragement of secondary units and flexibility in parking standards to support development which is consistent with existing neighborhood character.

- Responsibility: Community Development Department
- Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
- Resources: General Fund – staff time

Implementation LU 3-5.b. Map areas with properties developed before 1939 and develop conservation-based zoning requirements for alteration of structures built before 1939, as shown on the 1939 Sanborn Maps.

- Responsibility: Community Development Department

Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Policy LU 3-6

Minimize the impacts of urban lighting by providing adequate light for safety but not creating the glare of an urban area.

Implementation LU 3-6.a. See Urban Lighting Element

Goal LU 4

Maintain the built environment to support the quality of life and the friendly, rural, small town atmosphere.

Policy LU 4-1.

Maintain and improve the design of the built environment. Improve the appearance of entries and approaches to the downtown and the community. Maintain attractive highway frontages, well designed streetscapes and sidewalks.

Implementation LU 4.1.a. Implementation is included in the Design, Conservation, and Open Space Element.

Policy LU 4-2

Protect and enhance views from the Highway 101 corridor.

Implementation LU 4.2.a. Implementation is included in the Design, Conservation, and Open Space Element.

Policy LU 4-3.

Improve the appearance of fast food chains and other formula businesses within the General Plan Study Area.

Implementation LU 4-3.a. Revise the Zoning Ordinance and design standards to minimize the formula appearance of fast food and other chain businesses, including a requirement that such businesses in the downtown will not have exterior formula appearance elements or interior formula design elements readily visible from the street.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Policy LU 4-4

Encourage elimination of blighted and visually undesirable conditions Citywide to enhance affordable housing, job opportunities, and historical preservation.

Implementation LU 4-4.a. Reconstitute a replacement for the former Cloverdale Pride Committee to contact property owners and encourage improving site appearance.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund – staff time

Implementation LU 4-4.b. Revise the Zoning Ordinance to allow abatement of deteriorated buildings or properties.

Responsibility: Community Development Department
Timeframe: Within one year of General Plan adoption. Include in LU 1-1.a.
Resources: General Fund – staff time

Goal LU 5

Encourage the Cloverdale Unified School District and other educational institutions to identify and provide sites and facilities for a full spectrum of educational opportunities within the City.

Policy LU 5-1

Coordinate site needs analysis with the Cloverdale Unified School District so that sites can be identified for public school needs.

Implementation LU 5-1.a. Identify a future high school site with a minimum of 20 acres, potential for shared facilities, and potential for a larger site when combined with City recreation facilities.

Responsibility: Community Development Department, Cloverdale Unified School District
Timeframe: Based on Cloverdale Unified School District needs.
Resources: General Fund – staff time

Implementation LU 5-1.b. Use school facilities within the existing City limits to provide preschool, elementary, and middle school functions.

Responsibility: Community Development Department, Cloverdale Unified School District
Timeframe: Based on Cloverdale Unified School District needs.
Resources: General Fund – staff time

Implementation LU 5-1.c. Monitor school needs in south Cloverdale to determine if an elementary school site will be needed, preferably within walking distance of housing.

Responsibility: Community Development Department, Cloverdale Unified School District
Timeframe: Based on Cloverdale Unified School District needs.
Resources: General Fund – staff time

Implementation LU 5-1.d. Encourage the Cloverdale Unified School District to prepare a demographics study to determine future school needs within the General Plan time frame. If necessary for implementation, identify ways to provide future school sites.

Responsibility: Community Development Department, Cloverdale Unified School District

Timeframe: Within one year of General Plan adoption.

Resources: Cloverdale Unified School District.

Implementation LU 5-1.e. Encourage educational institutions to open or establish Cloverdale campuses, including college and junior college campuses or satellite programs, private educational and trade schools at all levels, and in-city offices for campuses or programs in County areas near Cloverdale, including co-located resources meeting a variety of educational needs at shared locations.

Responsibility: Community Development Department

Timeframe: Based on opportunities presented.

Resources: General Fund – staff time

Goal LU 6

New development will be coordinated with the provision of infrastructure and public services.

Policy LU 6-1

Ensure adequate water and wastewater capacities or improvements are in place prior to granting approval for new development.

Implementation LU 6-1.a. Continue the annual growth management review which requires infrastructure audits if development exceeds a potential threshold of 200 units per year, and phase development as required in the growth management ordinance if infrastructure is not available.

Responsibility: Community Development Department

Timeframe: Annual Review required

Resources: General Fund – staff time

Implementation LU 6-1.b. Upgrade the City Wastewater Treatment Plan to provide tertiary treatment. Provide plumbing in new development so that tertiary treated water can be distributed for new development, open space, parks, and other uses.

Responsibility: Community Development Department

Timeframe: Sewer feasibility studies within five years. Plumbing feasibility study within two years.

Resources: Capital Improvement Program, Sewer reimbursement funds, development requirements, staff time

Implementation LU 6-1.c. Promote water conservation and encourage water conserving landscaping. Adopt water conservation ordinances and mandatory landscaping ordinances if needed to respond to water supply issues.

Responsibility: City Engineer

Timeframe: Ongoing.

Resources: Staff time

Implementation LU 6-1.d. Maintain a Water Master Plan to evaluate adequacy of water supplies and to provide a framework for timed capital improvements, financing of improvements, and facility expansion.

Responsibility: City Engineer
Timeframe: Ongoing.
Resources: Staff time

Policy LU 6-2

Provide adequate public facilities and services to meet the needs of the community.

Implementation LU 6-2.a. (See implementation LU 6-1.a.)

Policy LU 6-3

Discourage development beyond areas with planned expansions of sewer, water, and road systems. Develop a growth phasing plan that addresses location and timing of development and infrastructure.

Implementation LU 6-3.a. (See implementation LU 6-1.a.)

Policy LU 6-4

Require new development to fund processing costs and necessary infrastructure and services required by such new development.

Implementation LU 6-4.a. Establish and update as necessary cost recovery, development and service fees, and other funding mechanisms (including, but not limited to, creation and operation of assessment and tax districts) so that new development, impacts on, or users of City infrastructure or services (including, but not limited to outside area service users) shall pay for the cost of all necessary City application review and processing, and necessary infrastructure and basic municipal services for such new development, and other new impacts on or users of City infrastructure or services.

Responsibility: Community Development & Engineering Departments
Timeframe: Annual Review required
Resources: General Fund – staff time

Goal LU 7

Encourage 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 7-1

Amend the Housing Element to provide programs encouraging housing for local employees in the development process, including farmworkers, using incentives, inclusionary housing requirements, and housing funds.

Implementation LU 7-1.a. Revise Housing Element.

Responsibility: Community Development Department
Timeframe: Within one year

Resources: General Fund

Implementation LU 7-1.b. Develop programs to support local employee housing, including use of housing funds and agreements with developers.

Responsibility: Community Development Department

Timeframe: Within one year

Resources: General Fund

Goal LU 8

Maintain the Cloverdale Airport and allow only airport-compatible land uses near the airport.

Policy 8-1

Future development and use of the City Airport shall be consistent with the policies and programs as established in the Cloverdale Municipal Airport Master Plan.

Implementation LU 8-1.a. Update the Airport Master Plan to provide for airport expansion and for appropriate rules, safety zones, and potential easements and conditions on future development.

Responsibility: Community Development Department

Timeframe: Airport Master Plan is in preparation

Resources: FAA grants

Goal LU 9

Maintain waste collection and waste management contracts to accommodate needs for household waste and for vigorous and proactive recycling facilities and collection.

Policy 9-1

Maintain waste management contracts and participation in countywide waste disposal facilities to accommodate household waste and to meet or exceed state and countywide recycling goals.

Implementation LU 9-1.a. Encourage the City's waste management franchisee to provide recycling education and outreach programs, recycling containers on public and private locations, and to continually expand the types of materials and composting opportunities in the waste collection process.

Responsibility: City Manager

Timeframe: Ongoing

Resources: City waste management franchise agreements

Implementation LU 9-1.b. Encourage green building, green purchasing practices, waste minimization practices in City purchasing and operation, and green business practices.

Responsibility: Community Development Department & Chamber of Commerce

Timeframe: Ongoing

Resources: General Fund

2.3 General Plan Land Use Categories

RR Rural Residential

This designation is applied to hillside, hilltop, and ridgeline areas, generally defined as areas that are above 400 foot in elevation. Densities are allowed based on “net” acres after deleting “environmentally sensitive lands,” defined as lands over 20% slope, lands in required stream or creek setbacks, lands with federal or state listed endangered species, or woodlands.

LDR Low Density Residential

This designation is intended for traditional single family subdivision development, generally with 6,000 square foot lot sizes. It is applied primarily to areas that have been subdivided since 1960.

Medium Density Residential

This designation allows 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.

High Density Residential

This designation allows high density condominiums or apartments and is intended for areas that have services such as shopping, employment, or transportation, available within a reasonable walking distance.

Office/Residential

This designation promotes a combination of office and moderate-density housing and acts as a transition area between the downtown and adjacent residential areas. Most of the areas with Office/Residential designation are existing residential areas that are expected to remain as residential or transition to mixed office/residential or office use. Most are also in areas identified for a historic conservation approach. The intent of development in Office/Residential areas will be to retain the “residential” appearance, design, and layout consistent with adjoining properties, and allow flexibility in parking, setbacks, and other standards to maintain the residential feel of the area.

Downtown Commercial

This designation creates a center for the City, a focal point that is accessible and provides neighborhood and pedestrian-oriented commercial uses. The intent of the designation is to provide a wide variety of uses, consistent with historic downtown uses, and to encourage residential use above first floor business.

General Commercial

This designation provides for community-serving commercial uses that provide normal household retail items, with easy accessibility and convenience. It is intended for areas outside the downtown such as the Furber Plaza shopping center.

Service Commercial

This designation is intended for heavier commercial uses, including those that are automobile or low impact.

Destination Commercial

This designation is intended to encourage recreation and tourist-commercial uses to serve as a distinctive entry into the City. Primary uses include golf courses, hotels, motels, recreation vehicle campgrounds, bed and breakfasts, parklands, destination resorts, and retail uses, if similar and compatible. Secondary uses include residential developments (if associated with a recreational amenity or visitor serving facility), convenience stores, community centers, service stations and art, craft or music schools.

Transit Oriented Development

This designation provides high-density residential and employment destination uses that directly contribute riders for the SMART passenger rail station. The intent of this designation is a community where transit serves wholly or partially as a substitute for automobile use. The designation may also include parklands or limited commercial and retail space directly related to the SMART station, so that convenience needs can be satisfied within walking distance of the station and residents.

General Industry

This designation provides additional employment opportunities in Cloverdale. It is the intent of this designation that industrial uses (light and quasi-heavy) have little environmental effects as possible. The placement of this designation is located away from residential uses and sensitive habitats where possible. Primary uses include light-manufacturing, limited manufacturing, industrial parks, wineries, lumber mills, assembly, warehousing and distribution. Secondary uses include professional office and research and development.

Business Park

This designation provides additional service-oriented employment opportunities in Cloverdale. Primary uses include professional office and research and development. Secondary uses include limited light industry, industrial parks, wineries, warehouses, and nurseries.

Public/Quasi-Public

This designation provides for government-owned facilities, public and private schools, parks and cultural facilities, and quasi-public uses. Residential, commercial and industrial uses are discouraged. This designation is applied City-wide to encompass such facilities as the City sewage and water treatment and distribution facilities, churches, libraries, schools, special care facilities, and the City airport.

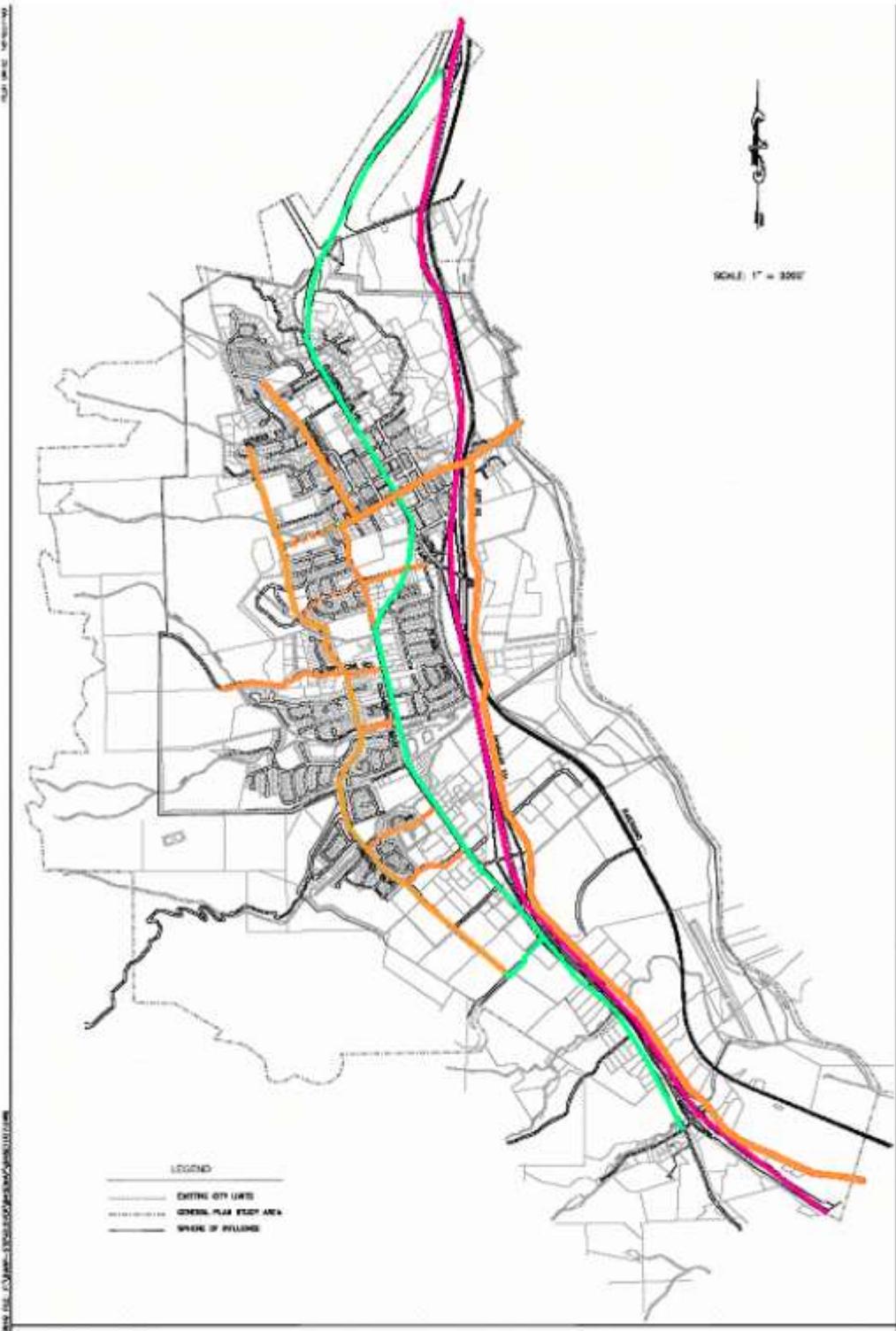
Conservation Features

The purpose of this designation is to manage and preserve valuable biological, visual, and agricultural resources in the Cloverdale Planning Area. Primary uses include river/stream-related recreation, open space buffers, and agricultural production. Setbacks

of 50 feet from tributaries are encouraged, and between 300 feet to 1,000 feet around the Russian River.

3.0
CIRCULATION ELEMENT

**Exhibit 3.1
STREET CLASSIFICATIONS**



**Red = Freeway
Green = Arterial
Orange = Collector**

3.1 INTRODUCTION

The Circulation Element identifies the guiding principles for moving people and goods within the City and identifies the infrastructure necessary to assure that the transportation network will serve the City at General Plan buildout.

A majority of trips are made by automobile. The Circulation Element identifies the roadway system necessary for automobile traffic by setting levels of service, hierarchy of roads, and areas where road improvements are necessary.

The Circulation Element also identifies alternative travel modes, such as walking, bicycles, bus transit, and rail transit. The alternative transportation is important to reduce pressure on roads, conserve energy, and improve the public health through exercise.

The road system provides many functions in addition to carrying vehicle traffic. It provides open space separating dwelling units and commercial uses. If properly landscaped, streetside landscaping provides location for trees to support the urban forest. If developed with safe pedestrian and bike ways, it serves as a non-motorized transportation corridor, a linear park, and an attractive network for healthy exercise. If properly designed, it provides the background for the community urban design and appearance. Finally, it provides the right of way for most of the City's public utilities infrastructure.

The Circulation Element proposes several policies to support these additional important roadway functions, rather than serving the single purpose of automobile traffic.

The freeway separates the developed areas of Cloverdale from the light rail station. The freeway also blocks pedestrian and bicycle access to the station. A substantial commitment to encourage development near the station and other ways to expand light rail use will be necessary to bring frequent headway (number of trips) to Cloverdale.

3.2 GOALS, POLICIES, AND PROGRAMS

Goal CE 1

Develop and maintain a balanced vehicular and non-vehicular transportation system to meet the mobility needs consistent with General Plan land use goals and policies. Provide a balance of land uses within the General Plan Study Area for housing, jobs, economic development, recreation, and destination commercial uses.

Policy CE 1-1

Develop and maintain the Circulation Plan network of freeway/highways, arterials, collectors, and local streets. The proposed streets should be designed to serve the functions they are intended to serve, with adequate capacity and safety.

Implementation CE 1-1.a. Design, construct, upgrade, and maintain the automobile and pedestrian circulation system according to the functions they are intended to serve, as shown in Exhibit 3-1 and the trails systems in Exhibit 5.1 (Parks and Recreation Element).

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing

Resources: Capital Improvement Program, project approvals, development impact fees.

Implementation CE 1-1.b. Upgrade and maintain the existing circulation network through the Capital Improvement Program and Development Impact Fees.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: Capital Improvement Program, project approvals, street improvement fund

Implementation CE 1-1.c. Coordinate with the County of Sonoma in addressing regional transportation issues.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: Countywide Transportation Development Act Funding, Congestion Management Plan, SMART Passenger Rail Authority

Implementation CE 1-1.d. Provide funding to repair streets that are seriously deteriorated and sidewalks that are in poor repair.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: Capital Improvement Program, project approvals, street improvement fund

Implementation CE 1-1.e. Truck routes shall be established to minimize noise impacts on residential areas. Construction truck routes shall be specified to minimize noise impacts.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: Capital Improvement Program, project approvals, street improvement fund

Policy CE 1-2

Plan and reserve in advance of development, the street alignments and building setbacks necessary to handle anticipated future growth and traffic requirements.

Implementation CE 1-2.a. Develop and adopt plan lines, if needed, for arterial and collector streets shown in Exhibit 3.1. Place plan lines in the Zoning Ordinance, and require setbacks to be measured from adopted plan lines.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Implementation CE 1-2.b. Require new development and expansions of existing development to provide necessary street improvements for the demand they generate.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Implementation CE 1-2.c. Develop and maintain an up to date comprehensive street improvement fee for new development to finance General Plan roadway improvements necessary to serve the City at General Plan buildout.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Policy CE 1-3

Design street systems in residential areas to minimize through traffic, to encourage internal movement by bicycling and walking, to provide safer and quieter neighborhoods, to minimize vehicular conflicts at intersections and to ensure that the impact of recreational traffic on local residents is minimized.

Implementation CE 1-3.a. Do not use back-on treatment at the expense of good site planning.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Implementation CE 1-3.b. Identify and provide directional signs to recreational uses that maximize use of arterial and collector streets and minimize or eliminate traffic through residential areas.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Goal CE 2

Maintain a satisfactory Level of Service (LOS) for automobile traffic.

Policy CE 2-1

The City shall strive to maintain mid-Level of Service (LOS) D operation during the weekday morning and evening peak periods at intersections of an arterial street with either another arterial or a collector street and intersections of two collector streets. For public safety, signalization warrants shall be evaluated using CALTRANS standards, which are typically based on LOS C. For projected future conditions the LOS is to be calculated using the average traffic demand over the highest 60-minute period. For all types of control the Level of Service standard is to be applied to the average intersection delay, and not that for any single movement or approach. Exceptions to meeting this standard include:

- Stop-controlled minor street approaches to either collector or arterial streets;

- Locations where the City Engineer deems improvement to be technically, financially, or environmentally infeasible;
- Locations where improvements are needed to meet LOS standards but are not warranted based on volumes;
- Conditions where the improvement would result in significant adverse impacts to other travel modes, including walking, bicycling, or transit; or
- Locations where attainment would cause loss of the unique character of the downtown, identified historic resources or neighborhood character, distinctive tree canopy, or distinctive watercourses.

Implementation CE 2.1.a. Evaluate traffic impacts from major developments for consistency with LOS standards.

Responsibility: Community Development and Engineering Departments
Timeframe: Ongoing. Require traffic reports with major development proposals
Resources: General Fund

Implementation CE 2.1.b. Configure Cloverdale Boulevard between Citrus Fair Drive and Healdsburg Ave. and between Brookside Drive and Del Webb Drive with five traffic lanes. Signalize the Healdsburg Ave. Cloverdale Boulevard and Treadway Drive Cloverdale Boulevard Intersections.

Responsibility: City Engineer
Timeframe: With adjoining development and when signal warrants are met
Resources: Developer fees and street funds.

Implementation CE 2.1.c. Configure the south interchange with roundabouts to accommodate traffic levels related to the overcrossing, offramps, and Asti Road and South Cloverdale Boulevard to achieve LOS D. Alternative designs may be considered if LOS D can be achieved by those designs.

Responsibility: City Engineer
Timeframe: With adjoining development and when signal warrants are met
Resources: Developer fees and street funds.

Policy CE 2-2

Create a “country road” appearance for Cloverdale Boulevard, First Street east of the freeway, and Asti Road where possible, including narrow pavement shade trees adjoining travel lanes, parking only where necessary, and protected bicycle and pedestrian ways, including trails instead of sidewalks and on-street bike lanes where possible.

Implementation CE 2-2.a. Prepare design plans for Cloverdale Boulevard, First Street east of the freeway, and Asti Road prior to major improvements to those roads.

Responsibility: Community Development and Engineering Department
Timeframe: Prior to major improvements
Resources: General Fund, street funds, developer contributions.

Goal CE 3

Promote bicycle use and walking as an alternative to automobile traffic and for community health and enjoyment.

Policy CE 3-1

Provide an extensive network of pedestrian and bicycle pathways to support community health and provide safe alternatives to automobile use.

Implementation CE 3-1.a. Implement programs for bicycle and pedestrian trails in the Parks and Recreation Element.

Implementation CE 3-1.b. Maintain an up-to-date bikeways plan in conjunction with the Sonoma County Transit Agency Countywide bikeways plan.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund

Implementation CE 3-1.c. Integrate bicycle and pedestrian routes with transit stops.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: Include integration with public works projects and planning permit approvals.

Policy CE 3-2

Provide continuous sidewalks or pedestrian ways along all streets. Maintain sidewalks in good repair. Integrate sidewalks and the pedestrian trails network in the Recreation and Open Space Element.

Implementation CE 3-2.a. Explore a program to fund sidewalk improvement or installation where no sidewalks exist, including sharing of costs with property owners, loans payable at time of sale, etc.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund. Sidewalk improvement funds.

Implementation CE 3-2.b. Identify major pedestrian routes and, where they adjoin streets, prepare roadway sections that encourage pedestrian use.

Responsibility: Community Development and Engineering Department
Timeframe: Prior to major street improvements

Resources: General Fund. Repair and install with public works projects and planning permit approvals.

Implementation CE 3-2.c. Repair or install sidewalks or pedestrian ways on all streets in conjunction with public works and private development projects.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing, with public works projects and planning permit approvals

Resources: General Fund. Repair and install with public works projects and planning permit approvals.

Implementation CE 3-2.d. Where possible, use traditional sidewalk design with a planter strip between the curb and sidewalk.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing, with public works projects and planning permit approvals

Resources: Development approvals.

Policy CE 3-3

Provide trees or other shade sources along pedestrian routes. Where street widening would remove substantial shade trees, investigate alternative roadway configurations that would preserve the shade trees.

Implementation CE 3-3.a. Explore a program to fund sidewalk improvement or installation where no sidewalks exist, including sharing of costs with property owners, loans payable at time of sale, etc.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing
Resources: General Fund. Sidewalk improvement funds.

Goal CE 4

Promote transit service and use to serve Cloverdale land use goals.

Policy CE 4-1

Participate in efforts to establish passenger rail service on the SMART right of way.

Implementation CE 4-1.a. Encourage passage of rail bonds and develop appropriate land uses that will support rail ridership.

Responsibility: Community Development and Engineering Department
Timeframe: At City initiation or by potential developers prior to development in the Transit Oriented Development area.
Resources: General Fund, transit planning funds, or developer preparation.

Implementation CE 4-1.b. Develop designs for Citrus Fair Drive and Asti Road (south interchange to First Street) to serve as attractive access routes to the light rail station. Elements include traffic calming, shaded pedestrian walkways, protected bicycle lanes, and small convenience commercial near the station.

Responsibility: Community Development and Engineering Department
Timeframe: At City initiation or by potential developers prior to development in the Transit Oriented Development area.
Resources: General Fund, transit planning funds, or developer preparation.

Policy CE 4-2

Develop a Plan around the Cloverdale passenger rail station in order to coordinate pedestrian access with the downtown, provide a source of transit riders within a half-mile radius of the station, and establish destination uses to attract transit riders to Cloverdale.

Implementation CE 4-2.a. Initiate a Station Area Precise Plan prior to development of major properties within a half mile of the Cloverdale passenger rail station.

Responsibility: Community Development and Engineering Department
Timeframe: The Station Area Precise Plan Grant has been approved by MTC. Completion is expected in 2009.
Resources: General Fund, transit planning funds, or developer preparation.

Policy CE 4-3

Support bus service locally, countywide, and beyond county borders.

Implementation CE 4-3.a. Maintain and encourage use of the Cloverdale City bus by maintaining schedules that serve the community and by use of distinctive vehicles to bring visibility to the service.

Responsibility: Community Development and Engineering Department
Timeframe: Maintain schedules on an ongoing basis. Consider distinctive vehicle design when acquiring new buses.
Resources: County transit funding.

Policy CE 4-4

Encourage ridesharing to reduce commute trips.

Implementation CE 4-4.a. Coordinate with regional ridesharing plans.

Responsibility: Community Development and Engineering Department
Timeframe: Ongoing.
Resources: General Fund.

3.3 HIGHWAY PLAN CONCEPTS

FUNCTIONAL CLASSIFICATIONS

Category	Function	Types of Standards
Freeway	Carry interurban, regional and interstate traffic	Number of travel lanes, controlled access, divided by median or barriers, grade-separated interchanges.
Arterial	Carry large traffic volumes over long distances	Number of travel lanes, spacing signalization, parking restrictions, right-of-way width, roadway width
Collector	Carry local area traffic to the arterial system	Number of travel lanes, signalization, right-of-way width, roadway width
Local Road	Provide access to property; carry local traffic	Number of travel lanes, right-of-way width

HIGHWAY PLAN CONCEPTS

LEVEL OF SERVICE (LOS)

Level	Traffic Condition
LOS "A"	<ul style="list-style-type: none"> •Free flow conditions •Low volumes •High operating speed •Uninterrupted flow •No restriction on maneuverability •Drivers maintain desired speeds •Little or no delays
LOS "B"	<ul style="list-style-type: none"> •Stable flow condition •Operating speeds beginning to be restricted
LOS "C"	<ul style="list-style-type: none"> •Stable flow but speed and maneuverability restricted by higher traffic volumes •Satisfactory operating speed for urban conditions •Delays at signals
LOS "D"	<ul style="list-style-type: none"> •Approaching unstable flow •Low speeds •Major delays at signals •Little freedom to maneuver
LOS "E"	<ul style="list-style-type: none"> •Lower operating speeds •Volume at or near capacity •Unstable flow •Major delays and stoppages
LOS "F"	<ul style="list-style-type: none"> •Forced flow conditions •Low speeds •Volumes below capacity, may be zero •Stoppages for long periods because of downstream congestion

4.0

NOISE ELEMENT

Exhibit 4.1 LAND USE AND NOISE COMPATIBILITY STANDARDS – EXTERIOR

Land Use Category	Community Noise Exposure $L_{dn}/CNEL$, dB						
	55	60	65	70	75	80	
Residential							
Transient Lodging							
Schools, Libraries, Churches, Hospitals, Nursing Homes, Etc.							
Theaters & Auditoriums							
Outdoor Spectator Venues							
Playgrounds & Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries, Etc.							
Commercial & Professional Development							
Industrial & Agricultural Development							
	Normally Acceptable			Normally Unacceptable			
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction without any special noise requirements				New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.			
	Conditionally Acceptable			Clearly Unacceptable			
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.				New construction or development should not be undertaken.			

Source: State of California General Plan Guidelines – Office of Planning and Research, and Ballard Acoustical Consultants, Inc.

Exhibit 4.2 LAND USE AND NOISE COMPATIBILITY STANDARDS – INTERIOR

Land Use Category		L _{dn} /CNEL, dB
Category	Use	Interior ¹
Residential	Single-Family, Duplex, Multi-Family	45 ²
	Mobile Home	45 ²
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45
	Commercial Retail, Bank, Restaurant	50
	Office, Research and Development	45
	Amphitheater, Concert Hall, Meeting Hall	45
	Gymnasium (MP Room)	50
	Sports Club	55
	Manufacturing, Warehouse, Wholesale, Utility	50
	Movie Theater or Theater	35
Institutional	Hospital, School (Classroom)	45
	Church, Library	40
Open Space	Park	NA

¹ All indoor environments excluding bathrooms, toilets, closets, and corridors.

² Noise level required with exterior windows and doors closed.

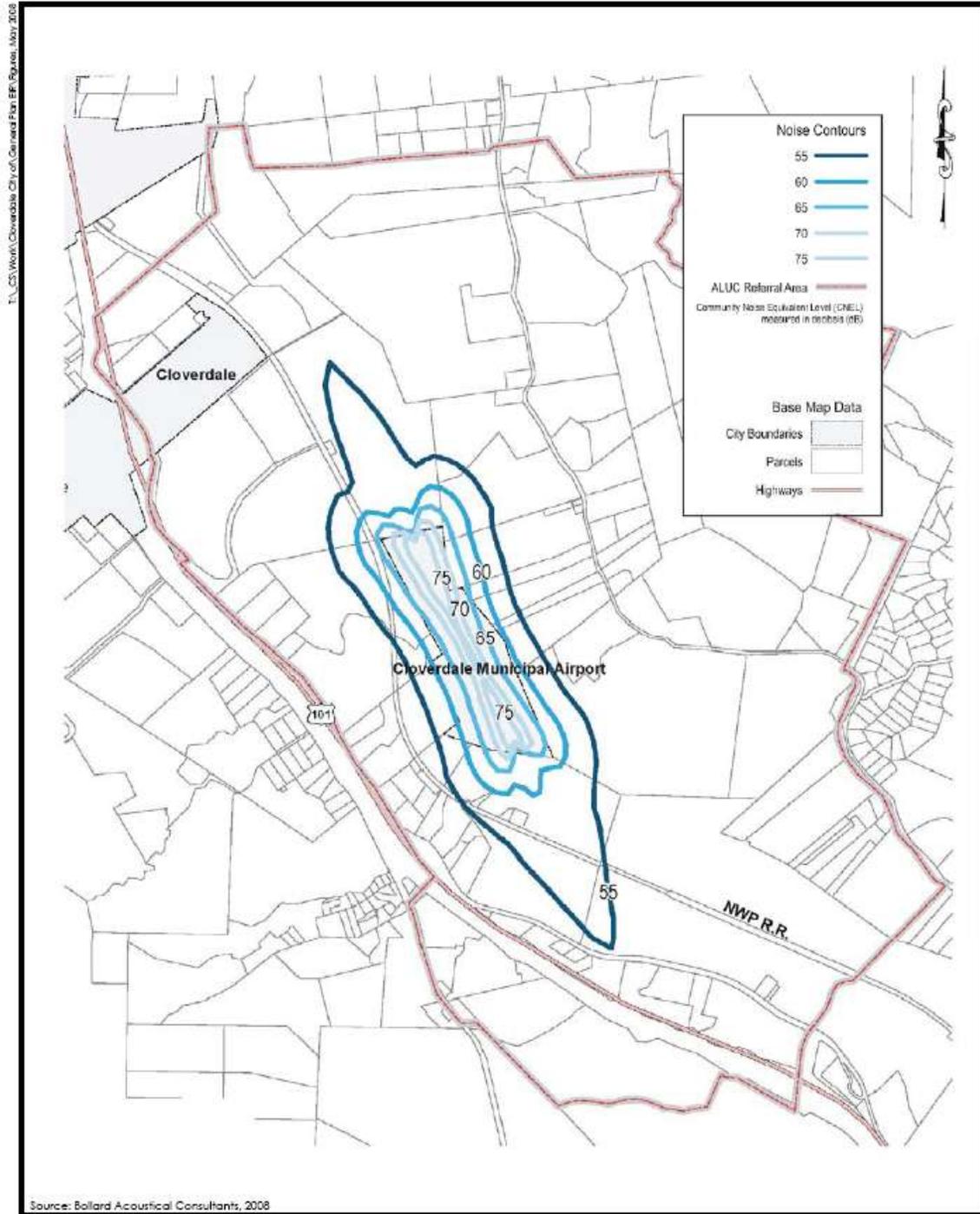
Exhibit 4.3 TRAFFIC NOISE PREDICTION AT GENERAL PLAN BUILDOUT

SUMMARY OF FHWA-RD-77-108 HIGHWAY TRAFFIC NOISE PREDICTION ANALYSIS
CITY OF CLOVERDALE GENERAL PLAN UPDATE EIR – BUILDOUT CONDITION

Roadway	Segment	ADT	Len @ 100 ft.	Distance to 70 dB L _{dn} (ft.)	Distance to 65 dB L _{dn} (ft.)	Distance to 60 dB L _{dn} (ft.)
Cloverdale Blvd.	North of Third St.	7,235	62	28	60	129
	Third St. to First St.	9,615	63	33	72	155
	First St. to Lake St.	12,860	64	41	88	189
	Lake St. to Citrus Fair Blvd.	15,155	65	45	98	211
	Citrus Fair Blvd. to Healdsburg	15,590	65	46	100	215
	Healdsburg Ave. to Franklin St.	11,125	64	37	80	171
	Franklin St. to Cherry Creek Rd.	12,250	64	39	85	183
	Cherry Creek Rd. to Brookside Dr.	10,395	63	35	76	164
	Brookside Dr. to Del Webb Dr.	10,920	63	36	79	169
	Del Webb Dr. to Elbridge Ave.	13,680	64	42	91	197
	Elbridge Ave. to Treadway Blvd.	13,170	64	41	89	192
	Treadway Blvd. to S Interchange	14,730	65	45	96	207
	Third St.	West of Cloverdale Blvd.	2,000	52	6	14
East of Cloverdale Blvd.		1,020	49	4	9	19
First St.	West of Cloverdale Blvd.	3,775	55	10	21	44
	East of Cloverdale Blvd.	5,000	56	12	25	54
Lake St.	East of Cloverdale Blvd.	3,000	54	8	18	38
Citrus Fair Blvd.	West of Cloverdale Blvd.	2,945	54	8	17	38
	East of Cloverdale Blvd.	11,530	60	20	43	94
Healdsburg Ave.	West of Cloverdale Blvd.	4,185	55	10	22	48
	East of Cloverdale Blvd.	1,100	49	4	9	20
Franklin St.	North of Cloverdale Blvd.	2,415	53	7	15	33
Cherry Creek	West of Cloverdale Blvd.	1,845	52	6	13	28
	East of Cloverdale Blvd.	85	38	1	2	4
Brookside Dr.	West of Cloverdale Blvd.	1,090	49	4	9	19
	East of Cloverdale Blvd.	1,595	51	5	12	25
Del Webb Dr.	West of Cloverdale Blvd.	985	49	4	8	18
	East of Cloverdale Blvd.	570	47	3	6	13
Elbridge Ave.	West of Cloverdale Blvd.	1,650	51	6	12	26
Treadway Blvd.	West of Cloverdale Blvd.	4,230	55	10	22	48

Sources: Bollard Acoustical Consultants, Inc. (BAC) and Whitlock & Weinberger Transportation, Inc. (W-Trans)

Exhibit 4.4 CLOVERDALE MUNICIPAL AIRPORT NOISE CONTOURS 2025



4.1 INTRODUCTION

The purpose of the Noise Element is to identify and reduce noise impacts on the community, to protect residents, employees, and visitors from harmful effects of exposure to excess noise, to protect the economic base of the City by preventing encroachment of noise sensitive land uses into areas with existing noise producing businesses and uses, to provide flexibility for development of infill properties where elevated noise levels exist, and to provide the information necessary to address noise issues in existing and future land use planning and project review process.

The main tools in implementing noise goals are:

- The acceptable noise levels chart (Exhibits 4-1 and 4.2) which show acceptable and maximum acceptable noise levels for various existing and potential land uses shown on the General Plan land use map.
- Predicted noise level charts (Exhibits 4.3 and 4.4) which show predicted noise levels from various land uses, transportation corridors, and the airport.
- Evaluating the potential impact of existing and future noise generation from anticipated land uses and transportation corridors with the maximum noise levels acceptable to sensitive receptors, such as housing, schools, hospitals, etc.
- Requiring that either the generator control noise or that the receptor have additional sound insulation to achieve the acceptable noise levels.

Traffic is one of the main sources of noise in a community, and the typical mitigation for traffic is construction of sound walls. Sound walls in Cloverdale have been constructed with berms and attractive materials; however, the walls have often blocked views of Cloverdale's distinctive hillside setting. Future consideration of noise impacts should evaluate both visual goals and exterior noise reduction. Where visual goals would be compromised, higher exterior noise levels may be acceptable, but buildings should use noise reduction assemblies to meet the interior noise standards of Exhibit 4-1.

The Noise Element recognizes that the California Building Code requires new construction to assure maximum noise levels within a residential building and provides information that would assist in meeting the California Building Code noise standards.

4.2 GOALS, POLICIES, AND PROGRAMS

Goal NE 1

Maintain a quiet community by reducing existing noise problems and assuring that noise is not intrusive to people inside and outside of buildings with noise policies that identify and reduce noise impacts on the community, protect residents, employees, and visitors from harmful effects of exposure to excess noise, protect the economic base of the City by preventing encroachment of noise sensitive land uses into areas with existing noise producing businesses and uses, provide flexibility for development of infill properties where elevated noise levels exist, and provide the information necessary to address noise issues in existing and future land use planning and project review process.

Policy NE 1-1 Acceptable interior noise levels within Cloverdale shall be as shown in Exhibit 4.2. All new developments shall be constructed to meet the interior noise levels shown in Exhibit 4.2 after a review of existing and potential future noise generation by allowable land uses and transportation corridors.

Implementation NE 1-1.a. Require all new developments to meet interior noise levels shown in Exhibit 4.2.

Responsibility: Community Development Department
 Timeframe: Ongoing for all development applications
 Resources: Application processing and building permits

Implementation NE 1-1.b. All new developments near undeveloped properties which are expected to generate high noise levels in the future (parks, schools play yards, streets, freeways, rail lines, airports, etc.) shall be constructed to meet interior noise levels shown in Exhibit 4.2, based on anticipated noise levels from adjoining uses.

Responsibility: Community Development Department
 Timeframe: Ongoing for all development applications
 Resources: Application Fees

Implementation NE 1-1.c. Require noise studies and noise mitigation for projects in areas where noise levels identified in Exhibits 4.3 and 4.4 exceed allowable limits in Exhibits 4.1 or 4.2.

Responsibility: Community Development Department
 Timeframe: Ongoing
 Resources: General Fund

Implementation NE 1-1.d. Multi-family, townhouse, mixed use, and condominium projects shall use unit separation partitions and assemblies that guarantee interior noise levels within the residential units shall be less than the minimum in Exhibit 4.2.

Responsibility: Community Development Department
 Timeframe: Ongoing
 Resources: General Fund

Policy NE 1-2 Acceptable exterior noise levels are shown in Exhibit 4-1 and shall be met by new development, except school playgrounds during daytime use. Where noise mitigation measures are required to satisfy the noise level standards of this element, emphasis shall be placed on use of setbacks and site design to the extent feasible prior to consideration of noise barriers. Where structures such as sound walls are proposed for noise attenuation, they will be evaluated in the context of community appearance goals. Interior noise levels will still be required to meet Policy NE1-1 even if a lower standard is allowed for exterior noise levels based on this policy for appearance of sound walls.

Implementation NE 1-2.a. All new development or construction projects that create exterior noise impacts in excess of levels shown in Table 4.1 (based on

current or anticipated land uses) shall provide mitigation at the affected property line to meet the exterior noise standards.

Responsibility: Community Development Department
Timeframe: Ongoing for all development applications
Resources: Application Fees

Implementation NE 1-2.b. Where physical noise barriers are constructed to minimize noise, landscaped berms or a combination of landscaped berms and walls should be used, and visible landscape elements and trees should be installed on both sides of the berm and/or wall to provide foreground and background screening.

Responsibility: Community Development Department
Timeframe: Ongoing for all development applications
Resources: Application Fees

Policy NE 1-3 Noise from stationary sources such as music, machinery and pumps, air conditioners, shall be contained on the generating site and shall not exceed the standards of Exhibit 4.1 for the generating and receiving site at the property line.

Implementation NE 1-3.a. Place noise standards in the Zoning Ordinance or Municipal Code.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy NE 1-4 Mitigate construction noise in project review, environmental review process, and construction inspection process.

Implementation NE 1-4.a. Review projects using standards in Exhibit 4.1, place appropriate conditions of approval, and follow conditions in the construction inspection process.

Responsibility: Community Development and Building Inspection
Timeframe: Ongoing
Resources: Application and development fees

Policy NE 1-5 Mitigate potential transportation noise, including high traffic streets and truck routes, through proper design of street circulation, coordination of routing, and other traffic control measures.

Implementation NE 1-5.a. Review street proposals with a goal of providing noise mitigation, in addition to traffic considerations.

Responsibility: Engineering Department
Timeframe: Ongoing
Resources: General Fund and application fees

Implementation NE 1-5.b. Establish truck and construction haul routes to minimize impacts on noise impacts.

Responsibility: Engineering Department

Timeframe: Ongoing
Resources: General Fund and application fees

Implementation NE 1-5.c. In addition to the above policies and implementation measures, a noise analysis shall be prepared and mitigation measures developed for construction of new roadways or railways or for capacity enhancing roadway or railway improvements exceed the “significant increase” levels in the following table.

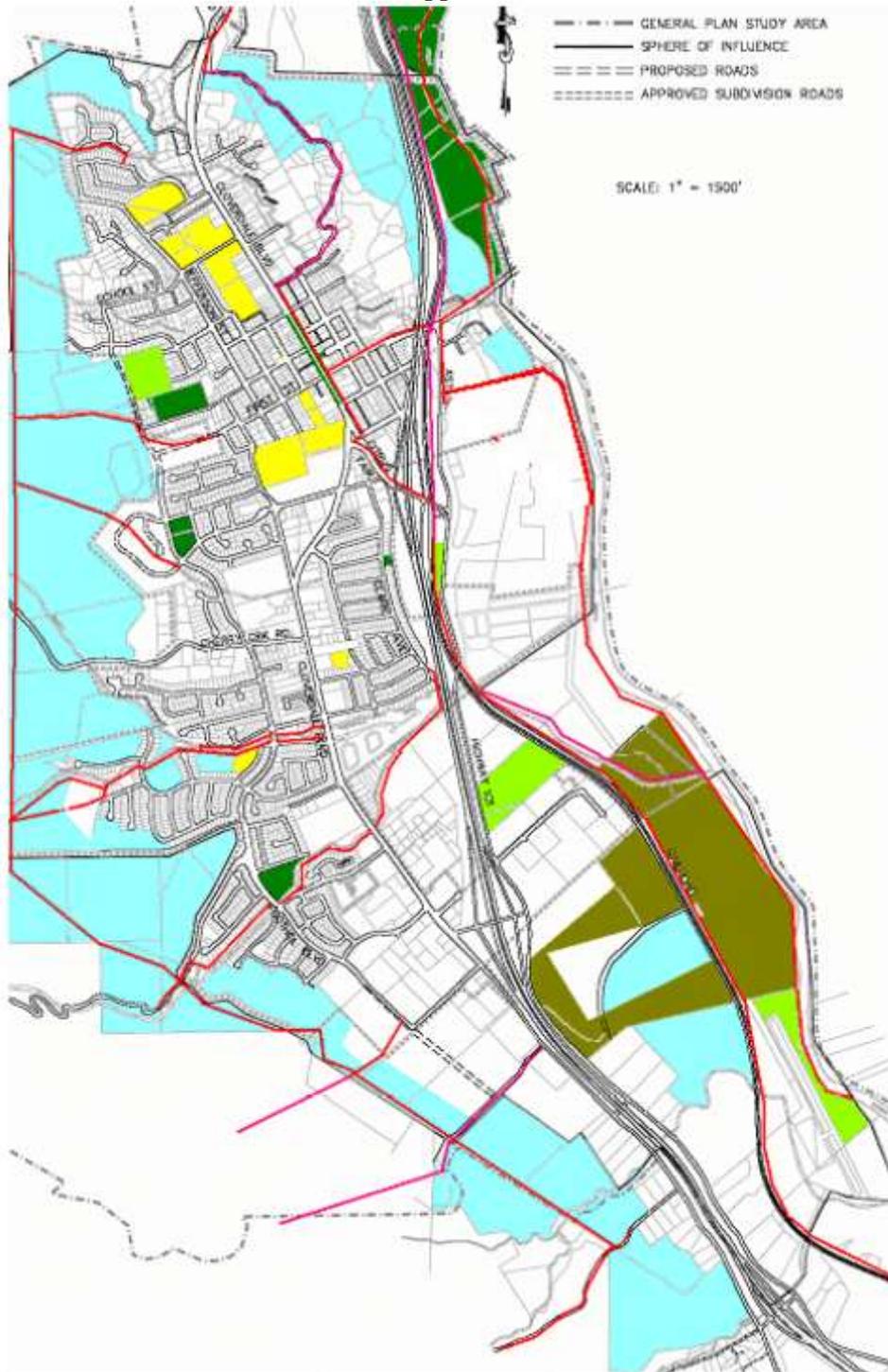
Pre-Project Noise Environment (L_{dn})	Significant Increase
Less than 60 dB	5+ dB
60 - 65 dB	3+ dB
Greater than 65 dB	1.5+ dB

Responsibility: Engineering Department
Timeframe: Ongoing
Resources: General Fund and application fees

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5.0
PARKS AND RECREATION ELEMENT

Exhibit 5.1 Parks and Recreation Opportunities



- Dark Green = existing parks
- Light Green = added park sites proposed in the 1993 General Plan
- Red = existing trails and trails under active discussion
- Yellow = schools, quasi-public, and private meeting halls
- Aqua = hillside open space existing & potential
- Olive = Proposed Alexander Valley Resort golf course

Table 5.1, Existing and Proposed Park and Recreation Facilities

Park or Recreation Facility	Type	Acres	Children's Play Equipment	Sport Fields	Court Games	Indoor Active Recreation (Gym)	Swimming Pool	Outdoor Open Space Recreational	Passive or Visual Open Space	Camping	Indoor meeting spaces	Pedestrian Trails	Theater	Museum	Water Features	Other (see footnotes)
Existing City Parks																
City Park	Community	7.4 acres	X	X	X						X					
Tarman Park	Neighborhood	0.5 acres	X													
Furber Park	Community	6 acres	X	X							X					
Downtown Plaza	Community Cntr	0.4 acres											X		O	
Senior Center	Community Cntr	0.4 acres									X					X 1
Cloverdale River Park	Open Space	68.5 acres						X	X		X				O	O 2
Brookside Mini Park	Neighborhood	0.2 acres														
Vintage Meadows (new)	Neighborhood	3.5 acres	X		X											
Porterfield Creek walking trail	Open Space	10 acres									X					
Clover Springs Phs 1A&B	Open Space	5.6 acres						X								
Clover Springs Phs 2B&C (passive)	Open Space	9.62 acres						X								
Proposed City Parks																
City Park expansion (Ansel all or part)	Community	25 acres														
Tarman Park CALTRANS Property	Community															
Landmark Visitor Park	Specialty	1 acres														O 3
Skate Park	Specialty	Not Specified														O 4
Old City Dump Asti Road (1993 GP)	Community	3.3 acres														O 5
Airport (1993 GP)	Community										O					
South Cloverdale Community Park	Community															
Existing Nonprofit Facilities																
Jefferson School grounds	Community	2 acres	X	X	X						X	X				
Washington School grounds	Community	3 acres	X	X	X	X					X	X				
Cloverdale high School grounds	Community	5 acres	X	X	X						X	X				
Cloverdale Library	Community Cntr	0.9 acres									X					X 1
Cloverdale History Museum	Community Cntr	0.1 acres												X		
Cloverdale Citrus Fair	Community Cntr	6.7 acres			X						X	X				
Boys and Girls Club	Community Cntr	1.5 acres	X		X	X					X					
Veterans hall	Community Cntr	1.4 acres				X					X					
Cloverdale Grange	Community Cntr	0.2 acres									X	X				X 7
Potential Nonprofit Facilities																
Cloverdale Citrus Fair Relocation	Community Cntr															X 8
Existing Private Facilities																
Clover Springs Fire Creek Lodge	Community Cntr	1.9 acres		X	X	X					X					
Clover Springs Open Space	Open Space	3 acres						X		X						X 9
Muscat Creek Trail	Open Space	6 acres														
Jefferson Springs walking trail	Open Space	2 acres														
Clover Cinemas	Community Cntr	n.a.											X			
Potential Private Facilities																
Alexander Valley Resort Golf Course	Community	173 acres									O					O 10
Hillside Open Space	Open Space							O		O						
Existing Regional Parks																
Cloverdale River Park (see city parks)	Open Space															
Yorvik Creek Recreation Area	Open Space														X	
Warm Springs Dam	Open Space													X		
Potential Regional Parks																
Hillside Open Space (Open Space) District)	Open Space							O	O	O						
Bouchet's	Open Space															

Footnotes
 X = Existing Facilities
 O = Proposed Facilities

1. Senior Center includes a kitchen
2. River Park. Investigate improve access to the River, with sand beach and tables and benches at beach
3. Landmark Visitor Park. Provide feature or visitor center as an identifiable entrance or local point from highway 101
4. No location specified
5. Asti Road. No park purpose has been specified.
6. High School includes sports fields and gymnasiums that can accommodate larger audiences.
7. Cloverdale Grange has a kitchen.
8. No location specified. Citrus Fair has discussed relocation in the past.
9. Clover Springs open space includes a history park.
10. Alexander Valley Resort includes a private golf course and clubhouse facility.

5.1 INTRODUCTION

The purpose of the Park and Recreation Element is to identify existing park and recreational facilities, determine park and recreational needs, and provide the framework for future park and recreational decisions within the City of Cloverdale.

The Parks and Recreation Element uses a broad interpretation of recreation activities, including children’s play, organized sports, water activities, walking, camping, arts, theater, museums, etc. The Element also uses a broad interpretation of park and recreation facilities as being the places where these broad range of recreation activities take place. Given the resource limits of the City and other agencies that provide recreation activities and/or space, the Element emphasizes full use of existing facilities, whether owned by the City, School District, other government agencies, nonprofit groups, or private ownership, and the potential for shared use agreements, in order to maximize the services that each facility provides for Cloverdale residents.

The Element also identifies park and recreation opportunities in close proximity to the City, which can be used by residents. Regional open space and recreation facilities like Yorty Creek and Warm Springs Dam provide opportunities that could not be duplicated within or by the City.

5.2 GOALS, POLICIES, AND PROGRAMS

Goal PR 1

Maintain, expand, or support potential Parks and Recreation Facilities to serve Cloverdale residents and visitors as shown in Table 5.1.

Policy PR 1-1 Establish an ad hoc parks and recreation committee to review existing and proposed park facilities and uses, including programs to cooperatively use nonprofit and private parks and recreation facilities for general use, with the charge to: inventory facilities available to the community, pursue shared use agreements to increase community accessibility and decrease overall costs to the community of providing facilities, and use existing facilities where possible prior to building new facilities.

Implementation PR 1-1.a. Establish and staff the committee as described.

Responsibility: City Council to appoint and Community Development Department to staff.

Timeframe: Within two years of General Plan adoption.

Resources: General Fund

Policy PR 1-2 Provide five acres of City-owned park and recreation land per 1,000 residents

Implementation PR 1-2.a. Provide parklands as determined by the ad hoc committee.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: Parkland dedication fees and land dedications

Policy PR 1-3 Investigate potential acquisition of parklands through purchase, dedication, or transfer from other agencies as follows: investigate purchase or parkland dedication for part or all of the Angeli Vineyard site as an addition to City Park; investigate purchase of a new community park site in the south industrial area; pursue acquisition of the CALTRANS land to the east of Tarman Park; investigate acquisition of the land south of the SMART station for a Landmark Visitor Park.

Implementation PR 1-3.a. Investigate acquisition as determined by the ad hoc committee.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Parkland dedication funds and land dedications

Policy PR 1-4 Provide hillside open areas and trails on sites and trails shown in Exhibit 5.1 in planning permit approvals (see also Land Use Element and Open Space Element)

Implementation PR 1-4.a. Where planning permits are issued for properties with hillside areas and land below the 400 foot elevation, provide development opportunities below the 400 foot elevation and provide for open space and trails on hillside areas above the 400 foot elevation.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Application processing.

Policy PR 1-5 Pursue pedestrian trails, bicycle trails, and combined pedestrian/bicycle trails with a goal of providing linked and “looped” trail systems in planning permit approvals (see also Land Use Element and Open Space Element) on sites and trails shown in Exhibit 5-1.

Implementation PR 1-5.a. Where planning permits are issued for properties with hillside areas and land below the 400 foot elevation, provide development opportunities below the 400 foot elevation and provide for open space and trails on hillside areas above 400 foot elevation. Where appropriate, require or accept dedication of parklands, open space, and trails, including private maintenance and funding.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Application processing.

Implementation PR 1-5.b. Investigate City purchase of property or easements to fill gaps in the trails system.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Parkland dedication fees.

Policy PR 1-6 Provide assistance to the Cloverdale Citrus Fair to improve the existing facility for community use if they desire to stay and for relocation if they desire to move to another location.

Implementation PR 1-6.a. Coordinate with the Citrus Fair and provide assistance to the Citrus Fair using resources available to the City, such as Redevelopment Funding and land use flexibility.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Redevelopment funding and planning policies.

Policy PR 1-7 Participate with Sonoma County, Cloverdale Unified School District, other government nonprofit agencies, and private property owners, or other project sponsors if opportunities become available to establish recreational facilities or uses that promote the shared goals of the City.

Implementation PR 1-7.a. Encourage coordination with the Sonoma County Parks Department and Open Space District for provision of Regional Parks and Regional Open Space that benefits Cloverdale residents.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund.

Implementation PR 1-7.b. Encourage use of City resources to coordinate with other agencies, if the coordination achieves a City parks or recreation goal and uses City resources more effectively than stand alone parks or recreation programs.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund, City staff resources.

5.3 Existing Parkland Acreage

Park type	Existing City Parks	Total acres	Needed for 12,000 population	Additional acreage needed by 2025
Neighborhood Park.s	Tarman Park 0.5 ac Vintage Meadows 3.5 ac. Brookside Mini Park 0.2 ac.	4.2		
Community Parks	City Park 7.4 ac. Furber Park 6.0 ac.	13.4		
Active Open Space	River Park 10.3 ac. Porterfield Ck 10.0 ac. Clover Springs 5.6 ac.	25.9		
Community Center/Administrative 0.3 acres/1,000	Downtown Plaza 0.4 ac Senior Center 0.4 ac.	0.8		
Total 5 acres per 1,000 population		44.3	60 acres	15.7 acres
Open Space Recreation 1.5 acres/1,000 population	River Park 58.2 passive ac. (includes County land)	58.2	No standard established	

5.3 Definitions

Parkland types

Neighborhood Park: High priority is placed on servicing the preschool age children and families. Facilities should include children's play equipment, seating and shade for adults and children, and open space. Low priority is placed on field sports or large-scale court games.

Community Park: High priority is placed on Children/Adult Field Sports and field play areas, children's play equipment and court games. Lower priority is placed on open space recreation and large scale court games. Community Centers are acceptable as a compatible use.

Community Center: An indoor recreation facility to include volleyball, basketball, game rooms, etc. If the area is available, can be included as part of a Community Park. Such a center would be devoted to community activities and/or functions. A high priority for this facility is adequate circulation and on-site parking.

Open Space – Active: An area for low intensity uses such as picnicking, bicycling and bicycle routes, camping, hiking, water sports. This designation is oriented toward maintaining and utilizing the natural terrain or resources as part of the amenities. Low priority is placed on active recreation uses.

Specialty Park: Special purpose park that meets a particular goal, such as the downtown plaza which serves as a focal point for downtown economic development and a proposed landmark visitor park that will provide an appropriate structure to identify either an entrance or focal point for traffic on Highway 101.

Regional Park: Provides an expanded range of recreational facilities that the City itself cannot provide for such as boating, swimming, golf, tennis, hiking, fishing, camping and equestrian trails. The impetus for such a facility is on regional attraction. Facilities may

be publicly or privately developed on public lands, private lands, or a combination of public and private lands.

Types of parkland uses

Children's Play Equipment Play equipment such as climbers, swings, paddle pools, slides, playhouses, and play sculpture oriented toward the tot to preschool age children. One play facility is recommended for each 1,000 square feet of primary space included in a sand or other resilient surface. For safety, play equipment should not be located within 40 feet of any wide street frontage.

Children/Adult Field Sports and Field Play Areas Improved land for sports requiring a defined field configuration, such as softball, baseball, soccer, field hockey, etc.

Court Games Paved or hard surface area for active recreation (mostly adult) use. Court Games may include tennis, basketball, soccer, volleyball, bocce ball, shuffleboard, handball, paddle tennis, etc.

Indoor Recreation (Gyms) Large structures such as gymnasiums, designed for basketball, volleyball, handball, badminton, swimming etc.

Community Center Indoor recreation facilities used for passive activities such as meetings, games, cooking/eating, art galleries, performing and visual arts, community classes, etc.

Open Space Recreation Areas with natural amenities that encourage low intensity uses oriented to those amenities, such as picnicking, water sports, bicycling and bicycle routes, hiking trails, camping, nature trails, etc., but not organized court games or field sports commonly found in Community Parks.

Open Space, Passive or Visual Areas with natural amenities, including hillsides, forests, creeks, agricultural areas, that provide an open space setting for the community that is typically guaranteed by conditions of approval in planning permits or by the Sonoma County Regional Parks or Open Space District. (See also policies in the Land Use Element and Open Space Element).

Pedestrian Trails Trails systems that provide for pedestrians in scenic, creekside, or other natural areas, and connections as needed to create an interconnected system of trails. Pedestrian trails may also serve for bicycle or equestrian use, but those are not required components of the pedestrian trail system.

Swimming Pool Swimming pool for community use.

Theater A building with a stage, lighting, seating, or other improvement that can be used for plays, performances, or lectures.

6.0
CONSERVATION, DESIGN, AND OPEN
SPACE ELEMENT

6.1 INTRODUCTION

The Conservation, Design, and Open Space Element is concerned with the conservation of natural resources, provision of open space and the urban design of the community. The three subjects, conservation, open space, and design are combined because the natural resources and open space provide the framework for the built areas of the City, and the overall appearance of the City integrates natural and man made elements.

The primary vision of the element is to maintain and encourage development that complements the natural visual setting of Cloverdale – a small town on the valley floor with hills to the west, north, and south and the Russian River to the east, separated from the other urbanized areas of the County by natural features and agricultural areas.

Conservation goals include development, and utilization of natural resources such as water and its hydraulic force, forests, soils, rivers and other waters, fisheries, wildlife, minerals, and cultural resources. Open space goals include hillsides, creek and river setback areas, biologically sensitive habitat, and natural forests. Design goals address design of the downtown, community scenic highway entries, interchanges, non-residential buffering, hillside development compatibility, signage, landscape/hardscape standards and public spaces as a means to creating a healthy, beautiful, functional, and prosperous City. One major finding made in the Downtown Specific Plan was that Cloverdale's Beautification Plan of the downtown is necessary in order to draw the desired economic activity into the area.

This Element strengthens certain portions of the 1993 General Plan, particularly provisions related to hillside development. It also includes a new direction for urban forest management, returning to a policy of requiring street trees along sidewalks and when streets are widened, installed, or improved.

6.2 GOALS, POLICIES, AND PROGRAMS

Goal CDO 1

Rely on natural features (agricultural lands, hillsides, and the Russian River) to provide shape and form to the City of Cloverdale.

Policy CDO 1-1 Urban development in the City will be on the valley floor, defined generally as the land below the 400 foot elevation. Development will be framed by and contained within agricultural lands to the north and south, the Russian River to the east, and below the 400 foot elevation.

Implementation CDO 1-1.a. See Implementation LU 3-6.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund – staff time

Implementation CDO 1-1.b. Adopt an Urban Growth Boundary (see Land Use Element).

Policy CDO 1-2 “Conservation Features” areas outside the Urban Growth Boundary, as shown on the General Plan Land Use Map, shall be reserved for agricultural uses. “Conservation Features” areas in hillsides to the west of the City shall be reserved for protection of forested hillsides.

Implementation CDO 1-2.a. Reserve conservation areas as described in Policy CDO 1-2.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 1-3 Land use designations for areas outside the Sphere of Influence are intended as guidelines for County review of projects. Also see Policy LU 1-5.

Implementation CDO 1-3.a. Communicate adopted policies to the County and review County development projects based on City General Plan policies.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 1-4 Hillside Conservation Areas may be annexed if the annexation provides permanent hillside open space or recreation opportunities for the City.

Implementation CDO 1-4.a. Use Policy CDO 1-4 as guideline for annexation review.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 1-5 Encourage the County to retain surrounding lands in very low density residential, agricultural, open space, and natural resource uses that provide contrast to urbanized Cloverdale. Promote the creation of a community separator or open space buffer between Cloverdale and any urban development around the City.

Implementation CDO 1-5.a. Use Policy CDO-4 as guidelines for annexation review.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Goal CDO 2

Maintain hillside areas above the 400 foot elevation as an open space frame around the City and for hillside areas within the City.

Policy CDO 2-1 Adopt a hillside ordinance or a hillside provisions within the Zoning Ordinance to implement hillside development provisions.

Implementation CDO 2-1.a. Prior to adoption of a hillside ordinance and hillside road standards, any development above the 400 foot elevation shall require a City Council review and instruction to staff to proceed with application review prior to processing the development application. Also see LU 3-2b.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

6.0 CONSERVATION, DESIGN, AND OPEN SPACE

Policy CDO 2-2 Where a parcel has land both below and above the 400 foot elevation, development rights to the hillside areas shall be transferred to the area below 400 foot elevation, and hillside areas will remain as visual open space with easements or other legal guarantees that include the City as a participant. Any hillside areas shall provide for trails as outlined in the Parks and Recreation Element.

Implementation CDO 2-2.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 2-3 Where a property within the City as of the date this General Plan is adopted does not have lands below the 400 foot elevation, residential development above the 400 foot elevation may be allowed if:

- The development conforms to General Plan densities
- The residential use, including grading for roadways and lighting, will not be visible from the valley floor within the City because it is positively screened by topographic features.
- The residential use provides guarantees that the hillside areas will remain as visual open space with easements or other legal guarantees that include the City as a participant.
- The open space areas provide for trails as outlined in the Parks and Recreation Element.

Implementation CDO 2-3.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review. Also see LU 3.2b.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 2-4 Annexation of lands above the 400 foot elevation is prohibited; except for lands described in Policy CDO 2-2 and Implementation LU 3-1.d. or lands that will provide open space use. Recreation uses above the 400 foot elevation may be allowed if lighting is not visible from the valley floor within the City and the access roads, trail systems, and supporting structures or facilities are generally not visible from the valley floor within the City.

Implementation CDO 2-4.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 2-5 Any roads serving hillside development shall follow natural contours, with minimum disruption to hills or forests, minimum or no curbside parking, and lighting that is not visible from the valley floor.

Implementation CDO 2-5.a. Adopt road standards conforming to Policy CDO-2-5 and use Policy CDO-2-5 as basis for hillside review.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Goal CDO 3

Maintain and improve the design of the built environment. Improve the appearance of entries and approaches to the downtown and the community. Provide design guidelines for new development and growth.

Policy CDO 3-1 Enhance major entrances to Cloverdale in order to provide definitive gateways to the City, including views seen from the freeway at the north and south of the City and the central interchange. Enhance entrance points along Cloverdale Boulevard to the north and south and at the central interchange/entrance to downtown.

Implementation CDO 3-1.a. Develop downtown and City entrance design standards.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-2 Use traditional downtown design elements in the downtown. Design within the pedestrian-serving portion of the downtown should have pedestrian oriented retail space on the first floor (buildings built to the sidewalk, display windows, recessed doors, and pedestrian oriented signs), with development above the first floor designed for retail, office, or residential use. Any residential use shall have the appearance of a commercial building facing the street, not that of a residential use.

Implementation CDO 3-2.a. Update the Downtown Plan to reflect the urban design goals.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-3 Parking in the downtown core should emphasize shared parking, should not be located between a building and the street, and should not have individual driveways across sidewalks in areas designed for high levels of pedestrian use.

Implementation CDO 3-3.a. Utilize downtown shared parking standards contained in the Zoning Ordinance.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Economic Development funds

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Policy CDO 3-4 Preserve the traditional appearance of existing houses along Cloverdale Boulevard north of the downtown by allowing flexibility of use as an economic incentive to preserve and flexibility in parking standards so that the parking requirements do not require demolition or improper alteration. Existing houses should be used as a design model for new construction.

Implementation CDO 3-4.a. Develop Zoning Ordinance conservation and design standards for Cloverdale Boulevard north of downtown and older residential areas around the downtown, in order to preserve older houses and their settings.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-5 Preserve the traditional appearance of the residential areas around the downtown by identifying structures built prior to 1939, allowing flexibility in planning standards as an incentive to retaining these buildings in their traditional appearance, and requiring design review for new construction in the area to assure that the traditional appearance of older Cloverdale is retained.

Implementation CDO 3-5.a. Develop Zoning Ordinance conservation and design standards for Cloverdale Boulevard north of downtown and older residential areas around the downtown, in order to preserve older houses and their settings.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-6 Design of detached single family housing, including small lot single family developments should have the look and feel based on representative development in the past, including mix of single and multi-story units, typical single family private yard spaces. Medium and higher density housing should be attached and provide common parking and open spaces if they cannot meet the traditional single family models of development.

Implementation CDO 3-6.a. Amend the Zoning Ordinance to include standards of CDO3-7.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-7 Remove or upgrade the appearance of structures that were built when Cloverdale Boulevard was a state highway, and are no longer appropriate for the City's main arterial street, including small gas stations, auto repair facilities, and motor court type uses.

Implementation CDO 3-7.a. Land Use Element Exhibit 2.2 footnote (7) allows rezoning to residential use as conforming to the General Plan. Encourage

rezoning where appropriate. Amend the Zoning Ordinance to include property maintenance ordinance.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-8 Develop a design plan for the area around the passenger rail station so that the station is incorporated into a mixed use community, rather than an isolated facility that is reached only by car. Consider downtown-type design configurations for the properties immediately opposite the station, with features like narrower roads to slow traffic, parking and buildings modeled after the downtown, and high density residential above commercial uses that could serve a transit community and commuter rail passengers.

Implementation CDO 3-8.a. Develop Transit Oriented Development design plan before or concurrent with the Transit Oriented Development Specific Plan.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-9 Develop a design plan for the industrial and commercial areas visible from the freeway. Freeway visible uses should de-emphasize freeway-oriented signage and designs with parking as a main visual element from the freeway. Standards should encourage significant landscape areas, including tree screening, between the freeway and the uses.

Implementation CDO 3-9.a. Develop and adopt design standards for areas visible from the freeway.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-10 Emphasize street trees and landscaping along Asti Road, Cloverdale Boulevard, and Foothill Boulevard.

Implementation CDO 3-10.a. See Circulation Element Policies.

Policy CDO 3-11 Eliminate sign blight.

Implementation CDO 3-11.a. Update the Zoning Ordinance to provide for sign amortization.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-12 Fast Food uses with drive in windows are allowed within the South Interchange area and shall not have drive in windows outside the South Interchange area. Fast food uses within the Downtown Business District shall not have franchise or typical fast food design elements visible from the street, including façade designs, signage, and interior design elements.

Implementation CDO 3-12.a. Update the Zoning Ordinance fast food design standards, including location, design, and definitions.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: Economic Development funds

Policy CDO 3-13 Eliminate overhead utility lines.

Implementation CDO 3-13.a. Require undergrounding with development proposals. Develop City priorities for undergrounding funds.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development review and undergrounding funds.

Goal CDO 4

Investigate historic, archaeological, and paleontological resources and preserve or conserve resources that help residents and visitors understand the history of Cloverdale.

Policy CDO 4-1 Conserve or preserve historic buildings and the character of the older parts of town using conservation zoning and form based zoning ordinances, while also allowing change of use of the properties where allowed by General Plan land use and density standards.

Implementation CDO 4-1.a. Develop conservation based zoning requirements for alterations of structures built before 1939, as shown on the 1939 Sanborn Maps.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 4-1.b. Develop zoning design standards for the R-2 District around the downtown so that new construction or additions respect the height, design, and configuration of older structures in the area.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 4-1.c. Use the State Historic Building Code at the Building's Official's discretion on any structure identified in the National Register of Historic Places, California Register of Historic Resources, or local designation.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 4-2 Preserve remaining prehistoric camps, villages, and use sites. Identify areas that may be used by the Pomo Indians for resource procurement or religious purposes.

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Implementation CDO 4-2.a. Maintain standard conditions of approval for CEQA and project review of development projects including agricultural conversion. Require cultural resources studies where applicable and require that work be halted and studies conducted if cultural or archaeological resources are discovered; require that such studies be conducted by qualified historians or archaeologists; and require notification pursuant to law if human remains are discovered.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Review requirements.

Implementation CDO 4-2.b. Coordinate with the Native American Heritage Commission and local tribal members to determine if the study area or developments contain any artifacts or areas used for religious purposes.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Review requirements.

Policy CDO 4-3 Identify historically significant structures or groups of structures that help residents and visitors understand what Cloverdale was like historically. Identify historic materials such as structural remains.

Implementation CDO 4-3.a. Assist property owners in their restoration efforts. This includes providing information on preservation resources and assisting in the placement of structures on the National Register of Historic Places, and seeking public and private funding for preservation.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 4-3.b. Survey to identify locally important historic resources and historic patterns of settlement. Develop an implementation program to preserve identified resources.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 4-3.c. Maintain standard conditions of approval for CEQA and project review of development projects to preserve historic and archaeological resources.

Responsibility: Community Development Department
Timeframe: Ongoing.
Resources: General Fund

Policy CDO 4-4 Preserve paleontological resources if identified by discovery or if the area is found to have resources by other investigations or databases.

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Implementation CDO 4-4.a. Develop standard conditions of approval for CEQA and project review for preservation of paleontological resources.

Responsibility: Community Development Department
Timeframe: Ongoing.
Resources: General Fund

Goal CDO 5

Provide public, open space, and habitat uses along the Russian River.

Policy CDO 5-1 For areas that are not constrained by levees within the City, riparian areas shall be provided adjacent to the Russian River when development projects are proposed to restore native grassland habitat for raptors.

Implementation CDO 5-1.a. Developments along the Russian River shall include an analysis of habitat, preservation or restoration of habitat.

Responsibility: Community Development Department/County of Sonoma
Timeframe: Ongoing
Resources: Development Review Requirements

Implementation CDO 5-1.b. Provide continuous trails along the river on top of levees (see Parks and Recreation Element).

Implementation CDO 5-1.c. Where designated in the Land Use Element, provide destination commercial or public recreation uses along the River.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Review Requirements

Goal CDO 6

Develop an urban forest plan to preserve existing trees on hillsides and the valley floor. Enhance the tree canopy with new planting.

Policy CDO 6-1 Maintain and expand the tree canopy within and outside the developed areas of the City, including old growth and newly planted trees. Prepare tree protection standards that can be implemented with or without a tree preservation ordinance.

Implementation CDO 6-1.a. Develop an urban forest plan/street tree plan with a management strategy for maintaining existing and newly planted trees, including best practice provisions for installation, maintenance, and succession planning.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Policy CDO 6-2 Protect distinctive natural vegetation such as oak woodlands, riparian corridors and mixed evergreen forests by maintaining the natural features as a whole. Preservation of individual trees or features rather than the larger habitat does not satisfy this policy.

See Implementation CDO 6-1.a.

Policy CDO 6-3 Large or otherwise significant trees shall be maintained both in residential, non-residential, and open space areas by:

- Revising development plans that would remove significant trees so that those trees are saved.
- Developing standard conditions of approval to minimize damage during construction and provisions to assure that building foundations, utilities, walkways, irrigation, or use patterns will not damage root structures, trunks or crowns.

See Implementation CDO 6-1.a.

Policy CDO 6-4 New private and public development, including public street, sidewalk, utility, and park construction, shall provide a mix of trees with a crown that can provide shade and summer cooling and trees with height to create a silhouette against the skyline.

See Implementation CDO 6-1.a.

Implementation CDO 6-4.a. Development proposals shall show the percent of tree crown coverage at fifteen years after installation.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy CDO 6-5 New public and private development shall provide street trees parallel to streets -- in planter strips, in sidewalks, or at back of sidewalks, spaced at regular intervals along the street. Tree intervals shall provide a canopy with leaves touching at maturity. Tree locations shall be identified prior to design of utilities, drainage, hydrants, electrical equipment boxes, vaults, etc., and those features should be subservient to tree locations.

Implementation CDO 6-5.a. Prepare and adopt a tree and landscape material list for public and private projects, including height and spread at maturity and suitable locations for various trees and landscape materials.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Policy CDO 6-6 Prepare an urban forest plan/street tree plan, including a program for new trees to be installed with development and a plan for retrofit in areas where development or streets were installed without trees.

See Implementation CDO 6-5.a.

Policy CDO 6-7 Require the use of drought-tolerant or native to Mediterranean climate trees, shrubs, and ground covers for use in public and private landscaping development approvals.

See Implementation CDO 6-1.a.

Goal CDO 7

Conserve natural vegetation and wildlife resources.

Policy CDO 7-1 Conserve and protect the area's natural vegetation by:

- Ensuring that drainage and runoff from City sources is not impairing the water quality of the Russian River.
- Retaining existing riparian vegetation within the conservation buffers along all natural watercourses to preserve riparian vegetation and habitat.
- Restoring degraded riparian habitats where feasible.
- Prohibiting agricultural activities within the conservation buffers along all natural watercourses.
- Avoiding the contamination of groundwater supplies.

Implementation CDO 7-1.a. Amend the Zoning Ordinance to provide 100 foot buffers (50 feet on each side) from creeks and rivers shown on the Conservation Element Map. Where the Russian River buffer is wider than 50 feet on the map, provide the wider buffers.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 7-1.b. Cooperate with nonprofit, County, State, and/or Federal agencies in preparing a Russian River riparian corridor restoration and management plan.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 7-1.c. Require programs such as plaques or painted notices that storm drains flow to the river and programs to identify ways to protect wildlife and vegetation resources.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 7-1.d. Adopt an Integrated Management Plan for the long-term conservation and restoration of riparian corridors and wetlands within the City. The Plan should include provisions to:

- Protect identified wetlands;
- Require development proponents to submit an assessment of wetlands;
- Avoid impacts on sensitive areas by preserving and restoring wetlands as a preferred alternative and replacement as a secondary alternative;

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- Provide buffers where possible;
- Design public access with buffers to protect wetlands while also facilitating public use and enjoyment.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund
Also see Implementations PS 1-5

Policy CDO 7-2 Conserve and protect the area's natural wildlife and endangered species by:

- Requiring the restoration of fisheries through habitat improvement and resource management.
- Establishing long-term conservation zones, including possible use of incentives and credits to create easements and open space.
- Requiring the use of native and drought-tolerant plant species in landscaping and in the replanting of cut slopes.
- Developing classroom and on-site education programs to promote preservation of wildlife and vegetation resources.

Implementation CDO 7-2.a. Coordinate wildlife conservation activities with Sonoma County conservation agencies and nonprofit conservation groups.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation CDO 7-2.b. Preserve wetlands, habitat corridors, sensitive natural communities, and other essential habitat areas that may be adversely affected by public or private development projects where special-status plant and animal species are known to be present or potentially occurring based on City biological resource mapping or other technical material. Require a Biological Resources Assessment for development projects in areas with identified or with potential for special status plant and animal species.

Responsibility: Community Development Department and CEQA Process
Timeframe: Ongoing with project submittals.
Resources: General Fund and development fees

Implementation CDO 7-2.c. Protect sensitive biological resources and habitat corridors in CEQA review and participate in comprehensive habitat management programs, including continued acquisition and permanent protection of important natural habitats.

Responsibility: Community Development Department, regional agencies, and Open Space District.
Timeframe: Ongoing.
Resources: General Fund and Regional Agency Funding.

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Implementation CDO 7-2.d. Prepare lists of appropriate native landscape species and inappropriate invasive exotic species for use by property owners in landscaping plans. Prohibit use of highly invasive species in the project review process. Consult educational and regional agencies for lists of appropriate native species.

Responsibility: Community Development Department.
Timeframe: Within two years of General Plan adoption.
Resources: General Fund.

Goal CDO 8

Conserve energy and minimize resource depletion by encouraging alternative energy, solar power, and green building techniques.

Policy CDO 8-1 Use energy and resource efficient methods in daily City operation.

Implementation CDO 8-1.a. Where feasible, use energy efficient transportation, locally-generated solar and alternative power sources, and green building methods for City buildings.

Responsibility: Community Development Department
Timeframe: Solar power source studies within one year. Other implementation measures as opportunities present.
Resources: General Fund and Community Development Agency.

Policy CDO 8-2 Use, support, and encourage energy and resource efficient methods in private construction.

Implementation CDO 8-2.a. Study and develop ordinances and incentives to encourage energy efficient transportation, locally-generated solar and alternative power sources, and green building methods for private buildings and projects. Building Department should provide reviews and inspect using green building standards if requested by any applicant.

Responsibility: Community Development Department, Building Department
Timeframe: Ongoing. Support green building and energy efficient processes in the City review and inspection functions.
Resources: General Fund and Community Development Agency.

Implementation CDO 8-2.b. Study and develop ordinances and incentives to encourage water conservation.

Responsibility: Community Development Department, Building Department
Timeframe: Ongoing. Support water conservation by ordinance, in development review, and in City inspection functions.
Resources: General Fund and Community Development Agency.

Policy CDO 8-3 Inventory and work to reduce Greenhouse Gas Emissions (GHG).

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Implementation CDO 8-3.a. The City shall work with the Sonoma County Air Pollution Control District, California Air Resources Board and/or other responsible agencies to prepare a Climate Action Plan. The Climate Action Plan shall include at a minimum:

- An inventory of current (2008) GHG emissions within the Sonoma County Air Pollution Control District consistent with methodologies developed by the International Environmental Agency for Local Governments (ICLEI) and California Air Resources Board (ARB).
- An inventory of 1990 GHG emission levels within the Sonoma County Air Pollution Control District consistent with methodologies developed by ICLEI and ARB.
- Estimated inventory of 2020 GHG emission levels within the Sonoma County Air Pollution Control District consistent with methodologies developed by ICLEI and ARB.
- Specific targets for reductions of the current and projected 2020 GHG emissions inventory from those sources reasonably attributable to the City's discretionary land use decisions and the City's internal government operations.
- Specific and general tools and strategies to reduce the current and projected 2020 GHG inventories and to meet the Plan's targets for GHG reduction by 2020.

Implementation CDO 8-3.b. The City shall seek funding from the state and/or other sources, including development impact fees, in order to fund the Plan.

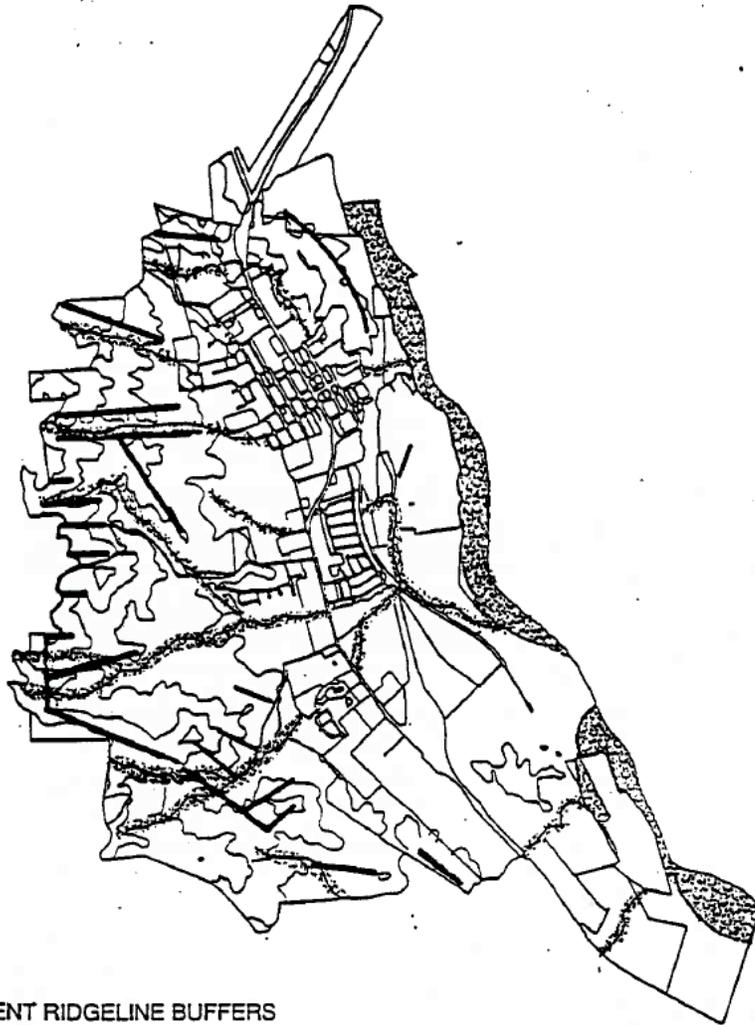
Goal CDO 9

Review potential impacts of mining aggregate resources from the Russian River in light of need for the resource and City goals related to scenic, recreational, and wildlife use of the River. The areas evaluated shall be those shown (California Geological Survey, 2005) to have resource potential (MRZ-2b), and from which resource could be mined in the future (that is, have compatible land uses as defined by the California Geological Survey). If the results of the evaluation confirm the presence of extractable resource, the possible loss of this resource to future land development shall be weighed against the benefit of such development.

Implementation CDO 9-1.a. Evaluate applications for aggregate mining if applications are submitted.

Responsibility: Community Development Department, Building
Department
Timeframe: If applications are submitted
Resources: General Fund.

Exhibit 6-1 Conservation Element Map



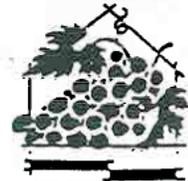
LEGEND

-  PROMINENT RIDGELINE BUFFERS
-  RIVER/CREEK BUFFERS

Source: STA Planning, Inc.

CONSERVATION/OPEN SPACE
ELEMENT MAP

GENERAL PLAN
City of Cloverdale



no scale

7.0

URBAN LIGHTING ELEMENT

7.1 INTRODUCTION

Cloverdale is a small town in a rural setting, where night time lighting levels are currently low enough to allow residents, visitors, and surrounding residents to enjoy night time views of the natural setting and the sky. Many businesses and residents have installed high intensity light sources as a way to protect properties at night and, for businesses, as a form of advertising that the business is there. The combination of occasional bright lighting and other areas without corresponding bright lights creates a security issue because bright lights obscure any threats in the less well lit area. A consistent but lower level of lighting allows safety personnel to see all areas, rather than just the very bright areas. Sonoma County has adopted night time lighting standards for areas around Cloverdale to minimize unnecessary light and all night lighting. The Urban Lighting Element encourages a level of lighting appropriate for a small town in a rural setting.

7.2 GOALS, POLICIES, AND PROGRAMS

Goal UL 1

Maintain night time lighting levels that provide security and safety but also preserve and maintain views of night time skies.

Policy UL 1-1 Require that all new development projects and public improvements maintain night time lighting levels at the minimum necessary to provide security and safety, using fixtures which shield the light source so that light is directed downward, with height and power limited to the minimum necessary to provide adequate lighting.

Implementation UL 1-1.a. Prepare a community lighting ordinance to provide standards for lighting on streets, business and residential properties, public properties, and signage.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Implementation UL 1-1.b. Revise the Zoning Ordinance and Engineering Standards to include standards for lighting based on Dark Skies principles.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Policy UL 1-2 Minimize light spillage that carries off the property where lights are located.

Implementation UL 1-1.a and b

Policy UL 1-3 Reduce the light glare from businesses at the south interchange. Do not allow similar high intensity lighting sources at the other two interchanges.

Implementation UL 1-3.a. Develop an ordinance to amortize high-intensity lighting, high intensity sign illumination, and unshielded lighting. See also Implementation UL 1-1a. and b.

Responsibility: Community Development Department
Timeframe: Within two years of General Plan adoption.
Resources: General Fund

Policy UL 1-4 Eliminate excess lighting from illuminated signs.

Implementation UL 1-1.a and b, and UL 1-3.a.

Policy UL 1-5 Revise street lighting with shielding or fixtures designed to produce down light, rather than light spread

Implementation UL 1-1.b and UL 1-3.a.

Policy UL 1-6 Phase out existing high intensity lighting and signs with an amortization program.

Implementation UL 1-1.a and b, and UL 1-3.a.

Policy UL 1-7 Avoid the use of reflective building materials which can cause daytime and nighttime glare.

Implementation UL 1-1.a and b and UL 1-3.a.

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8.0
PUBLIC HEALTH AND SAFETY
ELEMENT

8.1 INTRODUCTION

The Public Health and Safety Element addresses the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards in an area; flooding; and wildland and urban fires.

INCORPORATION OF COUNTY SEISMIC SAFETY ELEMENT

The City of Cloverdale's General Plan is based on the Public Safety Element of the County of Sonoma. The County Public Safety Element was adopted by the Board of Supervisors on March 23, 1989. The City will adopt appropriate policies and programs that pertain to the General Plan Study Area. Provided below are applicable County of Sonoma goals and policies as well as goals and policies that are City-proposed for the General Plan. The applicable provisions of the County Safety Element will remain in effect as adopted even if the County Safety Element is revised.

8.2 GOALS, POLICIES, AND PROGRAMS

Goal PS 1

Prevent unnecessary exposure of people and property to risks of damage or injury from earthquakes, landslides and other geologic hazards.

Policy PS 1-1

Continue to utilize all available data on geologic hazards and related risks from the appropriate agencies.

Policy PS 1-2

Continue to utilize studies of geologic hazards prepared during the development review process.

Policy PS 1-3

Encourage research on geologic hazards, their probabilities and their effects within Sonoma County.

Policy PS 1-4

Require and review geologic reports prior to decisions on any project which would subject property or persons to significant risks from the geologic hazards shown on County of Sonoma General Plan Public Safety Element Figures PS-1a through PS-1i and related file maps and source documents. Geologic reports shall describe the hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, require an engineer's or geologist's certification that risks have been mitigated to an acceptable level and, if indicated, obtain indemnification or insurance from the engineer, geologist, or developer to minimize City exposure to liability.

Policy PS 1-5

Adopt, upon approval by the International Congress of Building Officials and the State of California, revisions to the California Building Code which increase resistance of structures to groundshaking and other geologic hazards.

Policy PS 1-6

Require dynamic analysis of structural response to earthquake forces prior to City approval of building permits for structures whose irregularity or other factors prevent reasonable load determination and distribution by static analysis.

Policy PS 1-7

Encourage strong enforcement of state seismic safety requirements for design and construction of dams, power plants, hospitals and schools.

Policy PS 1-8

Roads, public facilities and other Public Agency projects should incorporate measures to mitigate identified geologic hazards to acceptable levels.

Goal PS 2

Prevent unnecessary exposure of people and property to risks of damage or injury from flooding.

Policy PS 2-1

Coordinate flood hazard analysis and management activities with the Army Corps of Engineers, Federal Emergency Management Agency (FEMA) and other responsible agencies. Request changes in FEMA maps where appropriate to reflect new data or analyses.

Policy PS 2-2

Base land use planning and development review on FEMA maps and data or parcel specific scaled interpretations of these maps and site specific elevation data.

Policy PS 2-3

Prepare a comprehensive analysis of the potential flood hazards and drainage impacts associated with adopted land use plans for each major watershed in the City. Encourage the County to work with Cloverdale to develop basin wide drainage studies and development fees for the purpose of identifying and mitigating the direct and cumulative impact of flooding which results from the loss of permeable surfaces. The City shall use proposed annexations, redevelopment agreements, revenue sharing agreements and the CEQA process as tools to ensure that incorporated development pays its fair share toward the studies and mitigation of downstream flooding impacts caused by upstream development.

Policy PS 2-4

Pending completion of the above applicable drainage analyses, individual project applications shall be required to analyze and mitigate drainage impacts, based upon the land use plan. If such analysis identified unmitigated and cumulative significant

effects, including impact on downstream flooding, further environmental documentation may be required.

Policy PS 2-5

In the event that the City determines that the project, when considered cumulatively with other projects to be undertaken in the drainage basin, will result in a significant effect with respect to downstream flooding, the project applicant will either a) prepare a focused environmental impact report on such effect, or b) agree to modify the project to construct improvements or participate in a funding mechanism necessary to mitigate any downstream flooding impacts (such as posting a bond or funds prior to recordation of the final map in an amount to be determined by the Water Agency). Failure to modify the project or to propose further environmental documentation shall be grounds for finding the project inconsistent with the plan.

Policy PS 2-6

Use the 100-year flood event and corresponding elevations as the City measure of acceptable level of risk and protection in the consideration of any amendments of the land use plan map.

Policy PS 2-7

Onsite and offsite flood related hazards shall be reviewed for all projects located within areas subject to known flood hazards.

Policy PS 2-8

Regulate development, water diversion, vegetation removal, grading and fills to minimize any increase in flooding and related damage to people and property.

Policy PS 2-9

Payment of costs for drainage facilities to handle the surface runoff from new development shall be the responsibility of developers and others who benefit.

Policy PS 2-10

Require that design and construction of drainage facilities be subject to the review and approval of the Sonoma County Water Agency (SCWA) where appropriate based on project size.

Policy PS 2-11

Require that tentative and final subdivision maps and approved site plans show areas subject to flooding as shown on the FEMA maps.

Policy PS 2-12

Give priority to floodplain management over flood control structures for preventing damage from flooding except where the intensity of development requires a high level of protection and justifies the costs of structural measures.

Policy PS 2-13

Consider the potential risk of damage from flooding in the design and review of projects, including those which could facilitate floodplain development.

Policy PS 2-14

Continue to enforce City code requirements on construction in flood hazard areas and other adopted regulations which implement the National Flood Insurance Program.

Policy PS 2-15

Avoid variances to building setbacks along streams and in 100-year flood plains.

Policy PS 2-16

Limit filling in areas which could retain a significant amount of floodwater.

Policy PS 2-17

Encourage the timely completion and filing of inundation maps for all dams whose failure could cause loss of life or personal injury within Sonoma County

Goal PS 3

Prevent unnecessary exposure of people and property to risks of damage or injury from wildland and structural fires.

Policy PS 3-1

Continue to utilize available information on wildland and structural fire hazards.

Policy PS 3-2

Consider the severity of natural fire hazards, potential damage from wildland and structural fires, adequacy of fire protection and mitigation measures consistent with this element in the review of projects.

Policy PS 3-3

Require on-site detection and suppression, including automatic sprinkler systems, where available services do not provide acceptable levels of protection.

Goal PS 4

While maintaining the autonomy granted to it pursuant to state zoning laws, implement state and county requirements for the storage, transport, disposal and use of hazardous materials, including requirements for management plans, security precautions, and contingency plans.

Policy PS 4-1

Where allowed by law, regulate the transportation of hazardous materials to minimize the potential for damage. Seek regulation by other agencies consistent with adopted City policies.

Goal PS 5

Reduce damage to life and property from natural hazards to the greatest extent possible.

Policy PS 5-1

Support the adoption of the County Safety Element into City policy as incorporated by reference above.

Policy PS 5-2

Adopt revisions to the Uniform Fire Code and California Building Code to address fire and life safety after they are approved by inspection organizations and the State of California.

Policy PS 5-3

Ensure that roadways are adequate in terms of width, radius, and grade to facilitate access by emergency vehicles.

Policy PS 5-4

Develop and implement City programs for fuel breaks, brush management, controlled burning, revegetation and construction and maintenance of fire roads.

Policy PS 5-5

Incorporate and expand upon the fire safety standards recommended in CDF's "Fire Safety Guidelines" into City development standards and the Uniform Fire Code.

Policy PS 5-6

Ensure that fire/police facilities and equipment are adequate for proposed development before granting approval.

Policy PS 5-7

Require all new development in areas of potential fire hazards to provide for clearance around structures, the use of fire resistant ground cover materials, and require installation of automatic fire sprinkler systems.

Policy PS 5-8

Prepare and implement a Police/Fire Department Master Needs Assessment.

Policy PS 5-9

Ensure that increased septic and well activity do not increase ground water contamination.

Policy PS 5-10

Ensure that seismically unsafe buildings and structures including unreinforced masonry buildings (URMs) do not cause a serious threat to human safety and/or the ability of the Policy and Fire Department to deliver service.

Policy PS 5-11

In conjunction with the County, study the risk of seismically-induced liquefaction.

Policy PS 5-12

Require development adjacent to hillside areas to minimize geologic and fire hazards. Require all new development, including single-family residential, to provide built-in fire protection (i.e. automatic fire sprinklers).

Implementations PS 1-5

The City will review and revise the Uniform Fire and Building Codes as appropriate. The City will incorporate and expand upon CDF and County of Sonoma fire safety standards in City development codes and the Uniform Fire Code.

Responsibility: Building Division
Timeframe: Ongoing
Resources: General Fund

The City will require improvements to ensure emergency vehicle access as a condition of approval of proposed development.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Conditions of Approval

The Fire District will ensure fire protection is adequate before approving proposed development. This shall be done through the environmental review/application review process.

Responsibility: Cloverdale Fire Protection District
Timeframe: Ongoing
Resources: Development Conditions of Approval

To improve fire protection to the Study Area the City will require that project sponsors participate in any assigned proportional costs for the expansion of the City Public Safety facilities, equipment, or services, including police, fire, and any other public safety services provided within the City.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Conditions of Approval

Coordinate with the County and Department of Forestry to provide joint fire protection services.

Responsibility: Cloverdale Fire Protection District
Timeframe: Ongoing
Resources: Fire Protection District

Require studies from project developers to ensure that major new development does not adversely affect groundwater quality.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Conditions of Approval

For projects proposed in hazardous geologic areas, require a geologic report that includes analysis of soils foundation, grading, erosion, and sediment control.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Conditions of Approval

Require a geotechnical investigation prior to project approval for new development and redevelopment projects in areas with identified significant geologic hazards or where the City Engineer determines such hazards may exist, including liquefaction-related failures, slope stability and erosion hazard analysis in hillside areas, existing or potential soil instability, or expansive soils. The report shall include an assessment of geologic and seismic hazards, and all recommendations contained in the report shall be implemented.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: City Development Standards. Development Conditions of Approval

Require new development projects to incorporate sound soil conservation practices and keep land alteration (grading) to a practical minimum by the following (a) minimize cuts and fills, (b) limit grading to the smallest practical area of land, (c) Limit time land is exposed to accelerated erosion from grading, (d) apply best management practices for winterization, (e) replant graded areas to ensure permanent plant cover, and (f) design project specific erosion control measures.

Responsibility: City Engineer
Timeframe: Ongoing
Resources: City Development Standards. Development Conditions of Approval

Require geologic and seismic hazard peer review for critical facilities (except for schools and hospitals which have state review).

Responsibility: City Engineer
Timeframe: Ongoing
Resources: City Development Standards. Development Conditions of Approval

Evaluate the presence/absence of aggregate resource. The areas evaluated shall be those shown (California Geological Survey, 2005) to have resource potential and from which resource could be mined in the future (that is, have compatible land uses as defined by the California Geological Survey). If the results of the evaluation confirm the presence of extractable resource, the possible loss of this resource to future land development shall be weighed against the benefit of such development.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: Development Conditions of Approval

Goal PS 6

Ensure that City emergency procedures are adequate in the event of potential natural or man-made disaster.

Policy PS 6-1

Regularly update the City's Multi-Hazard Emergency Plan. As part of the periodic update, the City will review County and State emergency response procedures that must be coordinated with City procedures.

Implementation PS 6-1.a. The City will regularly update the City's Multi-Hazard Emergency Plan. The City's Multi-Hazard Emergency Plan designates emergency evacuation routes as Highway 101 and Highway 128.

Responsibility: All City Departments
Timeframe: Ongoing
Resources: General Fund

Policy PS 6-2

Support the County's Hazardous Waste Management Plan.

Implementation PS 6-2.a. The City will incorporate the County's Hazardous Waste Management Plan into City Plans and Policies

Responsibility: City Manager
Timeframe: Ongoing
Resources: General Fund

Policy PS 6-3

Utilizing State and County sources, maintain an inventory of sites with storage or use of significant quantities of hazardous materials

Implementation PS 6-3.a. The City will maintain an inventory of sites with storage or use of significant quantities of hazardous materials utilizing State and County information.

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy PS 6-4

Require a use permit for any commercial or industrial use involving significant quantities of hazardous materials. Hazardous materials management plans shall be required as a condition of approval for such permits. [Significant quantities are determined under the County's Hazardous Waste Management Plan.]

Implementation PS 6-4.a. The City will review its zoning code to ensure that the zoning code requires a use permit for any use involving significant amounts of hazardous materials

Responsibility: Community Development Department
Timeframe: Ongoing
Resources: General Fund

Policy PS 6-5

Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

Implementation PS 6-5.a. The City will conduct periodic emergency response services to test the effectiveness of City emergency response procedures and more widely disseminate copies of the City's Multi-Hazard Emergency Services Plan to the general public and affected agencies.

Responsibility: City Manager
Timeframe: Ongoing
Resources: General Fund

Implementation PS 6-5.b. Include contingencies for emergency services if major damage occurs in populated areas, and Cloverdale is a relief site for a large influx of affected people.

Responsibility: All City Departments
Timeframe: Ongoing
Resources: General Fund

Goal PS 7

Provide appropriate regulations for land use and airport operations to ensure that the safety of airport operations and personnel and the general public and adjacent structures are protected.

Policy PS 7-1

Future development and use of the City Airport shall be consistent with the policies and programs as established in the Cloverdale Municipal Airport Master Plan as adopted in October 1988. Any proposals for expansion and/or development of the airport shall be referred to the Sonoma County Airport Land Use Commission.

Policy PS 7-2

Make every effort to ensure that runway length and safety areas meet Federal Aviation criteria.

Policy PS 7-3

Ensure that approach zones, clear zones, and landing thresholds are maintained to Federal Aviation Regulations and State Division of Aeronautics.

Policy PS 7-4

Protect the airport property from erosion and flooding hazards.

Policy PS 7-5

Building sites on the airport property should be clustered in areas outside the approach zone and overflight zone, and set back as deemed appropriate from the extended runway centerline and typical flight tracks.

Policy PS 7-6

Discourage residential, noise-sensitive developments or significant expansions thereto located near the airstrip or under an overfly route. The area of concern with future development lies within “referral area” delineated by the County Airport Land Use Commission. (See Exhibit 10) Until future annexation, the City will work with the County in unincorporated areas to ensure that developments are required to dedicate airport easements, deed restrictions or file "buyer beware" notifications to ensure that prospective buyers are aware of the airport's influence. The notifications/restrictions shall include the following as appropriate:

Policy PS 7-7

A right-of-way for free and unobstructed passage of aircraft through the airspace over the property at any altitude above a surface specified in the easement (set in accordance with Federal Aviation Regulations Part 77).

Policy PS 7-8

A right to subject the property to noise, vibration, fumes, dust, and fuel particle emissions associated with normal airport activity.

Policy PS 7-9

A right to prohibit the erection or growth of any structure, tree or other object that would enter the acquired airspace.

Policy PS 7-10

A right-of-entry onto the property, with appropriate advance notice, for the purpose of removing, marking or lighting any structure or other object that enters the acquired airspace.

Policy PS 7-11

A right to prohibit electrical interference, glare, misleading light sources, visual impairments, and other hazards to aircraft from being created on the property.

Policy PS 7-12

Prohibit objects or structures to be erected in critical areas which, because of height or other factors, would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.

Implementation PS 7-1 through 7-11

The City will implement the Cloverdale Municipal Airport Master Plan. The plan shall be regularly reviewed and updated as appropriate.

Responsibility: Public Works Department
Timeframe: Ongoing

Resources: General Fund

The City will work with adjacent property owners to ensure that height limitation standards are met for the Runway Clear Zone.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

The City will monitor erosion control work and consider levees or rip-rap protection for the Airport property.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

Through Master Plan, environmental, and project review, the City will ensure that building areas take into account the flood potential at the south end of the airport.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

The City will issue timely FAA Notices to Airmen to advise airport users of any flooding as it occurs.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

Through the Zoning Ordinance, environmental, and project review, the City will ensure building sites on the airport property are located appropriately to avoid safety hazards.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

Through environmental and project review, the City will regulate property located near the airport such that no structures are constructed which would interfere with aircraft operations.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

The City shall ensure that through Master Plan, project, and environmental review, any change in the length or location of runway use shall require safety studies to determine the measures needed to ensure safe airport operations and that adjacent/nearby land uses will not be adversely affected.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

Through the General Plan, Zoning Code, and environmental review, the City will strongly discourage new residential development within the 55 CNEL contour, and discourage inappropriate land use developments beneath the aircraft traffic pattern. The City will utilize the “Airport/Land Use Noise Compatibility Criteria” in evaluating the acceptability of development proposed within the “referral area” boundary.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

The City will work with the County and the Sonoma County Airport Land Use Commission to ensure consistency in the application of land use regulations on all projects proposed within the “referral area”

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

The City will work with the County and private property owners to ensure the airport access road is widened and well-maintained.

Responsibility: Public Works Department

Timeframe: Ongoing

Resources: General Fund

Goal PS 8

Provide for public health facilities in the community.

Policy PS 8-1

Encourage health care providers and health care emergency services within the City.

Implementation PS 8-1.a. Inventory health care services and develop a health care services plan in coordination with the Health Care District.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

Implementation PS 8-1.b. Encourage and support hospital services, health care services, clinics, and assisted living facilities that will provide health care for all Cloverdale residents.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

Implementation PS 8-1.c. Support provision of emergency services responses by encouraging paramedic and ambulance services.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

Implementation PS 8-1.d. Encourage establishment of doctor's offices within the community.

Responsibility: Community Development Department

Timeframe: Ongoing

Resources: General Fund

Implementation PS 8-1.e. Cooperate with Vector control for prevention of insect and rodent-borne diseases

Responsibility: Public Works

Timeframe: Ongoing

Resources: General Fund