

**PC RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING DESIGN REVIEW DR 2017-17 AND HERITAGE TREE PERMIT HT 2021-02 TO ALLOW THE CONSTRUCTION OF A NEW 30-UNIT APARTMENT PROJECT (HEALDSBURG AVENUE APARTMENTS) WITH A DENSITY BONUS ON A 1.232-ACRE SITE AND ASSOCIATED SITE IMPROVEMENTS AND LANDSCAPING LOCATED AT 3 HEALDSBURG AVENUE (APN 088-170-003).**

**WHEREAS**, an application has been received from KHE Holdings, LLC, for major design review for the demolition of five existing dwelling units and the construction of five new, two-story structures. Each of the five buildings will contain 6 apartments (30 units total) ranging in size from 490 square feet to 1,029 square feet. The project includes 6 bonus units as allowed by the State Density Bonus Law. The project includes 45 on-site parking spaces. The Project is proposed on a 1.232-acre site with a single point of access via a private driveway from Healdsburg Avenue. The project includes the removal of 5 Heritage trees. Site improvements include connectivity to the public sidewalk, on-site parking (covered and uncovered), emergency vehicle access (EVA) and landscaping improvements; and

**WHEREAS**, prior to acting on the Project, and at a properly noticed public hearing on November 1, 2022, the Planning Commission reviewed written and oral staff reports, took testimony and received into the record all pertinent documents related to the Project; and

1. The following incentives/concessions requested in connection with the Project (together, the “Density Bonus Requests”) are (a) required for rents for the proposed affordable housing units to be set as specified in Government Code Section 65915 and (b) would not have any specific adverse impacts, as defined in Government Code Section 65589.5(d)(2), upon public health and safety, the physical environment or any real property that is listed in the California Register of Historical Resources for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to targeted households:
  - a. A twenty-seven and a half percent (27.5%) density bonus above the otherwise-permitted maximum density on the Project site (i.e., a permitted and proposed total of 30 units); and
  - b. A reduction in required parking for the project, so that only 45 on-site parking spaces will be required in connection with the proposed 30 apartments of which 21 of the 45 parking spaces may be compact spaces; and
  - c. A reduced front setback requirement so that 4 on-site parking spaces are allowed within the 20-foot front setback.

**WHEREAS**, the application qualifies for a Class 32 categorical exemption under the California Environmental Quality Act Guidelines Section 15332, In-Fill Development Projects,

in that the proposed buildings and associated site improvements meet the following conditions contained in the Class 32 In-Fill Exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations.

*The proposed project is located on a site within the High Density (HR) General Plan Land Use designation and the Multi Family (RM) Zoning District. The proposed apartment project is a permitted use, and the proposed buildings and site improvements are consistent with the development standards of the zoning district and are consistent with the development standards of the zoning district and general development standards set forth in the Land Use Code except as modified by Density Bonus concessions and waivers. The courts have determined modifications required by the Density Bonus Law do not disqualify the project from claiming the exemption.*

- (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The subject site is 1.232 acres, located within the city limits of the City of Healdsburg, and is adjacent to urban uses on three sides.*

- (c) The project site has no value as habitat for endangered, rare or threatened species.

*The project site is relatively small lot with five existing detached homes and landscaping and provides no value as habitat for endangered, rare, or threatened species. The project site is across Kennedy Lane from the Russian River; however, all existing and proposed improvements and construction activities are located outside of designated riparian setbacks as shown on the General Plan Land Use map.*

- (d) Approval of the project would not result any significant effects relating to traffic, noise, air quality, or water quality.

- **Traffic:** *The project site is located at the intersection of Healdsburg Avenue and Kennedy Lane/Front Street. This intersection is fully signalized and is a major entrance and exit point between Healdsburg and points south. Due to proximity of the intersection to the Healdsburg Bridge, the design of the intersection is very tight and changes to this configuration are not possible.*

*At the time this application was submitted in 2017, the Healdsburg Public Works Director determined this project would not be required to modify the intersection and relocate the traffic signal(s) due to the fact the intersection improvements and signal had just been completed in 2016 as a part of the Healdsburg Avenue Bridge retrofit project, and it would not be appropriate to require a developer to relocate and reconstruct recently installed public improvements to develop a site already zoned for multi-family development.*

*At the time this project was submitted in 2017, the Public Works Director determined that a traffic study was not needed in that the project was already zoned for multifamily development and is designed with a single driveway placed as far away from the intersection as possible, and therefore traffic impacts are minimized to the maximum extent feasible.*

- **Noise:** *The project site is located within an existing urbanized area with a mixture of commercial and residential uses. The proposed residential project is not a use that would warrant a noise study with respect to noise generation. Based on the 2030 General Plan Safety Element, the area is located within a projected future noise contour area of less than 60 dBA. The General Plan allows up to 65 dBA for multi-family residential uses and conditionally allows up to 70 dBA. Interior residential may not exceed 45 Dba. Additionally, the proposed project does not include sensitive receptors and is not located within proximity of any sensitive receptors. Noise generated on the project site would be subject to the requirements of the Healdsburg Municipal Code (Section 9.32).*
- **Air Quality:** *The project site is in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District (NSAPCD). The Air Basin is in attainment for all federal and State ambient air quality standards. Therefore, the project is not required to conduct any additional analysis. Due to the small construction footprint and short construction timeframe, the applicant will not be required to prepare or implement an air quality plan. In addition, the Healdsburg 2030 General Plan includes policy NR-28, includes Best Management Practices (BMPs) to address construction related air emissions and have been included in the conditions of approval for the project.*
- **Water Quality:** *The project will be required to install post construction stormwater treatment best management practices (BMP) in accordance with the current version of the Low Impact Development (LID) Technical Design Manual. A Final Stormwater Management Plan will be required to be submitted with the building permit plans for the site.*

- (e) The site can be adequately served by all required utilities and public services.

*The site is located within the City of Healdsburg urban service area and can be adequately served by the City's water and sewer systems. Electric is provided by the City of Healdsburg Utilities. Natural gas is provided to the site by Pacific Gas and Electric. The City of Healdsburg provides Fire and Police services for the site.*

- (f) The site can be adequately served by all required utilities and public services.

*The site is located within the City of Healdsburg urban service area and can be adequately served by the City's water and sewer systems. Electric is provided by the City of Healdsburg Utilities. Natural gas is provided to the site by Pacific Gas*

*and Electric. The City of Healdsburg provides Fire and Police services for the site; and*

**WHEREAS**, the Planning Commission considered all pertinent documents, including the project description and staff report, and received public comments before making its decision on the subject applications.

**NOW, THEREFORE BE IT RESOLVED** that the Healdsburg Planning Commission makes the findings required to approve Major Design Review DR 2017-17 and Heritage Tree Permit HT 2021-02 with the conditions attached hereto as Exhibit A, as follows:

**Major Design Review Findings (DR 2017-17):**

Pursuant to Land Use Code section 20.28.125, the Planning Commission is required to make the following findings in order to approve a Major Design Review Permit; staff has provided suggested findings below.

- A. The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.

*The proposed use is within the range of uses contemplated in the High Density Residential (HR) General Plan land use designation. The proposed multi-family residential use is consistent with the anticipated uses identified in the General Plan. The project meets or exceeds all development requirements in the Land Use Code, including building height, lot coverage, setbacks, landscaping, and on-site parking and loading except with concessions and waivers permitted by the State Density Bonus Law.*

- B. The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Citywide Design Guidelines, as may be amended from time to time.

*The proposed project has been found to be consistent with the Citywide Design Guidelines in Chapters 4, 6, and 7. The proposed project is consistent with the scale and character of residential commercial and industrial uses found along this stretch of Healdsburg Avenue. The proposed colors and materials are compatible with the surrounding area and respect the character of the City. The front setback and the building's mass, articulation, and scale are consistent and compatible with development in the area. Therefore, the design of the proposed project is consistent with the Citywide Design Guideline's policies to promote quality, attractive design.*

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

*The RM zoning district designation implements the High-Density Residential (HR) land use designation of the Healdsburg General Plan. The special purposes of the district provide for*

*well-planned multi-family housing The multi-family project is a permitted use in the RM zoning district.*

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

*The property does not have any conditions that were previously placed on the site. As part of the subject project, conditions of approval have been included in the resolution that will be required to be complied with throughout the life of the project. The proposed project is subject to the Land Use Code, including allowed uses and development standards, and the Citywide Design Guidelines. As noted above, the proposed project has been found to be consistent with the Land Use Code, State Density Bonus Law and Citywide Design Guidelines and as such the proposed project is consistent with any conditions imposed by the Planning Commission or City Council.*

**Heritage Tree Permit Findings (DR 2021-02):**

Pursuant to Land Use Code section 20.24.1065, the Planning Commission is required to make the following findings in order to approve a Heritage Tree Permit; staff has provided suggested findings below.

Heritage Tree Removal Permit HT 2017-02

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

*The tree assessment report for the proposed project, Plan, prepared by Horticultural Associates Consultants, dated April 8, 2021 determined that five heritage trees will be removed, including one camphor (#4), one bunya bunya (#18) two silver maples (#28 and #36), and one Monterey pine (#46). None of the heritage trees proposed for removal are native and the health of the five trees range from fair to good.*

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

*The tree assessment report for the proposed project did not identify any of the five heritage trees to be removed as a potential health or safety risk to the general public or other nearby trees. The necessity to remove trees or to encroach into protected zones are in order to construct proposed improvements and to allow reasonable economic enjoyment or use of the property.*

*All five of the heritage trees proposed to be removed are shown in the tree assessment report for the proposed project, as being within the area of project improvements. Removing the trees will accommodate the proposed improvements.*

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

*Based on review of the preliminary grading plan submitted for the proposed project, and the fact that the generally level site is developed with five existing homes, the tree assessment report does not identify any potential problems related to erosion, soil potential or increased flows of surface waters.*

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

*There are a total of 46 trees, 12 of which are heritage trees on the project site or directly adjacent to the project site. A total of 28 trees are anticipated to be removed by the project, five of which are heritage trees. Seven heritage trees have been selected for preservation. The project site is a partially developed site that will be redeveloped with new trees. The request to remove five heritage trees will not affect property values in the area.*

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

*The tree assessment report for the proposed project includes a tree protection plan to protect trees that will be retained on the site. The City's Land Use Code includes a requirement for replacement of heritage trees removed at a ratio of 3:1 that will be accommodated on site and incorporated into the approved landscaping plan.*

**BE IT FURTHER RESOLVED** that the Healdsburg Planning Commission does hereby approve Major Design Review DR 2017-7 and Heritage Tree Permit HT 2021-02 subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference.

**BE IT FURTHER RESOLVED** that the Healdsburg Planning Commission does hereby grant authority to extend the approvals, in accordance with Healdsburg Municipal Code Section 20.28.130 to the Community Development Director.

**DULY AND REGULARLY ADOPTED** by the Healdsburg Planning Commission on the 1st day of November 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

---

Phil Luks, Chair

---

Scott Duiven, Secretary

Exhibit A: Conditions of Approval

**CONDITIONS OF APPROVAL**

Design Review Application DR2017-17  
Heritage Tree Permit Application HT 2021-02  
Healdsburg Avenue Apartments - 3 Healdsburg Avenue  
November 1, 2022

**Community Development Department**

1. The project shall be developed in accordance with the architectural and landscape plans dated August 8, 2022, except as conditioned or modified herein.
2. Any modifications to the approved plans must receive the prior approval of the City of Healdsburg. Minor modifications may be approved by the Community Development Director; however, major modifications require Planning Commission approval.
3. Design Review Permit No. DR 2017-17 and Heritage Tree Permit No. HT 2021-02 shall lapse and shall become void one year following the date on which the design review became effective, unless prior to the expiration of one year a building permit is issued for the project or a time extension(s) is approved by the Community Development Director in accordance with Healdsburg Municipal Code Section 20.28.130.
4. Prior to the issuance of building permits, a final landscaping and irrigation plan shall be submitted for approval by the Community Development Department for review and approval. The plans shall include the following:
  - a. All plant material shall be served by a city-approved automatic irrigation system pursuant to LUC Section 20.16.105.
  - b. Certification of compliance with the City's Water Efficient Landscape Ordinance.
5. A Construction Management Plan shall be submitted prior to issuance of building, grading or demolition permits, whichever occurs first. The plan shall clearly denote the limit of the construction area, tree protection measures, wetland avoidance measures, and construction staging area, subject to review and approval by the Community Development Director. Additionally, the Construction Management Plan shall include the following:
  - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose off-site material shall be covered.
  - c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - d. All construction vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).



- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points
  - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
6. Prior to the issuance of a certificate of occupancy, the project's landscape architect or landscape contractor shall certify that all plant materials have been installed in accordance with the approved landscape plan, and the landscaping shall be inspected by the Community Development Department and the City Arborist.
  7. All on-site landscaping shall be maintained by the property owner.
  8. Prior to the issuance of a building permit, final grading and drainage plans reflecting the approved site and landscape plans shall be submitted and approved by the Community Development Department.
  9. Building permit applications must comply with the 2022 California Code of Regulations Title 24 and current Healdsburg Municipal Code amendments there to.
  10. The project shall comply with Chapter 9.44 of the Healdsburg Municipal Code: Tenant Relocation Assistance which requires landlords of residential rental property to pay a relocation payment to covered tenants upon eviction for no-fault just cause.
  11. The project is subject to the Growth Control Measures of Chapter 17.24 and the City Growth Management Program. Dwelling unit allocations must be issued prior to issuance of a building permit for each of the 23 new market rate and middle-income units. (Note: the two affordable units, and the replacement of five existing units are not subject to the allocations requirement). Allocations shall be awarded pursuant to the policies set forth by the City Council. Should insufficient allocations be available to allow the project to be developed in a single phase, a phasing plan that provides for adequate access and utilities shall be submitted for approval by the Community Development Director prior to the issuance of any building permits for the project. The project will require twenty-three (23) Category "B" allocations. The applicant may choose to provide regulatory agreement units (Category "C") to be rented to households earning no more than 160 percent of the Sonoma County area median income (middle-income) subject to Chapter 17.24 in the event that Category "B" Allocations are not available.

12. The project shall comply Land Use Code Section 20.24.075 which requires heritage trees removed to be replaced at a ratio of three new trees for every heritage tree removed.
13. The project shall comply with Land Use Code Section 20.24.080 which requires measures be used to preserve and protect the health of trees to remain and new trees be planted to replace those removed.
14. As proposed the project may impact three coast redwoods located on the adjacent property to the west. The applicant shall notify the adjacent property owner of potential impacts prior to the issuance of any grading or building permits. Any work within the root zone of these trees shall be monitored by the project arborist. If it becomes necessary to remove the trees a Heritage Tree Permit may be required. These trees shall be monitored post-construction by the project arborist for a minimum three-year period.
15. Five heritage trees are approved for removal including one camphor (#4), one bunya bunya (#18) two silver maples (#28 and #36), and one Monterey pine (#46). The five Heritage trees approved for removal shall be replaced with 15 trees to be shown on the final landscape plan. Heritage trees shall not be removed prior to the commencement of project construction, unless a certified arborist determines the tree should be removed sooner for health and safety reasons.
16. The tree preservation guidelines included in the Horticultural Associates Tree Inventory and Preservation Report shall be shown the final construction plans and shall be implemented during project construction. If additional Heritage trees are proposed for removal during the development of the site, a Heritage tree removal permit application shall be submitted to the Community Development for review and approval.
17. Undergrounding of existing and new utilities. For consistency with the General Plan, the project shall underground all existing overhead utilities along both project street frontages (west side of Kennedy Lane and south side of Healdsburg Avenue). This will require relocating existing aerial utilities underground from the western most property line along Healdsburg Avenue, to the intersection of Healdsburg Ave and Front Street and continuing along Kennedy south to the southernmost property line. This will require the undergrounding of aerial utilities crossing Healdsburg Avenue and along Front Street to a location north of the recent frontage improvements of 1 Front Street. All new or reconstructed utilities necessary to meet the project's needs or project conditions shall also be underground. Based on the underground plan prepared by Nor-Coast Utility and submitted to the City by the applicant, it generally appears that it is feasible financially and otherwise for this project to complete the undergrounding as generally shown on the Nor-Coast plans dated September 18, 2022. If during the construction design phase, the project developer documents that this condition is not feasible financially or otherwise, the project developer may request that the Planning Commission approve a reasonable alternative that is less costly. See Electric Department below for additional conditions/information.

## **Housing**

1. The Applicant shall construct at least two (2) "Income-Restricted" rental dwelling units on the project site. At least two (2) of these units shall be affordable to Very Low-Income Households,

as defined in Health & Safety Code §50079.5 (i.e., typically, at or below 50% of area median income.) As proposed by the applicant each of the two income restricted units shall be in a different building. The two (2) Very Low-Income units shall be a one-bedroom unit and a two-bedroom unit. The two (2) income-restricted units shall be constructed and available for occupancy concurrently with the project's market-rate units. The above condition assumes the project includes 13 Category C units (Measure P middle-income households earning no more than 160 percent of the Sonoma County area median income) which are exempt from the Healdsburg Inclusionary Housing Ordinance. If the 13 Category C units are issued as Category B units, then at least one (1) additional three-bedroom unit shall be rented to a Moderate-Income Household, as defined in Health & Safety Code §50105 (i.e., typically, at or below 120% of area median income). The final number of inclusionary housing units provided shall be determined by the Community Development Director at the time the Growth Management Allocations are approved based on the number of allocations available at the time.

2. Prior to the issuance of a demolition, grading, or building permit the City shall approve a Housing Agreement governing and encumbering the project. The Housing Agreement shall be executed by and between the City and Developer and recorded prior to issuance of demolition, grading or building permit. The Housing Agreement shall require the two (2) Very-Low Income units, the one (1) Moderate-Income unit (if required), and any Middle-Income units (Category "C" Allocation) to be rented to only qualifying households for a period of 55 years. Middle-income units (Category "C Allocation) shall be required to re-certify their household income no more often than once every three (3) years.
3. Prior to obtaining a demolition permit for the existing homes on the project site or grading permit for the project, the Developer shall provide evidence to the City that relocation assistance in has been paid to any qualifying household residing on the project site that will be displaced as a result of this project in compliance HMC Chapter 9.44 (Tenant Relocation Assistance).

## **Building**

### **Information:**

1. Initial building permit applications submitted after 12/31/2022 shall comply with the 2022 California Building Standards Codes.
2. Newly constructed buildings are required to be All Electric per HMC 15.04.080.
3. Roof covering must be Class A per HMC 15.04.020.
4. Third party geotechnical plan review is required by the City's consulting Geotechnical Engineer.
5. At least 10% of all ground floor units must be accessible to disabled persons per CBC 1102A.3.1.

6. All ground floor units must be adaptable for disabled persons and on an accessible route per CBC 1104A.1.
7. Accessible parking is also required at the non-covered parking area.
8. A minimum vertical clearance of 8'2" is required above the accessible parking areas.
9. The ground floor patio areas are required to be on an accessible route.
10. It appears that the 2019 CBC, Section 1134A.2 Option 2 will be used to meet the ground floor bathing and toilet facilities. When Option 2 is used, all additional bathrooms must comply with items 8 thru 12 (it does not appear that the current design meets these requirements).

### **Public Works Department**

With the submittal of the subsequent building permit, Applicant is required to complete the following:

With the submittal of the subsequent building permit unless otherwise noted, the Applicant will be required to complete the following:

1. Pay the Public Works administered charges, including development impact fees for the new residential use of the property. The developer shall provide accurate gross floor areas to accurately quantify the development impact fees. Development fee credits historically retained by the five (5) units on this property will be assigned as a credit. City records show Public Works fee credits for five single family dwellings (5-ERU) on file for water, drainage, streets/traffic and parks. Public Works administered charges and fees for the project will be based on the actual quantities of work and City Fee Schedule at the time the permit is issued.
2. The Applicant is required to satisfy the following street frontage items:
  - a. The Applicant is required to dedicate any public right of way and public easements necessary to construct the project frontage improvements. All dedications shall be made to the City no later than issuance of the first certificate of occupancy.
  - b. Frontage improvements along Healdsburg Avenue and Kennedy Lane shall be constructed as shown on the civil engineering plans including two 11-foot wide travel lanes and a 5-foot wide sidewalk along the west side of Kennedy Lane and the south side of Healdsburg Avenue, as submitted with the design review application package dated August 8, 2022. Note that the frontage improvements at the southwest corner of the intersection of Healdsburg Avenue and Kennedy Lane do not include widening of the existing intersection as well as on-street parking is not proposed on Kennedy Lane. This configuration is proposed to allow maximizing the number of housing units on the site.
  - c. Provide site distance calculations per Caltrans standards to ensure requirements are met at the proposed driveway approach on Healdsburg Avenue.
  - d. The contractor shall be responsible for replacing any damaged traffic signal loops if damaged during construction, subject to City approval.
  - e. All striping, pavement and concrete conforms and locations in the public right of way and public easements shall be subject to the approval by the City Engineer.

- f. All frontage improvements shall be completed no later than issuance of the first certificate of occupancy.
  - g. The Applicant is advised that prior to working within the Public Right of Way (i.e., on or above the public sidewalk) to construct the project frontage improvements, the project contractor is required to secure a City Encroachment Permit. Applications may be obtained at [www.cityofhealdsburg.org/index.aspx?page=188](http://www.cityofhealdsburg.org/index.aspx?page=188) or at this office.
3. The Applicant is required to satisfy the following water system items:
    - a. Install an owner maintained above ground reduced pressure backflow preventer assembly on the domestic and landscape irrigation water services per City Standards. All backflow assemblies are required to be a minimum of 5 feet from the driveway.
    - b. Install a separate landscape service and meter using a manifold system per City standards.
    - c. Provide domestic water demands in gallons per minute (GPM) in order to size the required domestic water meter.
    - d. A minimum of a 3-foot radius clearance from all objects shall be available around all public and private fire hydrants constructed as part of this project.
    - e. The Applicant is required to abandon any on-site wells per Sonoma County Permit Resource Management Department (PRMD) regulations.
    - f. Abandon all unused water services by severing and capping the line at the public main and removing all piping and appurtenances within the public right of way.
    - g. Sign up with the City Utility Billing Department for the new water service.
  4. The Applicant is required to satisfy the following sewer system items:
    - a. The Applicant is required to abandon any on-site septic systems per Sonoma County Well and Septic regulations. Upon completion of the abandonment work, the Applicant is required to provide the City with a copy of the final approved County of Sonoma permit.
    - b. Remove the existing abandoned sewer manhole and sewer line on Healdsburg Avenue to the existing pavement sawcut line. Plug and cap the existing 6-inch sewer line per City standards.
    - c. Air test all piping and water test all manholes within the private system in accordance with City Standards.
    - d. If any dwelling units will be less than 2 feet above the next upstream sewer manhole, a private backwater valve is required on the sewer lateral.
    - e. Install a property line clean out on the proposed 6-inch sewer lateral per City standards.
    - f. Abandon all unused sewer services by severing and capping the line at the public main and removing all piping and appurtenances within the public right of way.
    - g. Sign up with the City Utility Billing Department for the new sewer service.
  5. The Applicant is required to satisfy the following storm drain system items:
    - a. The Applicant is required to provide a Final storm water system design and report that complies with Low Impact Development (LID) manual requirements. The landscape design should be consistent with and integrated into the LID design.
    - b. As a part of the Public Works final inspection, Public Works Inspector will confirm the required SUSMP/SWLID Maintenance Declaration has been approved by the City Engineer, and recorded by the property owner with a copy returned to DPW.

- c. Install sidewalk drains per City Standard Detail SD06 to accommodate any drainage from the property that would otherwise flow across the sidewalk.
  - d. Under the provisions of Section 1701.5, Item No. 13 of the 1998 California Building Code, the Applicant is required to provide inspection of the private drainage facilities by the project engineer to verify that all work is in compliance with the approved project plans. The project engineer shall provide a letter of review evidencing these inspections.
  - e. The project shall comply with the requirements pursuant to the California State Construction General Permit.
  - f. Sign up with the City Utility Billing Department for the new storm drain utility.
6. In order to document the modification of the public facilities (e.g., extension of the water main, revised utilities, reconstructed frontage improvements, etc.), the Applicant is required to provide the City with mylar "Record Drawings" of the pertinent sheets of the project plans.
  7. All existing unused easements shall be quitclaimed no later than issuance of the first certificate of occupancy.

## **Fire Department**

1. Fire Flow: The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.2. A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with other sections of this code. The resulting fire flow shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.2. Municipal Code 15.08.020, Sec. B105.2
2. Fire Main Underground: A separate plan submittal to the Fire Department is required for the underground fire (protection) main. Installation shall meet the requirements of NFPA-24 (2016 Edition) and fire department standards. Submit two sets of plans with details and the permit fee.
3. Sprinkler System: A fire sprinkler system conforming to NFPA-13 (2016 Edition) shall be installed in the proposed building. Plans for said system shall be submitted to, and approved by the fire department prior to installation under separate cover. Said system shall be monitored for flow and tamper of all control valves by an approved central station. Approved locking Fire Department Connection caps shall be provided. New system shall also include new fire hydrants located within 100 feet of the FDC, or as approved by the fire code official, except where existing fire hydrants are at locations that satisfy this requirement. Also see Fire Alarm below. CFC 903.2, CFC 901.4, Municipal Code 15.08.020, Sec. 507.5.1.1, 903.3, 903.3.7, 903.4.2, 903.6 *This is a deferred submittal and the system will have to be installed and tested prior to final. The City of Healdsburg does not accept NFPA 13R systems. A NFPA 13 system will be required. Please be aware of this during the design phase. All overhangs over 4 ft in depth and wooden stairs and landings will be sprinklered underneath.*
4. Fire Alarm: A fire alarm system shall be installed that meets the requirements of California Building Code. Installation shall be in accordance with NFPA-72 (2016 Edition). The fire alarm system capable of supervising the new or extended fire sprinkler system for flow and

tamper shall be installed in the structure(s) requiring sprinklers. System shall include an audible and visual alarm as required. Plans for said systems shall be submitted to and approved by the fire department under separate cover prior to installation. CFC 907.2, Municipal Code 15.08.020, Sec. 903.4.2. *This is a deferred submittal and the system will have to be installed and tested prior to final.*

5. Fire Hydrant: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 250 feet from a hydrant on a fire apparatus access road, as measured by the approved route around the exterior of the facility or building, on-site fire hydrants and fire mains shall be provided where required by the Fire Code Official. Municipal Code 15.08.020, 507.5.1 *Accepted as submitted.*
6. FDC Location: With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section 507.5.1.1). City Ordinance 1157, CFC 912.2
7. FDC Caps: Approved (Knox) locking Fire Department Connection caps shall be provided. CFC 903.2, Municipal Code 15.08.020, Sec. 903.3.7
8. Key Box: A department approved key box shall be installed at a location agreeable to the fire department. Box shall contain those keys necessary to gain access and control any fire protection systems or hazardous materials. Applicant shall pay the purchase price of said box. CFC Section 506, Municipal Code 15.08.020 Section 506.1
9. Soil and Groundwater Management Plan: Prepare a Soil and Groundwater Management Plan (Plan) prior to construction regarding the known petroleum product contamination in the soil from a previous use. Submit the Plan to the Healdsburg Fire Department and North Coast Regional Water Quality Control Board for review. The plan should include procedures for soil screening, stockpile locations, sampling and disposal procedures and security of open pits. This will reduce delays during the construction phase if contamination is found. *The soils and groundwater management plan will be a condition of the building permit application conditions and not the demolition permit.*
10. Site Map/Address Numbers: A site map that meets department standards shall be installed at each entrance to said project. Address numbers for individual structures served as a result of this project shall be installed at a location clearly visible from the street. Said numbers shall be the self-illuminating type and be in contrasting color with their background. CFC 505, Fire Prevention Std # 7.
11. Signs: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6 and Fire Prevention Standard No. 3. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6, Municipal Code 15.08.020, Sec. CFC 503.3, Fire

Prevention Standard No. 3 Signs *will be posted along the EVA and on Kennedy Ave. so the EVA is not blocked.*

12. EVA: The Applicant is required to prepare and submit a 20' wide Emergency Vehicle Access (EVA) easement over the existing 26' wide private access drive including EVA that extends from Healdsburg Avenue through the project side out the 12 ft drive to Kennedy Lane. This EVA easement shall include a legal description, and a plat shall be recorded with the Sonoma County Recorder's office.

1. The EVA should be dedicated to and accepted by the City of Healdsburg.
2. The EVA shall be dedicated to the City prior to final acceptance.

Information:

1. Underground Petroleum Storage Tanks: If an underground petroleum storage tank is found during the demolition or grading, contact the Healdsburg Fire Marshal before removing. A permit and testing will be required before the tank can be removed. *This shall be noted on the grading and demolition plans.*
2. Landscape Plans: Landscape design should look at 0-5' away from the buildings to be hardscape. This will protect the buildings from wildfire embers. *Cypress trees are considered flammable vegetation. Consider removing the Cypress. The Monterey Pines will be an ongoing maintenance issue if the needles are allowed to accumulate on the roofs of the buildings.*
3. Turn Radius: Use attached specifications and ensure that apparatus can make the turn in either direction onto Kennedy Lane.
4. Fire Apparatus Access Road Gates: If a gate is included it shall comply with all the following criteria: CFC D103.5
  - a. The minimum gate width shall be 20 feet (6096 mm).
  - b. Gates shall be of the swinging or sliding type.
  - c. Construction of gates shall be of materials that allow manual operation by one person.
  - d. Gate components shall be always maintained in an operative condition and replaced or repaired when defective.
  - e. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  - f. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
  - g. Locking device specifications shall be submitted for approval by the fire code official.
  - h. Electric gate operators, where provided, shall be listed in accordance with UL 325.



- i. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

## **Electric Department**

### **Condition of Approval:**

The developer will be required to convert the existing aerial utilities (City Electric, AT&T, and Comcast) to underground along Healdsburg Ave, Kennedy Lane, and the south property line as required by Community Development Department Condition #15. This will require adequate Public Utility Easements (PUE) to allow the placement of these utilities and may require the dedication of off-site PUEs.

### **Information:**

1. At the time of development, the developer will provide public utility easements for dry utilities along the frontage of Healdsburg Avenue and Kennedy Lane. Additional public utility easements may be required.
2. For maintenance and inspection of electric facilities, meters may not be enclosed or located behind fences or gates and must be accessible to City personnel at all times of day. Multiple meters must be grouped at one location. The Electric Department allows one service point per lot and one service point per building.
3. All work must be done in accordance with the City Electric Service Requirements. The City Electric Department will work with the contractor throughout the project to determine locations of electrical equipment. The final design of the service and estimation of service fees will be developed during the building permit process.