

CITY OF HEALDSBURG

RESOLUTION NO. 81-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEALDSBURG APPROVING TENTATIVE MAP 2015-07 AND
A DEVELOPMENT CLUSTER OVERLAY FOR THE 120
PARKLAND FARMS BOULEVARD SUBDIVISION

WHEREAS, on October 8, 2019, the Planning Commission of the City of Healdsburg considered an application from Urban Green Investments, LLC for approval of a tentative map (TM2015-07) to allow subdivision of an 11.4-acre parcel at 120 Parkland Farms Boulevard, located within the boundary of the Specific Plan for Area A and comprising Assessor Parcels Nos. 091-040-111 and 091-040-114, into 11 single-family lots; approval of a Development Cluster Overlay for Lots 1 through 6; and approval for the removal of 5 Heritage trees (HT2018-01) (“Project”); and

WHEREAS, the Specific Plan for Area A provides that in order to avoid environmentally sensitive areas and maximize use of less constrained areas, clustering and variable lot size is encouraged through the use of a Development Cluster Overlay that permits clustering of lots by allowing lots smaller than otherwise allowed under the base zoning, as long as the overall maximum density is not exceeded; and

WHEREAS, the City of Healdsburg certified on November 21, 1994, the Area A Specific Plan Environmental Impact Report which addressed cumulative impacts associated with the project and other anticipated tentative map proposals within Specific Plan Area A as well as adopted a Mitigation Monitoring Program for subsequent projects governed by the specific plan; and

WHEREAS, the Specific Plan for Area A requires that if removal or disturbance of trees over 20 feet tall is found to be necessary, replacement is required, using tree species native to the local area and at a minimum replacement ratio of 3:1; and

WHEREAS, while site access and building envelopes have been designed to minimize the number of trees requiring removal and to minimize disturbance associated with construction activities, the project would remove 120 trees that are 20 feet or greater in height requiring 3:1 mitigation; and

WHEREAS, the arborists representing the applicant and the City along with the Fire Marshall have determined that the heavily wooded site cannot physically support the addition of 360 trees and adding trees would increase the risk of wildfire and negatively impact wildfire risk management and have instead recommended preparation of a Vegetation Management and Enhancement Plan (VMEP); and

WHEREAS, a VMEP has been prepared for the project, which minimizes vegetation removal to the extent feasible taking planting area and wildfire safety into account, requires

important trees to be protected during construction, identifies four fire safety zones within the site, and sets out defensible space standards for development within each zone; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Subsequent Mitigated Negative Declaration, dated August 2019, was prepared for the tentative map, incorporating an Initial Study and mitigation measures included in the Conditions of Approval to avoid or reduce potential significant adverse impacts to less than significant; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 8, 2019 for the property located at 120 Parkland Farms Boulevard, to consider the draft Subsequent Mitigated Negative Declaration, the proposed tentative map, development cluster overlay, and heritage tree removal request. After the public hearing the Planning Commission considered all public comments received and all pertinent documents regarding the proposed 120 Parkland Farms Boulevard Tentative Subdivision Map before making its decision; and

WHEREAS, by Resolution No. 2019-17, the Planning Commission recommended approval of the Tentative Subdivision Map and Development Cluster Overlay for 120 Parkland Farms Boulevard; and

WHEREAS, Section 20.20.030(D)(5) provides that at the City's sole discretion, the City may accept, in fulfillment of an applicant's inclusionary housing requirement, any other approach proposed by the applicant which, as determined by the City, meets City housing goals and objectives and where the applicant demonstrates to the City's satisfaction, equivalency to the requirements of the Inclusionary Housing Ordinance(IHO); and

WHEREAS, the Planning Commission with its approval recommended that Staff and the Applicant consider an alternative means of meeting the IHO instead of the proposed seven (7) deed-restricted Accessory Dwelling Units (ADUs) to present to the City Council; and

WHEREAS, an alternative form of complying with the IHO is being proposed for City Council consideration in which the Applicant shall 1): pay \$500,000 to the City of Healdsburg Inclusionary Housing Deposit account prior to the recordation of the project's final map and 2): shall pay the in-lieu fee, as adjusted over time, for each above-moderate income unit in the project at the time of building permit issuance; and

WHEREAS, this alternative approach to complying with the IHO provides a similar level of certainty in meeting the intent of the IHO, both with respect to the cost and timing of providing affordable housing; and

WHEREAS, public notice of the City Council hearing regarding the proposed Project was published in a newspaper of general circulation at least ten (10) days in advance of the hearing and the same notice was posted and mailed as required by law; and

WHEREAS, the City Council held a duly noticed public hearing on the 120 Parkland Farms Boulevard Tentative Subdivision Map and Development Cluster Overlay on June 22, 2020, reviewed the written and verbal staff reports, took testimony, and received into the record all pertinent documents related to the Project.

NOW, THEREFORE BE IT RESOLVED that the City Council approves the Tentative Map Application 2015-07 and a Development Cluster Overlay for Lots 1 through 6 based upon the facts and findings below as referenced in Section 17.04.100 Criteria of the Municipal Code and subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference and based upon the facts and findings as set forth below:

Tentative Subdivision Findings (TM2015-07):

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

The Healdsburg 2030 General Plan and Specific Plan for Area A designation of the property is Very Low Density Residential (VLR). In general, this land use classification provides for single-family units within the density range of 0-1 units per acre. Although actual residential development is not proposed as part of this application, the 11.4-acre site would allow for 11 single-family dwellings, a density of .96 units per acre, consistent with the Specific Plan development assumptions for this site. As such, the subdivision is consistent with the land use designation's density range. The project's access and street improvements are consistent with the Circulation Element of the Specific Plan for Area A. Additionally, the subdivision complies with the land use policies within both the 2030 General Plan and the Specific Plan for Area A.

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

Although no development is proposed as part of this application, the subdivision would support the ultimate development of 11 single-family dwellings, consistent with the land use designation's density range. There are no physical constraints on the property which would prohibit the development of the site consistent with the standards of the Specific Plan for Area A and the Land Use Code.

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

The project has been designed to avoid locating future residences on the ridgeline, to minimize tree removal, meet active fault setback requirements, and avoid development within high-value habitat (riparian woodland and serpentine chaparral) identified in the Specific Plan for Area A. With implementation of the mitigation measures identified in the

Mitigation Monitoring and Reporting Program, the project would not substantially reduce the habitat of fish or wildlife species.

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

All project improvements will be designed and constructed in accordance with City standards to ensure protection of the public health.

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

According to the City's Public Works Department, there are no public access easements located on the property.

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

The resultant lots will be situated where development of the property will provide passive heating and cooling to the extent feasible given the topography and orientation of the site. Any new home on the property will be required to be constructed in accordance with the latest energy conservation standards of the California Building Code.

Findings for Clustering:

1. *The design and improvement of the proposed density cluster is consistent with the Healdsburg General Plan and applicable specific plans or residential master plans.*

The clustering of Lots 1 through 6 on the western end of the parcel locates the majority of the proposed units in the area with the fewest constraints, protects the ridgeline from development, minimizes the loss of trees, and avoids the Healdsburg Fault zone. The identified building envelopes for all six lots meet the minimum lot sizes and setbacks. Lots 7 through 11 are significantly larger in size and include more environmentally sensitive or constrained areas. These larger parcels allow for building envelopes and site improvements which avoid the ridgeline traversing Lots 7, 8, and 9; the fault and riparian woodlands on Lot 10; and the serpentine chaparral on Lot 11.

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

The area of the site where the proposed density cluster is located is suitable for the type and intensity of development proposed. The remainder of the site will be developed according to R-1-40,000 zoning and consist of lot sizes ranging from 40,486 to 115,114 square feet and meet the requirements of the underlying R-1-40,000 zoning. The identified environmentally

sensitive or constrained areas outside the building envelopes are designated as Habitat Preservation Areas to preserve sensitive natural features.

3. *The design of the proposed density cluster development will not result in substantial environmental impacts.*

The Subsequent Mitigated Negative Declaration (MND) prepared for the proposed tentative map found that with the implementation of the identified mitigation measures, environmental impacts associated with the subdivision will be less than significant. A Mitigation Monitoring and Reporting Program (MMRP) has been created to track the mitigation measures outlined in the MND, including when they are to be implemented and what department is responsible for ensuring that mitigation is completed in accordance with the MND and MMRP.

PASSED, APPROVED AND ADOPTED this 22nd day of June 2020, by the following vote:

AYES: Councilmembers: (5) Hagele, McCaffery, Mitchell, Naujokas and Mayor Gold

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:



Leah Gold, Mayor



Raina Allan, City Clerk

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I, RAINA ALLAN, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 81-2020 adopted by the City Council of the City of Healdsburg on the 22nd day of June, 2020.



Raina Allan, City Clerk



EXHIBIT A

CONDITIONS OF APPROVAL

Tentative Map Application TM 2015-07

120 Parkland Farms Boulevard

June 22, 2020

Planning and Building Department

General

1. Approval is granted for the subdivision of 11.4 acres into 11 lots.
2. The applicant is granted 24 months after the effective date for this approval for filing of the final map. If the final map is not filed within 24 months, it will automatically expire unless prior to the expiration of this period a written application for a project initiation time extension has been filed by a responsible party with Planning and Building Department.
3. Upon application, an extension of time not to exceed 12 months for filing of the final map may be granted by the Planning & Building Department Director, provided that:
 - a. The application for extension is made before the expiration of the initial approval period.
 - b. There has been no change in the approved plans, and
 - c. There has been no change of circumstances that prevents any of the required findings of approval from being made.
4. The subdivision shall occur in accordance with the tentative map date-stamped March 3, 2020 except as conditioned or modified herein.
5. Any modification to the approved plans must receive prior approval of the City of Healdsburg. Minor modifications may be approved by the Planning and Building Department; however, major modifications require Planning Commission and City Council approval.
6. The final map shall be prepared in accordance with the State Subdivision Map Act and the City's Subdivision Ordinance.
7. All areas outside of the designated building envelopes and habitat preservation areas for Lots 1 through Lot 11 are designated as private open space to be maintained unbuildable by deed restrictions except for grading and construction of driveways and walkways as needed to provide adequate access.
8. For all portions of Lots 7 through Lot 11 designated as habitat preservation areas, comprising coast live oak woodland, mixed evergreen forest, riparian woodland, and serpentine chaparral, the following activities or uses are prohibited: grading, tree cutting, trash disposition, landscaping other than natural habitat restoration, storage of materials, grading, filling, structures, dumping of chemicals, grazing of horses or livestock, or disruptive activities. Within these designated habitat preservation areas, the following activities are allowed: mowing of grass to reduce fire hazard in the vicinity of structures, pruning and removal of any dead or dying trees, dead limbs and brush, and any clearances required as needed to reduce wild land fire hazards. Fences within the habitat preservation area (i.e., along property perimeter) shall be restricted to low impact transparent fencing (i.e. wire) and shall avoid removal or adverse effect to existing trees.

9. Lots 1 through 11 shall contract for the services of a qualified arborist or horticulturist to ensure the protection of native and other desirable trees prior to or concurrent with submittal of grading and/or building construction plans for each lot. Recommendations of the arborist, if any, shall be incorporated into lot grading and construction plans for the lot.
10. Any fencing and/or landscaping shall be submitted to the City Planning Department for staff review to ensure conformance with Specific Plan Ridgeland Subarea Guidelines.
11. The development of each lot is subject to the recommendations of the Vegetation Enhancement and Management Plan prepared for the 120 Parkland Farms Subdivision.

Signs

12. All signs associated with the subdivision or individual sales of homes shall be subject to review and approval by the Planning & Building Department.

Growth Management Program

13. Residential growth management allocations (Category “B”) shall be obtained prior to the issuance of a building permit for each single-family dwelling on each newly created lot. Allocations shall be awarded pursuant to the policies adopted by the City Council for the Growth Management Program.

Affordable Housing

14. The project shall comply with Land Use Code Section 20.20.030(D)(5) to satisfy the inclusionary housing obligation by 1): paying \$500,000 to the City of Healdsburg Inclusionary Housing Deposit account prior to the recordation of the project’s final map and 2): paying the housing in-lieu fee, as adjusted over time, for each above-moderate income unit in the project at the time of building permit issuance.
15. The following note and condition shall be recorded on the Final Map:
“Prior to any future development on any lot created as part of this subdivision, the developer shall demonstrate conformance with the City’s Inclusionary Housing Ordinance requirements as agreed to under Land Use Code Section 20.20.030(D)(5) by 1): paying \$500,000 to the City of Healdsburg Inclusionary Housing Deposit account prior to the recordation of the project’s final map and 2): paying the housing in-lieu fee, as adjusted over time, for each above-moderate income unit in the project at the time of building permit issuance.”

Design Review

16. Minor design review approval by the Planning & Building Director shall be required prior to applying for a building permit for construction of a single-family home on any of the vacant lots. New homes shall be consistent with the Specific Plan for Area A design guidelines.

Landscaping

17. A landscaping and irrigation plan shall be submitted as part of the project’s site improvement plans and approved by the Planning & Building Department (and City Arborist) prior to the commencement of any site improvements.
18. Prior to the acceptance of the subdivision’s improvements, all landscaping shall be planted in accordance with the approved landscape plan or to the satisfaction of the Planning & Building Department.
19. All plant material shall be served by a City-approved automatic irrigation system.

20. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.

Tree Preservation

21. An arborist report and tree protection plan shall be submitted to the Planning & Building Department along with any submittal for design review to construct a single-family home on the vacant lots to ensure preservation and protection of any trees to be preserved.
22. All trees designated to be retained on the project plans, specifically Sheet L-1 of the Vegetation Management and Enhancement Plan, shall be preserved.
23. Site improvement plans submitted for City approval shall incorporate the tree preservation measures outlined in the Vegetation Management and Enhancement Plan prepared for the proposed subdivision and dated June 2019. Tree protection fencing shall be maintained throughout construction and any other measures determined by the City Arborist to be necessary to protect those project site trees that are to be preserved. Prior to the commencement of any site alterations for the project, all tree protection fencing shall be installed and inspected by the City Arborist.
24. The following note shall be included in the grading notes on any future plans submitted for a building permit:
Any trenching or digging performed within the drip line of all trees to be protected shall be done so by hand. Any roots larger than two inches in diameter that are encountered shall not be cut without first receiving approval by the City Arborist.
25. The Vegetation Enhancement & Management Plan (VMEP) shall be adhered to throughout project construction and ongoing maintenance of individual lots in perpetuity. The VMEP shall be incorporated into any future maintenance agreement or CCR's prepared for the project as part of final map approval.

Existing Rock Wall

26. Preserve the existing historic stacked stone wall in place. The wall is to be protected during the development phase of the project by placing exclusion fencing between the wall and any active excavation, grading, trenching, or other construction work. Location of the wall and protective measures shall be noted on the final map (Lots 7 through 10).

Fencing and Walls

27. No fencing is proposed or approved on these plans. Any fencing shall be submitted for review and approved by the Planning & Building Department to ensure conformance with the Area A Specific Plan Ridgeland Subarea design standards.
28. Retaining walls shall be finished with textures that create shade and shadow on the wall, as required by the Area A Specific Plan Ridgeland Subarea design standard. Retaining walls shall not be finished with flat, non-articulated concrete and shall not exceed 4 feet in height.

CC&Rs

29. Prior to the recordation of a final map for the project, two copies of the project's draft CC&Rs shall be submitted for review and approval by the Public Works Department, Planning & Building Department, and the City Attorney.

Environmental Review

30. This subdivision is subject to the Mitigation Monitoring Program dated October 8, 2019, attached herewith as Exhibit B.
31. Within three days of City Council approval of the subject application, the applicant shall submit to the Planning & Building Department the \$50 Notice of Determination filing fee in the form of a check made payable to the Sonoma County Clerk.
32. Within three days of the City Council approval of the subject application, the applicant shall submit to the Planning & Building Department the Department of Fish & Game filing fee in the form of a check made payable to the Sonoma County Clerk.
33. All mitigation measures identified for the approval of the 120 Parkland Farms Boulevard Project land use application entitlement no.'s TM2015-07 and HT2018-01, as described in the adopted 120 Parkland Farms Mitigation Monitoring and Reporting Program, shall be implemented conditions of project approval, and are incorporated herein by reference.

Historic Preservation

34. If historic features older than 50 years of age are discovered at any time during grading, scraping or excavation on the project site, all work shall be halted in the vicinity of the find and a qualified archaeologist shall be contacted immediately to evaluate the finding. A note to this effect shall be included on the subdivision's improvement plans.

Specific Plan for Area A and EIR Cost Recovery Fees

35. At the time an applicant obtains a building permit for any property subject to the Area A Specific Plan, the applicant shall pay cost recovery fees equal to the property's pro rata share of the cost of the Area Specific Plan and its related EIR, with the amount of the fees established by resolution. The pro rata share of the specific plan and EIR cost shall be based on the relative benefit derived from the specific plan according to the maximum number of new units authorized by the plan. Where a project developer contributed a deposit toward process the Area A Specific Plan and EIR, the amount of the deposit may be credited to reduce the cost recovery fees.

Fire Department

36. 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 (2013 Edition) and fire department standards. Submit two sets of plans with details and the permit fee. Deferred submittal. Installation shall occur prior to storage of construction materials on site and prior to vertical construction.

Public Works

37. The applicant is required to provide maintenance agreement or declaration for the shared private facilities. The developer shall establish programs for the maintenance of the private roadway, private utility, and private storm drain systems. The programs shall be reviewed and approved by the City Engineer prior to recordation of the Final Map. The programs shall be recorded concurrent with the Final Map or incorporated in the documents establishing an HOA. The maintenance programs shall be recorded against the benefiting parcels and shall specify the following minimum requirements:
 - a. Explain the rights and duties relevant to the private improvements, including the methodology of how the maintenance is conducted, how the maintenance costs are

split between the benefitting parcels, and how the funds are to be received and managed.

- b. Identify the private improvements covered.
 - c. JMA is binding upon successor of property.
 - d. Indemnify the City against any liability related to the maintenance programs or the related private improvements.
 - e. Modification or termination of the maintenance programs shall not transfer liability of the private improvements to the City.
38. The applicant is advised that the water main from Parkland Farms Boulevard to Long Acres Place shall be constructed to City of Healdsburg standards, and shall be a private fire line with private fire hydrants and detector checks. The system shall be connected to the existing public water mains at Parkland Farms Boulevard and Long Acres Place. Public domestic services and meters shall be installed for each lot behind back of sidewalk or curb.
 39. The applicant is required to reconstruct the sidewalk and curb ramp, including the top of the catch basin, at the southeast corner of Parkland Boulevard & Rosewood Drive as necessary to meet current ADA standards.
 40. City standard sidewalk shall be installed from the end of the proposed driveway approach at Lot 1 to the existing curb return at the intersection of Rosewood Drive and Parkland Farms Drive.
 41. The proposed curb cut on Parkland Farms shall be widened to accommodate two-way traffic.
 42. The applicant is required to provide maintenance declaration for the private LID features on each lot. The design and construction of the LID features can be deferred, but the maintenance declaration must be established and run with the land.
 43. The joint private sewer main serving lots 9 & 10 must connect to the public sewer at the nearest possible location.
 44. The sewer main at Parkland Farms Blvd. shall follow alignments entering the subdivision roughly parallel to the centerline of the roadways.
 45. The storm drain features shall include energy dissipation features along the flow path.
 46. A 1-foot wide non-access easement along proposed lots 1, 2, 4, and 5 fronting Parkland Farms Boulevard and Rosewood Drive, except in the location of the proposed driveways, shall be dedicated to the City of Healdsburg on the final map.
 47. The developer shall provide a reciprocal access, utility, and storm drain easements for the lots being served, and a public access, utility, and emergency vehicle access easement.
 48. The applicant is required to provide details of vehicle protection at pavement drop-offs for approval by the City Engineer.
 49. The applicant is required to provide a minimum pavement width of sixteen feet (16') for roadways with public utilities, with the proposed turnouts shown on the tentative map that expand to 20 feet. A wider pavement may be required depending on the number of utilities and location of the utility within the pavement.
 50. The proposed emergency vehicle access easement shall be dedicated as a public easement to the City.
 51. All building envelopes shall be shown on the local agency sheet of the final map and shall include adequate survey ties to the horizontal control system.

52. Street trees shall be installed along the frontage of Parkland Farms Boulevard. The subdivision improvement plans shall include a landscape and irrigation plan showing the proposed street tree locations and species in accordance with City Standards.
53. Pursuant to City Council Resolution No. 147-86, the applicant is responsible for submitting the following items with the subdivision improvement plans:
 - Engineering Geologic Investigation
 - Soil and Foundation Engineering Investigation
 - Grading, and Erosion and Sediment Control Plan
 - Plan Review Letter
 - As-Built Construction Report

Additionally, prior to approval of the subdivision improvement plans and final map, the applicant is responsible for funding a peer review of the engineering geologic investigation, and the soils and foundation engineering investigation, to be managed by the City of Healdsburg, using the City's contract with an outside services consultant.

54. Prior to final map approval, the applicant shall dedicate a private access easement via a separate document, to be recorded concurrently with the project final map, to allow perpetual access over the existing paved driveway that currently encroaches onto proposed lots 2, 3, 6, 7, and 8. The exact location and width of the easement shall be approved by the City Engineer.
55. Prior to the issuance of the first certificate of occupancy for the project, a paved access connection shall be constructed from the private roadway serving the proposed subdivision to the existing driveway located on APN: 003-080-010, 1644 Rosewood Drive. The paved access way shall be a minimum of 20 feet wide, subject to Public Works approval. A locking gate/fence shall be constructed on the property line subject to Fire Department and Public Works approval. The applicant shall dedicate a private easement agreement benefitting parcels APN: 003-080-010 and APN: 091-040-064, over the proposed private roadway, from APN: 003-080-010 to Parkland Farms Boulevard, via a separate document to be recorded concurrently with the project final map. The applicant and affected adjacent property owners may enter into a joint agreement for construction and perpetual maintenance costs. All improvement work shall be included on the subdivision improvement plans.

Electric Department

56. The City's General Plan requires the undergrounding of utilities as new development occurs. Further, it is the policy of the City of Healdsburg that all electric services shall be underground.
57. The layout of the lots and buildings needs to allow adequate space and clearance to fit all required dry utilities (electric, gas, phone, TV). Public utility easements (PUE) will be required along the frontage and at various locations within the development. At a minimum, the developer will provide a 5-foot public utility easement, back of sidewalk, for dry utilities along the frontage of Parkland Farms Boulevard, Rosewood Drive and Canyon Run. Additional public utility easements may be required as development occurs.

Community Services

58. The project shall pay Park In-Lieu Fees as follows:

- The project is less than 50 units and therefore shall meet its parkland obligation through payment of an in-lieu fee based on Healdsburg Municipal Code Chapter 17, Article VIII Park and Recreational Land. Consistent with Government Code Section 64477 (a) (1), the ordinance that was in effect 30 days prior to the filing of the tentative map of the subdivision or parcel map would apply. No building permits shall be issued on any lot created as part of this subdivision without first obtaining approval of the Community Services Director who shall determine conformance with the code requirement.
- The parkland in-lieu fee payment shall be calculated based on multiplying the number of acres of land required (calculated at 0.22 acres) times the fair market value of one acre of land within the development at the time of filing the tentative map. The City and the developer may negotiate and agree on the fair market value to be used in the calculation of the appropriate fee. If agreement cannot be reached, the City shall cause an appraisal to be made of the land by a Member of Appraisal Institute (MAI) appraiser for which the developer will pay. The appraisal shall be final and conclusive.
- The fee shall be paid, in its entirety, prior to the issuance of any building permit for any building or structure to be located upon any lot in the subdivision.