

**CITY OF CLOVERDALE  
CITY COUNCIL**

**RESOLUTION NO. 017-2022**

**RESOLUTION OF THE CITY OF CLOVERDALE CITY COUNCIL DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF A DESIGN REVIEW, LOT LINE ADJUSTMENT AND PLOT PLAN REVIEW FOR THE ALEXANDER VALLEY APARTMENTS PROJECT AND RELATED SITE IMPROVEMENTS LOCATED AT 400 ASTI ROAD (APN 001-211-018)**

**WHEREAS**, an application for a Major Design Review, Lot Line Adjustment and Plot Plan Review was submitted by the applicant, Pacific West Communities Inc, on behalf of Greg Lucas (property owner), to allow for construction of the Alexander Valley Apartments Affordable Housing project with 75 multi-family residences and related site improvements at 400 Asti Road; and

**WHEREAS**, the City Council adopted the Station Area/Downtown Plan in 2010 as a guide for integrating the City and passenger rail service to the Cloverdale Depot, the Plan was instrumental in the creation of the Transit Oriented Development General Plan land use designation and zone district, and the project site is located within the Plan area and one-half mile of the Cloverdale Depot; and

**WHEREAS**, the site is designated Transportation Oriented Development (TOD) on the City's adopted General Plan Land Use Map, which provides high density residential and employment destination uses that directly contribute riders for the SMART passenger rail station and is intended for a community where transit serves wholly or partially as a substitute for automobile use; and

**WHEREAS**, the site is located in the Transit Oriented Development (TOD) Zoning District on the City's adopted Zoning Map wherein multi-family residential is a permitted use subject to Plot Plan Review permit approval; and

**WHEREAS**, Major Design Review is required by zoning Ordinance Section 18.03.150(C) as the project involves the development of vacant land with site and building improvements; and

**WHEREAS**, the project qualifies for a density bonus and concessions or incentives pursuant to state density bonus law Section 65915 and Cloverdale Municipal Code Chapter 18.13; and

**WHEREAS**, the project has been reviewed against the City's adopted Residential Development Design Guidelines, Station Area/Downtown Plan TOD Development Regulations and the Residential Design Standards (Chapter 18.10 of the Zoning Ordinance), and has been determined to be consistent with those requirements; and

**WHEREAS**, the Planning Commission considered the request and a related staff report during a regular Planning Commission Public meeting on November 2, 2021 and a special Planning Commission Public meeting on January 11, 2022 approved Major Design Review and Plot Plan Review application by a vote of 3-2, and

**WHEREAS**, an appeal of the Planning Commission's approval was timely filed for the project on January 20, 2022 citing alleged deficiencies in the project's environmental impact analysis, unaddressed public safety and traffic and pedestrian related impacts and quality of life related issues, and

**WHEREAS**, based upon the information presented in the application materials, the City Council finds that this project qualifies for a Class 32 categorical exemption under California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) as it is consistent with the TOD zone and land use designation, the 3.43-acre project site can be served by all required utilities and public

services, is not a habitat for endangered, rare or threatened species and the project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, based on the application materials, existing site improvements and location of the project none of the exceptions in CEQA Guidelines section 15300.2 would limit the above referenced categorical exemption for the project.; and

**WHEREAS**, based upon the information presented in the application materials, the City Council finds that this project is consistent with the development density established by the existing zoning and general plan policies, and there are no impacts peculiar to the project that were not analyzed in the General Plan EIR. Pursuant to CEQA Guidelines section 15183, no additional environmental review is required for the project; and

**WHEREAS**, the City Council has determined that the findings for Major Design Review required by Section 18.03.150 of the Zoning Ordinance have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposal is consistent with the General Plan, any applicable specific plan and the provisions of this Title, including but not limited to Development Standards and Design Review Standards for the district in which the property is located, and with the Design Guidelines for the City of Cloverdale and/or design guidelines for the area in which the project is located.

*The project will provide the City with affordable housing units for low and very low-income residents within a half-mile to the train station and downtown Cloverdale. The project will also further some of the City's goals that contributed to the creation of the Station Area/Downtown Plan by providing a source of transit riders within a half-mile of the station and will help the City to reduce automobile generated greenhouse gases. Moreover, the project will establish a residential community within walking distance to the downtown, providing a customer and pedestrian base supporting the economic vitality of the downtown. The project is consistent with the development standards, goals and vision of the Station Area/Downtown Plan by developing a high density community within walking distance of both the downtown and the Cloverdale Depot. While the project helps to emphasize and support the traditional downtown as the City core, likewise it will help to improve the City economy by providing more foot traffic to local businesses.*

*Based upon the information contained in the application materials, as proposed, staff concludes that the project is consistent with the goals and policies of the General Plan and the Station Area/Downtown Precise Plan. Additionally, the improvements are in conformance with all applicable development standards of the Zoning Ordinance, including Residential Design Standards, Asti Road Design Standards, TOD Zoning District Design Standards and the project is in substantial compliance with the Residential Development Design Guidelines.*

2. The proposal will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of the proposed project.

*The design and layout of the project do not cause any impacts to public health, safety, or welfare. The Categorical Exemption Memo provided by the applicant evaluated the projects potential impacts on a variety of topics such as traffic, air quality, water quality, endangered, rare or threatened species, noise, scenic highways and historical resources. The memo demonstrates that the project can be considered exempt from CEQA under Section 15332, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines.*

*The project is also subject to the requirements of the California Building Code and Fire Code to ensure the public health, safety and welfare. The applicants have worked closely with the Fire*

*District to ensure that the project has been designed with the public health, safety and welfare in mind. Finally, the Building Permit process and conditions of approval further ensure that the use will not be detrimental to the public health, safety or welfare.*

3. The general appearance of the proposal is in keeping with the character of the neighborhood.

*The project has been designed in accordance with the TOD district regulations with buildings that will have the appearance of row housing with front entrances facing Asti Road and with parking situated to the rear. The improvements meet the Residential District Design Standards, Asti Road Design Standards and the TOD Zoning District Design Standards of the Zoning Ordinance as well as the Station Area/Downtown Precise Plan, and are in substantial compliance with the Residential Design Guidelines. The project is consistent with the goals and vision of the Station Area/Downtown Plan by developing a high density community within walking distance of both the downtown and the Cloverdale Depot.*

**WHEREAS**, the City Council has determined that all the following findings required by Plot Plan Review Section 18.03.120(C) have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the Cloverdale General Plan.

*The project will provide the City with affordable housing units for low and very low-income residents within a half-mile to the train station and downtown Cloverdale. The project will also further some of the City's goals that contributed to the creation of the Station Area/Downtown Plan by providing a source of transit riders within a half-mile of the station and will help the City to reduce automobile generated greenhouse gases. Moreover, the project will establish a residential community within walking distance to the downtown, providing a customer and pedestrian base supporting the economic vitality of the downtown.*

*Based upon the information contained in the application materials, as proposed, staff concludes that the project is consistent with the goals and policies of the General Plan as well as the Station Area/Downtown Precise Plan.*

2. The proposed project conforms to applicable performance standards and will not be detrimental to the public health, safety or general welfare.

*The design and layout of the project do not cause any impacts to public health, safety, or welfare. The Categorical Exemption Memo provided by the applicant evaluated the projects potential impacts on a variety of topics such as traffic, air quality, water quality, endangered, rare or threatened species, noise, scenic highways and historical resources. The memo demonstrates that the project can be considered exempt from CEQA under Section 15332, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines.*

*The project is also subject to the requirements of the California Building Code and Fire Code to ensure the public health, safety and welfare. The applicants have worked closely with the Fire District to ensure that the project has been designed with the public health, safety and welfare in mind. Finally, the Building Permit process and conditions of approval further ensure that the use will not be detrimental to the public health, safety or welfare*

3. The physical location or placement of the use on the site is compatible with the surrounding neighborhood.

*The project has been designed in accordance with the TOD district regulations with buildings that will have the appearance of row housing with front entrances facing Asti Road and with parking situated to the rear. The improvements meet the Residential District Design Standards, Asti Road Design Standards and the TOD Zoning District Design Standards of the Zoning Ordinance as well as the Station Area/Downtown Precise Plan, and are in substantial compliance with the Residential Design Guidelines. The project is consistent with the goals and vision of the Station Area/Downtown Plan by developing a high density community within walking distance of both the downtown and the Cloverdale Depot.*

**WHEREAS**, the City Council has determined that all the following findings required by Lot Line Adjustment Section 17.52.100 have been met. Based on the application information and the information contained in the staff report, the following findings have been made:

1. The project conforms to the Cloverdale Zoning Code.

*The lot line adjustment would reestablish the size and shape of two existing properties currently comprising 149,302 square feet (APN 001-211-018) and 188,776 square feet (APN 001-211-019). The resulting sizes of the two parcels would be approximately 153,629 square feet and 184,449 square feet after the lot line adjustment. The project has been reviewed against the Zoning Code and determined to conform to the Cloverdale Zoning Code as the new lots will be in compliance with the minimum development standards of the TOD (Transit Oriented Development) and R-1 (Single-Family Residential) Zoning District.*

2. The project conforms to the Cloverdale Building Code.

*The purpose of the lot line adjustment is to ensure adequate separation in conformance with the Building Code will exist between boundary lines and future structures once the structures are constructed.*

3. That the locations of all existing utilities, infrastructure, and easements conform or will conform to the Cloverdale Municipal Code.

*The project has been reviewed and staff has determined that the locations of all existing utilities, infrastructure and easements conform or will conform to the Cloverdale Municipal Code including conformance with the Cloverdale Building Code.*

**NOW, THEREFORE BE IT RESOLVED** the above recitals are true and correct and incorporated herein by reference; and

**NOW, THEREFORE BE IT FURTHER RESOLVED** that based on the above findings, the City Council of the City of Cloverdale does hereby deny the appeal and uphold the Planning Commission's approval of the Design Review, Lot Line Adjustment and Plot Plan Review for the Alexander Valley Apartments Affordable Housing project and related site improvement at 400 Asti Road (APN 001-211-018), subject to the conditions listed below.

**CONDITIONS OF APPROVAL  
ALEXANDER VALLEY APARTMENTS PROJECT  
400 ASTI ROAD (APN 001-211-018)**

**Planning Department:**

1. Major Design Review, Plot Plan Review and lot line adjustment application (DR PP 002-2021) approval is granted to allow construction of the Alexander Valley Apartments Affordable Housing project with 75 multi-family residences and related site improvements as summarized above and shown in the architectural plan set dated September 3, 2021 and the civil improvements plan set dated August 26, 2021. The applicant shall adhere to the application materials and the conditions of approval. Minor modifications to the approved plans and/or Conditions of Approval require Community Development Department approval. More significant modifications to the approved plans and/or Conditions of Approval require Planning Commission approval.
2. This approval is subject to appeal within 10 consecutive days from the date of approval.
3. All conditions of this Design Review and Plot Plan Review are necessary to protect the general health, safety and welfare, and to minimize or eliminate adverse environmental effects of the project. If any condition of this permit is held to be invalid by a court, then the entire permit shall be invalid. The Planning Commission specifically declares that it would not have issued this permit unless all of the conditions herein are held as valid.
4. The applicant shall include all of these conditions of approval for this project on the building plan set(s) that will be submitted to the Building Department upon application for a Building Permit.
5. This Design Review and Plot Plan Review shall expire, and become null and void, two years from the date of approval unless a Building Permit has been issued for a significant portion of the project and the applicant is working diligently to complete the project, or through the commencement of business operations or a written request for an extension of time is submitted to the Community Development Department prior to the expiration date and an extension is granted by the Planning Commission.
6. The approval of this permit shall be subject to the latest adopted ordinances, resolutions, policies and fees of the City of Cloverdale. Applicant shall be responsible for any and all costs associated with any required special inspections necessary for the project.
7. The owner/operator shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping as well as frontage improvements including the sidewalk, LID facilities, and storm drain systems.
8. The applicant shall enter into an affordability housing agreement that requires an affordability covenant to remain in place for at least 55 years, or the life of the project, whichever is longer, for the 75 units approved for the Alexander Valley Apartments Affordable Housing Project. These units shall be leased at rent levels of 80% AMI or less, qualifying them as low-income units, with at least 5% of the units leased or rented at levels of 60% AMI or less.
9. Upon expiration of the will serve letter dated March 30<sup>th</sup> 2021, and pursuant to Cloverdale Municipal Code (CMC) Chapter 13.05 (Conservation of Water Supply), during any period of time that the council declares a suspension on new connections ("suspension period"), as described in subsection A of CMC Section 13.05.030, no new or enlarged connections shall be made to the city's water system except the following:
  - i. Connection of fire hydrants.

- ii. Connection of property previously supplied with water from a private water source (such as a well or spring) upon submittal and approval of the city engineer of evidence that the private source has failed or dried up or has otherwise been impaired by a drought or water shortage event to such a degree that the source no longer can meet minimal potable water needs of the applicant.
  - iii. During Stage 2, new connection of property for which the applicant has obtained all approvals required for development, except potable water supply, and agrees to defer installation of turf landscaping until after the suspension period.
  - iv. During Stages 3, 4, 5, and 6, new connection of property for which the applicant: has obtained all approvals required for development except potable water supply; agrees to defer installation of turf landscaping until after the suspension period; and either:
    - a. Retrofits existing water fixtures and devices, or otherwise completes water conservation projects, sufficient to offset the anticipated use of water by the connection of the property, as determined in the sole judgment of the city engineer; or
    - b. Pays the city a fee, if such fee has been established by the city council by resolution, that shall be used to pay for water conservation projects identified by the city. The fee established by the city council shall be in an amount sufficient to offset the anticipated use of water by the connection of the property.
10. The Community Building shall be constructed with backup power/energy storage features that will enable it to be used as a resiliency center for the Alexander Valley Apartments residents.
  11. Provide adequate space for the future installation of purple pipe for future recycled water use.
  12. Prior to issuance of building permit, applicant shall submit a Waste Management Plan.

#### Landscaping

13. The applicant or landowner shall maintain the community landscaping, all signs, community buildings, apartment buildings, lighting, and community grounds of the property in good condition and in conformity with the conditions of approval, at all times. Once a deterioration of the quality of such items is noted and documented by the City and/or property owner/on-site manager, the items shall be replaced to the satisfaction of the Community Development Department.
14. Landscaping and irrigation shall meet the requirements of the City's Water Efficient Landscape Ordinance (WELO) and shall present the City with documentation showing compliance with WELO at the time of Building Permit submittal.
15. The community property and landscaped areas shall be properly maintained at all times to avoid overgrown, dead, dry, decayed or hazardous trees and the buildup of excessive leaf matter and other vegetation, brush or weeds.
16. Landscape Improvement Plan required. Landscaping and irrigation shall be installed in accordance with the approved plans dated September 7, 2021, prior to issuance of a Final Certificate of Occupancy by the Building Department.
17. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; Any dead plant material shall be replaced within 30 days. All trees and shrubs shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture. Any pollarding, significant tree trimming or removal performed on existing or proposed trees is subject to approval by the Planning Department prior to commencing trimming.

### Trees

18. Where pruning for clearance is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning shall be the minimum necessary for hazard reduction, (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
19. If any roots larger than 1" on trees to be preserved are encountered during construction activities which cannot be retained, they shall be cut cleanly across the face of the root with a sharp saw, past any damaged portions.
20. The developer shall adhere to the following tree protection measures during the construction of this project:
  - a. All trees to be saved shall be enclosed by a construction barrier placed around the protected zone of the tree, such as a protective fencing, chain link or other means acceptable to the Community Development Director, prior to the issuance of any grading or building permit and prior to commencement of work. Fences are to remain intact until construction is complete.
  - b. The applicant shall contact the Planning Department and certified project arborist to inspect and approve the temporary fencing and signs around the protected zone before beginning any construction.
  - c. Any excavation, cutting, filling, paving or compaction of the existing ground surface within the protected zone of a tree designated for preservation shall be minimized. No adverse significant change in existing ground level shall occur within the drip line of a protected tree.
  - d. Construction equipment shall not be stored within the protected zone. Oil, gas, chemicals or other substances that may be harmful to trees shall not be stored or dumped within the protected zone, or any other location on the site from which such substances might enter the protected zone.
  - e. Trenching within the protected zone of protected trees shall be avoided to the greatest extent possible. Underground trenching for utilities shall avoid major support and feeder roots of protected trees to the greatest extent possible. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service as many units as possible.
  - f. At the applicant's expense, a certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented.
  - g. In the event that trees shown to be saved on the design and/or improvement plans are removed, the tree(s) shall be replaced at a ratio of three (3) trees per one (1) removed tree.

### Signs

21. Prior to installing any sign(s) for the project, the applicant shall submit an application and plans to the Community Development Department for an Administrative Sign Permit or Planned Sign Program.

### Design

22. Mechanical equipment such as air conditioning units shall be screened from view from adjacent properties and the public right-of-way in accordance with Section 18.10.060 of the Zoning Ordinance.
23. The trash enclosure shall be placed on a concrete pad and have a concrete apron with a minimum depth of 4 inches. Adequate drainage shall be provided around the pad area. The percent of grade for access to the pad shall not exceed 3%. All refuse containers shall be screened with a six-foot high (minimum) enclosure of solid masonry or concrete tilt-up with an exterior finish compatible to the main structure. Gates shall be solid, heavy-gauge metal or of a heavy-gauge metal frame with a covering of wood or other suitable, opaque material. Gates shall be secured with sturdy hinges or sliders and latches. The perimeter of the recycling and trash enclosure shall be planted where practical with drought-resistant landscaping, including a combination of shrubs and/or climbing vines.
24. Light colored and/or reflective surface coatings should be used to reduce the 'heat island' effect of traditional asphalt parking lots.
25. All aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows to simplify vehicular movement per Section 18.11.090.C.1 of the Zoning Ordinance. In addition to directional arrows, the Planning Director may require installation of signs to ensure safe and efficient vehicular movement.
26. Designated walkways for pedestrian access shall be clearly marked with materials distinguished from driving surfaces such as pavers, bricks, scored concrete or similar materials within parking areas per Section 18.11.100.2 of the Zoning Ordinance.

### Lighting

27. Lighting plan required. All outdoor/exterior lighting fixtures shall comply with the requirements of Section 18.09.050 and shall be installed prior to issuance of Certificate of Occupancy. All building mounted, parking lot and site lighting shall be designed, located, installed, aimed downward or toward structures, shielded and maintained in order to prevent glare, light trespass and light pollution. Parking lot pole lights shall be limited to a maximum height of 15 feet in accordance with Section 18.09.050.

### Construction

28. If prehistoric archaeological remains such as bone, shell, worked stone objects, or human graves are unearthed during project related activities, work in the immediate vicinity of the finds shall halt until a qualified prehistoric archaeologist has evaluated the situation and made recommendations for mitigation to the resource. If human remains are encountered the Sonoma County Coroner must be notified immediately.
29. In the event that construction activities unearth materials classified as having archaeological significance, such work shall be halted and the materials assessed for their archaeological value by a qualified archaeologist. If these materials are indeed classified as being archaeologically or historically sensitive, a mitigation program shall be developed for Planning Commission review and approval by the applicant, which is designed to protect and conserve these resources.
30. If historic-period materials such as stone or adobe foundations or walls, structural remains with square nails, backfilled privies or wells, or refuse deposits are encountered, work in the immediate



vicinity of the finds shall halt until a qualified historical archaeologist has evaluated the situation and made recommendations for treatment of the resource.

30. If archaeological remains or resources are unearthed during construction or at any time in the future, all construction activity and work shall stop immediately and the applicant shall immediately notify the Cloverdale Rancheria of Pomo Indians of California, currently located at 555 South Cloverdale Boulevard, Cloverdale, California.
31. A representative of the Cloverdale Rancheria of Pomo Indians shall be notified and if requested be granted site access and be allowed to perform site inspections to verify if any earth moving activities have uncovered any potential archeological artifacts or other potential cultural resources.
32. The project is subject to the City's Inclusionary Housing ordinance and the property owner shall pay the appropriate in-lieu fee prior to issuance of a Certificate of Occupancy for any house and/or construct the appropriate number of inclusionary housing units on the project site at the same time as the market rate units in the development project. The rate of completion of affordable and market rate units must be the same as the ratio of affordable and market rate units in the entire project.
33. Covenants, Conditions and Restrictions (CCR's) or a Property Management Plan and an entity created by the property owner shall be established for the purposes of maintaining the common areas including the private street, sidewalks, community buildings, lighting and landscaping.
34. The project is subject to the City's Right-to-Industry Ordinance requiring disclosure by the owner to perspective owners or renters within 300' of industrially zoned property.

Fire District:

35. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Path-of-travel is measured along a route a firefighter can traverse carrying hose and equipment. Access roads shall be designed to current fire department standards: 20-foot-wide minimum for structures less than 30 feet in height and 26 feet for structures 30 feet and higher. Minimum turning radius 25 feet inside and 45 feet outside. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. CFC 503.
  - a. Project height triggers Aerial Apparatus Access requirements. The 26' wide access is provided. There is a proximity requirement for the access which requires a portion (any portion) of the 26' access to be located in a zone not closer than 15' to nor further than 30' from the building. This is to ensure the ladder truck can position and achieve an effective angle for ladder deployment. CFC D105.1. 8/26/21 Sheet A1.2 with the golden color "Aerial Apparatus Access Zone" is confusing. The evaluation (the Fire District uses) is to identify the 15' to 30' zone measured off building faces and then ensure a portion of the 26' access overlays within the 15-30 zone. If Sheet A1.2 isn't revised prior to Building Permit submittal, the Fire District will perform a standard evaluation.
  - b. A significant portion of the west side of Building Type A in Phase II is beyond the 150' hose-pull measurement from the interior loop. The area beyond the 150' measurement can be served if firefighters have a route (pedestrian not vehicular) between Asti Rd and the west side of the building. This route is for deploying fire attack lines, ground ladders and fire suppression equipment.

36. A Fire Flow Analysis including proposed building areas, type of construction and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Grading plans. Minimum adjusted (50% sprinkler credit) fire flow for the largest apartment building is estimated at 2000 gallons per minute with 20 residual psi at the hydrant face. Fire flow demands vary depending upon eventual construction type. The applicant shall contact the Cloverdale Water Department to have a flow test performed for the nearest existing hydrant to be used for the hydraulic design prior to submitting the Fire Flow Analysis. The nearest hydrant is likely at 380 Asti Road, NWP Railroad Freight Warehouse. CFC 507.
37. Hydrant spacing for this project shall comply with current fire district standards of CA Fire Code Chapter 9 and Appendix C; Apartment (multi-family) spacing not greater than 300 feet. Three (3) copies of the final site plan shall be submitted for approval of hydrant locations. Location of Fire Department Connections (FDCs) for the required automatic fire sprinkler system and standpipe system are a deferred item but shall be on the front side (main entrance) of the building(s) and within 50' of a fire hydrant. CFC Appendix C. & App C.105.1(g) as adopted. 8/26/21 Sheet C3.0 and C3.1, the on-site fire protection layout "4" private fire sprinkler pipe in joint trench (with domestic)" is unconventional and undersized to supply fire hydrants. The on-site fire protection system layout needs refinement prior to issuance of Building Permit to provide laterals for the sprinkler / standpipes and position hydrants >40' from buildings.
  - a. Hydrants inside the project will require adjustment prior to Building Permit issuance.
  - b. The 4-inch interior loop serving fire sprinkler systems may be redundant because there will be a larger loop to supply fire hydrants (minimum 6" likely larger) and the sprinkler systems could be supplied from the larger main.
  - c. Depending upon available fire flow and pressure, the single fire main (supply) into the project may not be sufficient to overcome friction losses. A looped system would be hydraulically more efficient.
  - d. Fire hydrants, fire department connections, post indicator valves, backflow devices and gas meters shall be provided with vehicular protection in the form of bollards per the detail CFC 312.
38. Private Underground Fire Mains (aka on-site mains behind the detector check) require a separate Fire Department plan review and permit process prior to installation. Public or private fire mains may not run under buildings. CFC 507.
39. The Cloverdale Fire District has adopted a local ordinance which requires automatic fire sprinkler systems in certain type/size of new construction. The project shall be protected with automatic fire sprinkler systems in accordance with CA Fire Code Chapter 9 as adopted by the Fire District. CFC 903.
40. The three-story apartment buildings are required to provide a Class I (one) standpipe system. CFC 905.3.1 (as adopted).
41. As mitigation for delays in response time, traffic signal pre-emption (Opticom or compatible) shall be provided on any new traffic signals serving this development.
42. Project is located in an area designated as a "moderate" Wildland Urban Interface location per CalFire. A vegetation management plan is required and it is expected that enhanced vegetation management will be required in the 30' to 100' zone behind the residential lots.

43. Review of the Environmental Site Assessment, re-use of the site and implementation of the construction program shall be reviewed and approved by the County of Sonoma, Environmental Health & Safety, 707-565-6565.
44. Ground ladder access is required to all "rescue windows" including any facing a basin/bio-swale. Rescue windows opening onto a slope require "ladder pads" and an access path between the fire apparatus on the street and the ladder pad.
  - a. Second floor awnings (projections) shall not interfere with placement of a ground ladder to a 3rd floor rescue window.
  - b. Location of ladder pads shall be coordinated with Landscaping and civil drawing to provide access to the emergency escape and rescue openings. Tree trunks, shrubs and plants which are firmly developed, such as boxwoods, shall not interfere with placement of fire department ground ladders.
  - c. As measured in front of each projection, the base of fire department ground ladders will be placed approximately  $\frac{1}{4}$  the height of the building. Example: to ladder a 30-foot building the base of the ladder will be placed 7.5 feet from the building with the tip of the ladder touching the building." Minimum ladder pad size is 4 feet by 4 feet.
  - d. Future evaluation is necessary to ensure a ladder can traverse and maneuver within these locations.
45. A fire alarm system is required. The apartments shall have fire sprinkler monitoring and, at least, one interior notification appliance in each dwelling unit. The Community Room shall have traditional notification (horn/strobe). "Accessible" and "Adaptable" units shall be pre-wired to accommodate future installation of fire alarm initiation and notification appliances. CFC 907.
46. Remote annunciators for the fire alarm systems shall be provided at the main entrance of buildings in a common area for use by fire fighters. CFC 907.6
47. Fire extinguishers rated 2A10BC shall be required on each floor, for each 3,000 ft<sup>2</sup>, within 75' travel distance and shall be equipped with wall signage. Recessed cabinets are permitted provided the fire resistive rating is maintained. CFC 906
48. Building signage is required for; Sprinkler Riser Rooms, Electrical Rooms, Fire Alarm Control Panel Room, Fire Damper Access, Duct Smoke Detector(s), identification of HVAC units and Elevator Equipment. CFC 509
49. Any Areas of Refuge or Areas of Assisted Rescue shall be identified and provided with a two-way communication system per CFC 1009. CFC 1003.
50. Provide a 12" internally or externally illuminated address numerals visible from the street, controlled by photo-cell or timer.
51. An illuminated complex directory (with pictogram of building layout) shall be provided at the main entrances. CFC 505.
52. Required Fire Department access roads shall be equipped with "No Parking-Fire Lane" markings per current Fire Department standards and the CA Vehicle Code. CFC 503.
53. Traffic calming measures or controls (speed bumps, humps, undulations, gates, etc.) are not approved as a part of this review and require specific approval from the Fire Department. Striping at pedestrian crossings may not incorporate a speed table. CFC 503.4.

54. Apartment buildings shall be equipped with a "Knox Box" (Style 4400 recessed or surface mount) and placed near the main entrance to the building. Lockable gates limiting vehicle access to multi-family facilities shall be equipped with an Opti-Com compatible receiver controlling an automatic operator and Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock). CFC 506.
55. Solar photovoltaic systems shall comply with the CA Fire Code and CA State Fire Marshal Photovoltaic Guideline. CFC 605.
56. Required Fire Department permits that are eligible for deferred submittal: Construction; Underground Fire Main, Automatic Fire Sprinkler System, Fire Standpipe System, Fire Alarm System, Sprinkler Alarm Supervisory Service (water-flow monitoring). Operation; Apartment building. CFC 105.
57. The developer shall submit a "Fire Safety During Construction" plan at the time of Building Permit submittal. CFC 3308.
58. A Fire Safety & Evacuation Plan and signage (entrances, stairwells, elevator lobbies) shall be provided and submitted for review to ensure all required information is provided in the plan and on the floor plans. CFC 403.4, 404.6 & 1023.
59. Storage or use of any hazardous materials at the site (such as diesel fuel for an on-site generator or sulfuric acid in batteries) will require a Hazardous Materials Business Plan be submitted to the CUPA. CFC 5001.
60. Access roads (1ST lift of asphalt) and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. CFC 3312.

**Public Works/Engineering:**

**PRIOR TO ISSUANCE OF A BUILDING, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

61. The applicant shall submit to the City of Cloverdale for review and approval, a grading plan prepared by a Registered Civil Engineer, and shall obtain a Grading Permit.
62. The applicant shall submit to the City of Cloverdale for review and approval, a detailed Soils Report certified by a Geotechnical Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The grading plan shall incorporate the recommendations of the approved Soils Report.
63. The applicant shall submit to the City of Cloverdale for review and approval, improvement plans prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Cloverdale to complete the improvements; and shall post sufficient surety guaranteeing the construction of the improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his expense.
64. All existing wells, septic tanks and/or underground fuel storage tanks shall be permanently destroyed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search to make this determination.
65. The applicant shall post sufficient surety guaranteeing completion of all public improvements which revert to the City (i.e., water lines, etc.) or which require removal.

66. Accessible paths of travel, ramps and parking shall be provided as required by State of California Title 24.

**DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:**

67. That prior to any work being conducted within the City right-of-way, the applicant shall obtain an Encroachment Permit.
68. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
69. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
70. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
71. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
72. All haul routes shall be approved by the City Engineer. Haul routes shall be limited to graded area only.
73. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

**PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BOND EXONERATION, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

74. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
75. If substantial changes in the size, alignment, grades, etc. during construction, original "as-built" plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office.

**OTHER SPECIAL CONDITIONS:**

**STREETS**

76. All improvements within the City Right of Way shall conform to the City's Design and Construction Standards and be approved by the City Engineer.
77. The project shall be accessed via two driveways (one to the north and one to the south) and shall be installed in accordance with the City's Design and Construction Standards.

78. The vehicular bridge proposed at the southerly driveway shall be privately owned and maintained and be designed and constructed in accordance with the City's Design and Construction Standards.
79. Should any damage occur to Asti Road during construction the Contractor and/or developer shall be responsible for repair at no cost to the city. Repairs to the City's streets shall be to the satisfaction of the City Engineer.
80. Sidewalk shall be constructed along the entire project frontage along Asti Road and shall be ADA compliant as determined by the City Engineer. The following criteria for the design of the meandering sidewalk shall be met:
  - a) No sidewalk cross grades over 2%.
  - b) Sidewalks to be a minimum 5 feet wide at all points.
  - c) The sidewalk shall be contained either within street right-of-way or within an access easement offered to the City.
  - d) At the terminus of the new sidewalk, a sidewalk barricade shall be constructed in accordance with the City's Design and Construction Standards.
  - e) New sidewalk shall be warped as required at obstructions (e.g. fire hydrants, utility poles, etc.) to provide a minimum 48-inch clear pathway per City Standards.
  - f) The applicant shall agree to maintain the sidewalk and any related landscaping.
81. Street repairs shall be provided and be no less than a minimum of a 2 inch grind and overlay for the half width of Asti Road along the project's frontage from lip of gutter to lip of gutter or as directed by the City Engineer.
82. All new and replaced traffic signage and striping shall be installed in accordance with the City's Design and Construction Standards.
83. Asti Road shall be striped for two 12-ft travel lanes and two 5-ft bicycle lanes.
84. The applicant shall make an irrevocable offer of dedication of a minimum five feet wide Public Utility Easement adjacent to the City right of way along the entire project frontage on Asti Road.
85. All existing and proposed overhead utilities along the project frontage on Asti Road shall be placed underground and located within the City Right of Way or Public Utility Easement. Dry utilities will not be permitted to be placed with the limits of paved roadway.
86. Curb and gutter shall be constructed in accordance with the City's Design and Construction Standards along the project frontage. A minimum of a two feet wide and six inch thick asphalt concrete pavement conform shall be provided along new curb and gutter.

#### **STORM DRAIN**

87. The applicant shall demonstrate for each building pad to the satisfaction of the City of Cloverdale as follows:
  - a) Adequate protection from 100-year frequency storm; and
  - b) Feasible access during a 10-year frequency storm.

A copy of the applicable FIRM map and hydrology and hydraulic calculations shall be submitted with the improvement plans per current City and Sonoma Water Standards.
88. The applicant shall submit to the City of Cloverdale for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Cloverdale to complete the public improvement and shall post sufficient surety

guaranteeing the construction of the public improvements. The drainage plans and calculations shall indicate the following conditions before and after development:

- a) Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall be per current Sonoma Water Standards.
  - b) Storm drain flows post-development shall be limited to pre-development flows for the 10-year frequency design storm. Any facilities needed to accommodate this (i.e. oversized pipes, detention facilities, etc.) shall be installed within the development and be privately owned and maintained.
89. All storm drain calculations shall analyze the 10-year frequency design storm and all storm drain facilities shall accommodate 10-year storm flows. Additionally, the 100-year shall be analyzed and provisions must be made to accommodate overland flows that exceed pipe capacity. Overland flow shall be directed to the public right of way or stable receiving watercourse.
  90. Drainage facilities shall be constructed to intercept any drainage runoff from offsite properties and conveyed to an approved storm drain.
  91. The project site shall be graded as to drain to an improved street or approved drainageway as approved by the City Engineer. No lot-to-lot drainage will be permitted without a private drainage easement.
  92. The applicant shall submit to the City of Cloverdale for review and approval a Final Storm Water Low Impact Development Submittal prepared by a Registered Civil Engineer in conformance with the most recent Santa Rosa Storm Water LID Technical Design Manual.
  93. Maintenance and inspection of all storm water BMP facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.
  94. A legally binding, signed maintenance agreement, or equivalent mechanism approved by the City of Cloverdale, is required for all storm water BMP facilities prior to issuance of certificate of occupancy.

## **GRADING**

95. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments or property corners be damaged or destroyed during construction, they shall be replaced by the developer.
96. Improvement plans shall include an erosion control plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities.
97. Tree protection measures must be shown on the grading plan(s).
98. During construction, dust control must be maintained to the City's satisfaction.

## **WATER & SANITARY SEWER IMPROVEMENTS**

99. All public water mains must be located in public right-of-way or public utility easements meeting City standards and as approved by the City Engineer. Any and all rights-of-way, or if unavoidable, easement dedications must be made by the property owner to the City, at the property owner's expense, prior to approval of the improvement plans. The developer shall prepare all necessary legal descriptions and deeds and submit the documents to the City Engineer for review and approval prior to recordation.
100. All private storm drains, water mains, fire mains, sanitary sewer mains, laterals, and privately owned appurtenances, must be located with the private property and clearly identified as private on the improvement plans.

## **WATER**

101. The applicant shall submit with the improvement plans a water analysis demonstrating that the size of the lines and appurtenances proposed for the project are adequate for fire protection. Plans and calculations shall be submitted to both the City and Cloverdale Fire Protection District for review and approval.
102. Provide one master domestic meter with reduced pressure backflow prevention device for the proposed project in accordance with City standards. The meter and device shall be located in the public right-of-way or a utility easement accessible to City staff at all times.
103. Provide one irrigation meter with reduced pressure backflow prevention device for the proposed project in accordance with City standards. The meter and device shall be located in the public right-of-way or a utility easement accessible to City staff at all times.

## **SEWER**

104. All on-site sewer lines shall be privately owned and privately maintained and shall be constructed to City public standards and as approved by the City Engineer.
105. Public sewer improvements shall be constructed to City standards and as approved by the City Engineer.
106. Applicant shall provide and install a privately owned and operated lift station to serve the project. Applicant shall provide and install a private sewer lateral (force main) to the nearest City owned sanitary sewer manhole.
107. If the project's design sewer discharge flows are greater than anticipated for this property in the sewer master plan, the applicant shall provide for a sewer capacity study to evaluate the adequacy of the existing sewer mains to convey the proposed project's peak wet weather flows. Any sewer capacity deficiencies identified in the analysis, beyond which is identified in the 2009 Sewer Master Plan, shall be corrected at the applicant's sole expense.

## **LANDSCAPING**

108. All landscaping within the project and on Asti Road shall be privately owned and maintained.

## **Building Department:**

109. Common Use areas (Community Building) shall be accessible per CBC 11A adaptability requirements unless open to the public. CBC 1102A.3.1 #4.



110. Comply with the EV charging requirements in Section A4.106.8. Construction documents shall provide information on amperage of future EVSE, raceway methods, wiring schematics, and electrical loads.

111. Some key changes in the 2019 Energy Codes are as follows:

112. Require that all residential construction that has three habitable stories or less from grade shall require the installation of solar photovoltaics. Square footage of the homes/units and number of bedrooms will help determine system sizing.

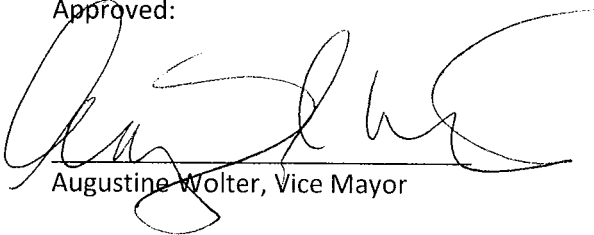
113. Work/construction hours are limited to Monday through Friday from 7:00 a.m. to dark, but in no case shall work continue later than 7:00 p.m. Work hours on Saturdays shall be from 7:00 a.m. to 5:00 p.m. No work shall occur on Sundays or Holidays. Inspections will be available Monday through Thursday from 2:00 p.m. to 4:00 p.m. Contractors shall schedule inspections 48 hours in advance by calling the Building Department at (707) 894-1725.

\* \* \* \* \*

Resolution No. 017-2022 was duly adopted by the City Council of the City of Cloverdale on this the 9<sup>th</sup> of February 2022, by the following roll call vote: 3-Ayes, 1-Noes, 0-Abstained, 1-Recused.

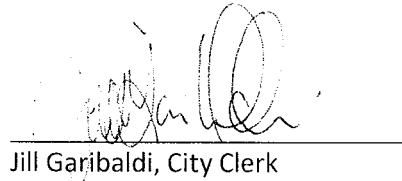
Ayes: (3) Councilmembers Bagby, Palla and Cruz  
Noes: (1) Vice Mayor Wolter  
Absent: (0)  
Abstain: (0)  
Recused: (1) Mayor Lands

Approved:



Augustine Wolter, Vice Mayor

Attested:



Jill Garibaldi, City Clerk