

**PC RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING MAJOR CONDITIONAL USE PERMIT CUP 2016-07, MINOR CONDITIONAL USE PERMIT CUP 2021-08, MAJOR DESIGN REVIEW DR 2016-06, AND MAJOR VARIANCE V 2017-01 FOR A MAJOR TELECOMMUNICATIONS FACILITY LOCATED AT 923 SOUTH FITCH MOUNTAIN ROAD**

**WHEREAS**, applications including a Major Conditional Use Permit, Minor Conditional Use Permit, Major Design Review, and a Major Variance have been received from GTE Mobilenet, dba as Verizon Wireless (“Applicant”) to allow for the construction and operation of a 76-foot-tall cellular tower and supporting facilities, located at 923 South Fitch Mountain Road (“Project”); and

**WHEREAS**, at a properly noticed public hearing on December 8, 2020, after reviewing written and oral staff reports, taking testimony, and receiving into the record all pertinent documents related to the Project, the Planning Commission voted to continue the item to a future hearing in order for staff to address issues raised by the Commission and to provide additional information on the following:

- The overall height of the tower structure and the potential for reducing the height.
- The possibility of providing additional measures to maximize stealthing of the facility.
- A request of the applicant to provide additional photo-simulations of the facility from Greens Drive.
- A request that staff provide clarification on the potential for increasing the height of the tower at the request of the applicant or future carrier; and

**WHEREAS**, staff worked with the applicant to address the issues raised by the Planning Commission and incorporated the additional information requested by the Commission in the written staff report and supporting documents; and

**WHEREAS**, at a properly noticed public hearing on December 14, 2021, after reviewing written and oral staff reports, taking testimony, and receiving into the record all pertinent documents related to the Project, the Planning Commission voted to continue the item to a future hearing to allow for a third-party technical review of the proposed project to be prepared; and

**WHEREAS**, as requested by the Planning Commission, the City retained the engineering services of Columbia Telecommunications Corporation (CTC), a privately held, independent telecommunications consulting firm, to provide a third-party review of the Verizon application; and

**WHEREAS**, CTC performed a technical review and analysis of the project with respect to the applicant's communications, engineering materials, and justification for the proposed project site; and the City received the final draft of CTC's analysis on April 5, 2022 outlining the information that CTC examined and documenting their analysis and conclusions related to the application; and

**WHEREAS**, the final report, *Review of Wireless Application*, found that the communications equipment as proposed is consistent with the applicant's goals for applications from a technical standpoint; and

**WHEREAS**, on April 12, 2022, the Planning Commission held a properly noticed public hearing, reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the Conditional Use Permits, Major Design Review, and Major Variance applications for the Project; and

**WHEREAS**, during the application process for the project, the City contracted with First Carbon Solutions, a qualified California Environmental Quality Act (CEQA) consulting firm, to prepare the environmental analysis; and

**WHEREAS**, the analysis concluded, based on the proposed design, location, and standard conditions of approval, that the project would be exempt pursuant to CEQA Section 15303(c) New Construction or Conversion of Small Structures, including evaluation of the project in light of CEQA Section 15300.2 Exceptions; and

**WHEREAS**, the Class 3 Exemption (New Construction or Conversion of Small Structures) consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure; and

**WHEREAS**, for a project to qualify under this exemption, any structure must be less than 2,500 square feet in floor area, meet the development standards for the type of structure defined in the local code, and not involve significant amounts of hazardous materials; and

**WHEREAS**, the proposed project involves the installation of nine Andrew Model SBNHH-1D65B directional panel antennas on a new 76-foot-tall faux tree on land that is designated as Public/Quasi Public. The proposed facility height complies with the City's development standards and 100-foot height limit for wireless facilities. All new project construction would occur within the 30-foot by 50-foot lease area, approximately 1,500 square feet, and would not exceed 2,500 square feet in floor area. The proposed project would not involve the use of significant amounts of hazardous substances, as it would consist of standard cell tower communications panels that are regulated by federal and State agencies, including the Federal Communications Commission (FCC); and

**WHEREAS**, after the public hearing, the Planning Commission considered all public documents, including the staff report and public comments received regarding the Conditional

Use Permits, Design Review, and Variance requests before making its decision on the subject applications.

**NOW, THEREFORE BE IT RESOLVED** that the Healdsburg Planning Commission hereby finds that the Project is exempt pursuant to CEQA Section 15303(c) New Construction or Conversion of Small Structures, including evaluation of the project in light of CEQA Section 15300.2 Exceptions as described below.

a) *Location.* Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

**Analysis**

The project site is located in a predominantly urbanized setting and is generally bound by roadways and existing development. The project site does not occur on lists of known hazardous materials contamination or storage and has not been designated, precisely mapped, or officially adopted as an area of critical concern. Therefore, there is no evidence that the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

b) *Cumulative Impact.* All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

**Analysis**

The proposed project involves the installation of cellular communication panels that would have no impacts beyond the footprint of the tower itself. No cumulatively considerable effects would occur. Therefore, there is no evidence cumulative impacts of successive projects of the same type in the same place.

c) *Significant Effect.* A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

**Analysis**

The site is not subject to any unusual circumstances that could lead to a significant effect. The tower would be located on a site that was previously developed with water tanks. The project involves the installation of nine Andrew Model SBNHH-1D65B directional panel antennas on a new 76-foot-tall faux tree on land that is designated as Public/Quasi Public. Thus, there is no evidence of any unusual circumstances.

d) *Scenic Highways*. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State Scenic Highway. This does not apply to improvements which are required as mitigation by an adopted Negative Declaration or certified EIR.

**Analysis**

According to the California Scenic Highway Mapping System for Sonoma County, the proposed project is not located within the viewshed of a scenic highway. The nearest officially designated State Scenic Highway is State Route 116 (located approximately 19 miles south of the project site). Distance to the project site precludes impacts to scenic resources within a designated State Scenic Highway as such, there is no evidence that the Project will result in damage to scenic resources within a highway officially designated as a State Scenic Highway.

e) *Hazardous Waste Sites*. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

**Analysis**

According to a records search using the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not identified as a hazardous materials site.<sup>1</sup> Additionally, no such site is located adjacent to the project site or within the general project area. Therefore, no impacts associated with hazardous materials sites would occur.

f) *Historical Resources*. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

**Analysis**

The project site is located in a predominantly developed setting and currently contains sparse vegetation and trees, although it is adjacent to a more heavily wooded portion of the park. There are no known historical resources on-site. Review of the project site shows that the modern ground surface has been previously disturbed because of prior development activity, such as the nearby golf course and the construction of water tanks. Review of the California Office of Historic Preservation (OHP) files, cultural resources survey at the site, public involvement, and Local Government and OHP consultation as part of the National Environmental Policy Act (NEPA) review, conducted by the applicant and reviewed by the City of Healdsburg, determined no impacts would occur to historical resources; and

**BE IT FURTHER RESOLVED**, the Healdsburg Planning Commission makes the following findings required to approve Conditional Use Permit Application CUP 2016-07, Minor Conditional Use Permit CUP 2021-08, Design Review Application DR 2016-06, and Variance Application V 2017-01 as follows:

**Major Conditional Use Permit Findings – Telecommunication Facility (CUP 2016-07):**

Pursuant to Land Use Code section 20.28.165, the Planning Commission is required to make the following findings in order to approve a conditional use permit application; staff has provided suggested findings below each italicized finding:

- 1. The proposed location and operation of the conditional use is in accord with the Healdsburg General Plan, objectives of the Land Use Code and purposes of the district in which the site is located.*

The project is consistent with the following General Plan Goals:

**GOAL S-F: Adequate City emergency procedures in the event of natural or man-made disasters.**

Policy S-F-1: The City shall ensure that adequate emergency procedures are in place to respond to and recover from man-made and natural disasters.

**GOAL NR-C: Preservation and enhancement of Healdsburg’s natural setting.**

Policy NR-C-3: Development shall be allowed only in a manner that protects important views and landmarks such as Fitch Mountain, Russian River, and the foothills to the north, west and east of the city.

Policy NR-C-5: Major scenic ridgelines designated on General Plan Figure 8 and highly visible hillsides shall be protected from visually obtrusive development.

Policy NR-C-6: Protection of distinctive natural vegetation such as oak woodlands, riparian corridors, and mixed evergreen forest is encouraged.

Policy NR-C-7: The viewshed along scenic highways, roads and streets shall be protected and enhanced.

The project will provide cellular phone service to a large area around the site where current coverage is lacking. The Fire Marshal has reviewed the project and finds that the project will significantly aid in emergency response during a natural disaster such as a wildfire or earthquake. The project has been designed to minimize visual impacts and blend into the surrounding area and will not impact important views, landmarks, scenic ridgelines, or views from designated scenic roads (South Fitch Mountain Road).

The proposed location and operation of the conditional use is in accordance with the Healdsburg General Plan as it is sited on a parcel that has already been developed for utilities, as shown by the existing water tanks in Tayman Park. Verizon’s facility will provide public benefit in the form of enhanced wireless communication coverage to the City and surrounding residences.

The proposed facility is located in the P (Public) zone, which is a district created in the City’s Land Use Code for “orderly establishment of public and quasi-public facilities...” (§20.08.210). Verizon’s facility will provide great public benefit in the form of enhanced wireless communication coverage. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the

area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents.

- 2. The proposed location and operation of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed facility is located in the P (Public) zone, which is a district created in the City's Land Use Code for "orderly establishment of public and quasi-public facilities..." (§20.08.210). The proposed Verizon tower will provide vital telecommunications services to the general community. Furthermore, all design and aesthetic elements have been incorporated, with the input of Healdsburg Planning staff, so that the facility may blend into the existing treescape in the park. The proposed facility complies with all development standards for telecommunications facilities as well as for the zoning district. The Radio Frequency (RF) Study prepared for the project indicates that the proposed facility would be in compliance with the FCC Radio Frequency rules.

- 3. The proposed conditional use will comply applicable provisions of the General Plan and Land Use Code.*

As discussed above, the proposed conditional use will comply with the applicable provisions of the General Plan and Land Use Code.

The project is consistent with the following General Plan Goals:

**GOAL S-F: Adequate City emergency procedures in the event of natural or man-made disasters.**

Policy S-F-1: The City shall ensure that adequate emergency procedures are in place to respond to and recover from man-made and natural disasters.

**GOAL NR-C: Preservation and enhancement of Healdsburg's natural setting.**

Policy NR-C-3: Development shall be allowed only in a manner that protects important views and landmarks such as Fitch Mountain, Russian River, and the foothills to the north, west and east of the city.

Policy NR-C-5: Major scenic ridgelines designated on General Plan Figure 8 and highly visible hillsides shall be protected from visually obtrusive development.

Policy NR-C-6: Protection of distinctive natural vegetation such as oak woodlands, riparian corridors, and mixed evergreen forest is encouraged.

Policy NR-C-7: The viewshed along scenic highways, roads and streets shall be protected and enhanced.

Furthermore, the project substantially complies with the Land Use Code, except for the variance for a reduced setback from 100-feet to approximately 15-feet.

**Minor Conditional Use Permit Findings – Over-height Fence (CUP 2021-08):**

Pursuant to Land Use Code section 20.28.165, the Planning Commission is required to make the following findings in order to approve a conditional use permit application; staff has provided suggested findings below each italicized finding:

- 1. The proposed location and operation of the conditional use is in accord with the Healdsburg General Plan, objectives of the Land Use Code and purposes of the district in which the site is located.*

The General Plan does not include any policies on fence installation. Land Use Code Section 20.16.055 provides a mechanism to allow fences to exceed 6-feet in height. This section provides for the allowance of over-height fences with approval of a Conditional Use Permit. The fence will be consistent with the Citywide Design Guidelines in that the fence will not completely block views to the site as viewed from the street; it does not utilize an exaggerated or fortressing design; does not use chain-link; and the fence will be made of durable materials (redwood) which will be maintained on a regular basis to ensure security of the site. The fence will be similar to other fences used for securing telecommunication facilities in California.

- 2. The proposed location and operation of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed fencing will not be detrimental to the surrounding neighborhood because the over-height fence would be located on a parcel surrounded by large expanses of the Tayman Park Golf Course and is located approximately 390-feet from the nearest residential uses on Greens Drive. The gate of the fence will be locked and will only allow entry to authorized maintenance personnel. The fence will not create any line-of-sight issues with pedestrians and vehicles due to its isolated location. The fence will also serve to screen the equipment from view of the golfers playing on the course.

- 3. The proposed conditional use will comply applicable provisions of the General Plan and Land Use Code.*

The proposed fencing does not conflict with any other applicable provisions of the Land Use Code and the proposed fence is consistent with the Citywide Design Guidelines.

**Major Design Review Findings (DR 2016-06):**

Pursuant to Land Use Code section 20.28.125, the Planning Commission is required to make the following findings in order to approve a conditional use permit application; staff has provided suggested findings below each italicized finding:

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

The proposed facility was designed in consultation with City of Healdsburg staff to meet all criteria detailed in the City's wireless code, §20.20.080 Telecommunication Facilities. Setbacks, stealthing, and height limits were considered when designing the facility. The proposed facility will be 76-foot tall with the antennas mounted at a 60-foot centerline on the pole to ensure optimal signal coverage for the intended service area. The additional height of the structure is to provide for a more lifelike "hat" to sit atop the tower, better resembling the top of a broadleaf tree and similar to those of trees surrounding the facility. The proposed facility height complies with the City's development standards and 100-foot limit for wireless facilities and has been designed at its minimum functional height.

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

Verizon Wireless has designed the facility to minimize visual impacts and blend into the surrounding area. The proposed design promotes the City's goals of preserving natural beauty while promoting attractive development of land. Verizon has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Healdsburg and greater Sonoma County. The facility includes a stealth design beneath arboreal camouflage to blend with the surrounding natural vegetation. Verizon will install leaf socks on all proposed panel antennas and RRH units. All antennas and pole mounted equipment will be painted flat green, while the monopole itself will be painted flat brown, and all paint will be non-reflective. The facility has been designed to minimize visibility from public view and to blend into the surrounding vegetation. Support cables will be installed underground and the equipment will be effectively screened from public view by existing trees nearby.

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

The proposed facility is located in the P (Public) zone, which is a district created in the City's Land Use Code for "orderly establishment of public and quasi-public facilities..." (§20.08.210). Verizon's facility will provide great public benefit in the form of enhanced wireless communication coverage. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents.

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

There are no previous conditions of approval for a similar use on this site. Staff has included in the resolution a list of recommended conditions of approval to be approved or revised by the Planning Commission to ensure the project is consistent with Federal, State, and Local regulations.

5. *For proposed developments or uses in the Central Healdsburg Avenue Plan area, the design of the development or use, and all appurtenant structures, is consistent with the policies set forth in Chapter IV, "Building Design Framework," of the Central Healdsburg Avenue Plan dated November 2013 and adopted by the Healdsburg City Council on January 21, 2014, as may be amended from time to time. (Ord. 1138 § 3, 2014.)*

Not applicable. The proposed facility is not located within the Central Healdsburg Avenue Plan area.

**Major Variance Findings (V 2017-01):**

Pursuant to Land Use Code section 20.28.230, the Planning Commission is required to make the following findings in order to approve a variance application. Staff has provided suggested findings below each of the four required findings for this request for a reduced setback from 100-feet to approximately 15-feet:

1. *Special circumstances exist with respect to the property in question, including, but not limited to size, shape, topography or surroundings.*

Staff finds that there are special circumstances with respect to the property in question. The primary circumstances are that the parcel is uniquely shaped and densely vegetated. The parcel is round, and varies over 100-feet in elevation across its 3.4 acres. The majority of the parcel is covered by deciduous trees. There are City-owned facilities in the center of the parcel which are surrounded by trees. The southeastern portion of the parcel contains one abandoned water tank and one new water tank, along with an existing dirt access road. The location of the proposed facility will be in this area of the parcel, at the location of the abandoned water tank. Since this area has been developed with City facilities, locating the tower in this location will have the least impact on the site since it will require less grading and allow preservation of existing trees.

2. *Strict or literal interpretation and enforcement of the specified regulations would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Land Use Code.*

Staff finds that the strict or literal interpretation and enforcement of the setback regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the LUC. The proposed facility has been designed to occupy developed areas of the parcel and limit impacts related to ground disturbance and tree removal. Complying with the setback standard would require moving the facility further to the west, uphill into an area containing many mature trees. Strict adherence to the setback would require invasive grading and tree removal to construct the facility, necessitating ground and habitat disturbance. The proposed location would minimize environmental disturbance in the construction of new facilities, and locate the facility in a previously developed area.

3. *Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.*

Staff also finds that the strict or literal interpretation and enforcement of the setback regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district. As noted, the parcel is zoned Public (P) and is one of several similarly zoned parcels in the area. However, the subject parcel contains significantly more vegetation and much steeper topography than similarly zoned parcels nearby. Therefore, staff finds that the special circumstances of the site warrant support of the facility at its proposed location by limiting the amount of environmental disturbance.

*4. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zoning district.*

Staff finds that the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zoning district. As noted, the applicant worked in conjunction with City staff to select a location for the facility which minimizes ground and environmental disturbance, but also complies with City regulations. The proposed location for the facility utilizes a site where development has occurred to the extent possible. The granting of the variance for the facility from the 100-foot setback requirement does not constitute a special privilege as the parcel is unique and the proposed location has already been developed as the site of a City utility. Furthermore, the combination of the zoning of the site, the locational criteria required by the Land Use Code, site constraints, and the cellular signal coverage requirements of the carrier significantly restricts where such a facility could be located. There is no grant of special privilege due to the fact that no other site within the City had eligible zoning, met the locational criteria, allowed for impact mitigation, and did not result in conflicts with adjacent residential uses.

**BE IT FURTHER RESOLVED** that the Healdsburg Planning Commission does hereby approve Conditional Use Permit Application CUP 2016-07, Minor Conditional Use Permit CUP 2021-08, Design Review Application DR 2016-06, and Variance Application V 2017-01 based upon the facts and findings above and subject to the Conditions of Approval, as shown in Exhibit A:

**DULY AND REGULARLY ADOPTED** by the Healdsburg Planning Commission on the 12<sup>th</sup> day of April 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

\_\_\_\_\_  
Jerry Eddinger, Chair

\_\_\_\_\_  
Scott M. Duiven, Secretary

Exhibit A: Conditions of Approval

## **Exhibit A**

### **Conditions of Approval**

**Major Conditional Use Permit Application CUP 2016-07**

**Minor Conditional Use Permit CUP 2021-08**

**Major Design Review Application DR 2016-06**

**Major Variance Application V 2017-01**

923 South Fitch Mountain Road

April 12, 2022

#### **Planning and Building Department**

1. Approval is granted for the construction and operation of a 76-foot-high cellular tower and supporting facilities. The project shall occur substantially in accordance with the Exhibit A - Plan Set dated August 13, 2021 except as conditioned or modified herein. As detailed in the project description and Exhibit A, the project shall include the following elements for concealment of the facility and to minimize visual impacts. These elements shall also be included for any repairs or future modifications to the facility:
  - An 8-foot high redwood plank fence completely surrounding the tower and associated equipment;
  - The 8-foot high antennas shall be concealed within “stealth socks” intended to blend in with the faux tree branches;
  - The faux tree branches shall extend no less than 6-feet from the tower pole, just past the antenna support arms. The lower branches shall be 10-feet in length to give the structure a more “tree-like” configuration;
  - The faux tree shall include 2.8 branches per foot to provide the most natural looking tree and the most stealthing capabilities
2. Any modifications to the approved plans must receive prior approval of the City of Healdsburg. Minor modifications may be approved by the Community Development Director; major modifications require Planning Commission approval.
3. Major Design Review Permit No. DR 2016-06 shall lapse and 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.
4. Variance Application V 2017-01 shall lapse and become null and void when the building permit issued authorizing occupancy of the site or structure which was the subject of the variance application lapses or expires.

5. The plans submitted for building permits shall include details on the location, type, and specifications of the back-up power generator required by the California Public Utilities Commission. The generator is required to be installed within 12 months from the date of building permit issuance for the tower.
6. The use permit issued for the telecommunications facility must be renewed every 10-years through the approval process as specified at HMC 20.28.105.
7. The project shall be constructed, operated, and maintained pursuant the standards of HMC Section 20.20.080.
8. Prior to issuance of a grading permit, all identified Tree Protection Plan measures shall be noted on the grading plan and adhered to in order to protect the large Heritage trees to be retained as shown on the site plan (Exhibit A). If any Heritage tree is proposed for removal during the development of the site, a Heritage tree removal permit application shall be submitted to the Planning Department for review and approval prior to the removal of tree.
9. All City Department comments on the project are required to be met to the Department's satisfaction.
10. Prior to issuance of a grading permit, submit a construction management plan to the satisfaction of the Building Official.

### **Fire Department**

1. **Hazard Identification Signs**: Visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the Fire Code Official. Install NFPA Diamond for diesel fuel on the outside gate.
2. **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 for the purchase price of said box. CFC Section 506, City Ordinance 1157 Section 506.1. Required at gate at facility site.
3. **Hazardous Materials Permit**: Prior to final inspections, a hazardous material business plan permit shall be obtained from the Fire Department. Access the following link to create a California Environmental Reporting System (CERS) account: <http://cers.calepa.ca.gov/> and complete a hazardous materials business plan, per City of Healdsburg City Code sec. 7-16.
4. **Defensible Space**: Buildings and structures located within a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan shall maintain a defensible space as outlined in Government Code 51175-51189, the Fire Department's "Construction and

Defensible Space Standard within Designated Fire Severity Zones” (<http://www.ci.healdsburg.ca.us/278/Wildland-Urban-Interface>) document. CFC 4907.1

### **Public Works Department**

Public Works Engineering has reviewed the above entitlement applications and plan set and requires the following conditions of approval to be addressed at submittal of the subsequent building permit:

1. The Applicant is required to provide construction plans prepared by a civil engineer licensed in the State of California, that meet the satisfaction of the City Engineer.
2. The Applicant is required to provide internally consistent pad grades with appropriate grading and railing. There are different pad elevations on different elevation drawings, with the potential for a 42” drop off at the edge of the pad.
3. The Applicant is required to locate the existing City and golf course related water mains in the vicinity of the proposed access road as part of the final design. Construction shall include locating, protecting, and/or relocating existing water and other City facilities.
4. The Applicant is required to enter into a lease agreement with the golf course leasing operator/City of Healdsburg regarding use of the property where the access road and facilities are proposed on the property. Verizon is requesting that the City allow dedication of wireless utility easements on City property. City Council approval is required to allow easements over City property. This process shall be completed in conjunction with the lease agreement, under the direction of the City Manager’s Office. Public Works shall review and approve the legal descriptions, deeds, and mapping documents for the proposed easements.
5. If the project is creating or replacing 10,000 square feet or more of impervious area, the project is required to comply with Low Impact Development (LID) requirements.
6. 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 improvements by the project engineer to verify that all work is in compliance with site plan of the approved project plans. The project engineer shall provide a letter of review evidencing these inspections.
7. In order to document any modification of 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”, ACAD files, and pdf’s of the pertinent sheets of the project plans.
8. The Applicant is advised that City Ordinance prohibits grading between October 1<sup>st</sup> and April 30<sup>th</sup> for construction projects on hillsides with slopes 10% or steeper unless the project is granted an exception by the City Engineer in accordance with Section 17.36.030. An exception requires the preparation, review, approval, and implementation of a Monitoring Plan. The site has unknown grades.
9. The Applicant is advised that City Ordinance requires an erosion control plan prepared by a QSD and approved by the City Engineer for all soil disturbing activities that do not have ground cover restored prior to October 1<sup>st</sup>.
10. The applicant is responsible for repairing, and/or removing and replacing to City or golf

facility standards, all driveways, parking areas, golf facilities and related infrastructure, and anything else on the project sites damaged by the contractor as a result of the construction of this project. City inspectors will perform pre and post project site reviews, including photo documentation, and will determine the required repairs in conjunction with the facility operator.

11. The Applicant is advised that prior to working within the Public Right of Way, City owned property, or public easement area, 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. This project will construct work on City owned property.

### **Electric Department**

1. The City of Healdsburg will be the electric service provider for this site. The electric service will originate near the Golf Course's existing well enclosure with all new electric facilities to be underground.
2. The proposed service point must provide twenty-four (24) hour access to City personnel. This will require locating the electric service point and switch gear outside of the fenced area.
3. All work must be done in accordance with the City's Electric Department 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.