

Attachment 5
**Saggio Hills Affordable Housing Project -
Saggio Hills Area Plan Consistency Analysis**

Saggio Hills Area Plan Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>Policy OSR-3.1/Policy C-1.6: Construct a network of pedestrian and bicycle paths and trails to connect development enclaves, park facilities and open space areas with adjacent residential neighborhoods and resort development.</p>	<p>The bicycle and pedestrian network within the Project will connect to the multi-use trail in the future Community Park to the west. The pedestrian trails will connect to the trail network in the Healdsburg Ridge Open Space Preserve to the east. The trail network also provides for internal pedestrian connections throughout the Project.</p>	✓
<p>Policy OSR-3.2: Maintain physical and visual access from pedestrian and bicycle trails to open space areas and scenic features.</p>	<p>Proposed trails on the Project site will provide visual and physical access to the Foss Creek tributary, the community garden parcel (Area 1), around the east side and up and over the top of the central knoll, and to the trail system in the Healdsburg Ridge Open Space Preserve.</p>	✓
<p>Policy PFS-9.3: Provide a vegetation management plan to control the underbrush and vegetation onsite to minimize potential fuel, especially during dry months.</p>	<p>The Applicant has submitted a Vegetation Management Plan for the Project (see Saggio Hills EIR Addendum, Appendix E).</p>	✓
<p>Policy PFS-9.4: Provide a vegetation management plan to create different zones for fuel maintenance; create different vegetation zones with specific maintenance criteria related to the proximity to buildings and other improvements.</p>	<p>The Vegetation Management Plan (Firewise 2000, Oct 2021) establishes five Fuel Modification Zones and prescribes required landscaping and maintenance treatments.</p>	✓
<p>Policy PFS-9.5: Landscape plans for development within the Plan Area shall include plants that are fire retardant in order to reduce the potential of the spread of wildfire through the Plan Area.</p>	<p>The Project landscaping plans are required to be compliant with the Vegetation Management Plan in terms of plant species and spacing to avoid high-ignition fuels and "ladder fuels" that can spread wildfire.</p>	✓
<p>Policy D-1.1: Topography and sensitive environmental areas shall dictate physical layout within the Plan Area.</p>	<p>The site plan is designed to respect the natural terrain of the site and to protect environmentally sensitive areas including the Foss Creek tributary riparian corridor that traverses the site.</p>	✓
<p>Policy D-1.2: Buildings and improvements shall complement the topography and minimize site grading.</p>	<p>Rough grading on the site was performed in conjunction with the construction of the Parkland Farms Boulevard extension. The roadway was realigned to retain the central knoll and graded pads were established in the areas that are proposed for Project development.</p>	✓

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Policy D-1.6: Buildings and parking areas shall be located in the flatter areas of the Plan Area, avoiding flat pad grading where possible and limiting the size of graded footprints.	The Project is sited and designed to locate buildings and parking areas on existing relatively level areas in order to retain the central knoll on the site.	✓
Policy D-1.7: The amount of grading shall be minimized through use of careful siting of improvements, infrastructure and buildings, and the use of appropriate construction technology.	The Project is sited and designed to locate buildings and parking areas on existing relatively level areas in order to respect the natural topography and minimize the amount of additional grading needed.	✓
Policy D-1.11: Retaining walls shall be used to minimize the disturbance of existing slopes and vegetation and shall use materials and/or colors to minimize visual impacts.	The Project is designed to minimize the need for retaining walls. A retaining wall up to 3' in height will be needed along portions of the multi-use trail on the east side of Parkland Farms Boulevard where the central knoll slopes up steeply from the roadway.	✓
Policy D-3.1: Incorporate features such as balconies, cantilevers, dormers, bay windows, patios, entries and accent materials, to provide articulation and interest.	The proposed residential buildings include varied materials, colors and articulated building forms to create visual interest.	✓
Policy D-3.2: Avoid buildings with a massive appearance. Articulate form and visually divide buildings into design components that break down the scale. All buildings shall be “4-sided” architecture.	The building elevations on <u>Sheets A3.01 - A3.04A</u> of the Plan Set illustrate the massing and articulation of the building facades. All of the buildings have 4-sided architecture. As shown on <u>A3.04</u> and <u>A3.04A</u> the south elevation of the elevator building appears more massive with the addition of a third story. The additional story is a trade-off that would allow for 8 additional units.	✓
Policy D-3.3: Utilize color and multiple wall materials to reduce the appearance of building mass.	The exterior building materials are primarily cement plaster or fiber cement with either board and batten or shiplap patterns. Each building area has a color palette that is primarily neutral colors with one or two accent colors within an earth tone range.	✓
Policy D-3.4: Design carports or garages to architecturally relate to the main building(s).	All of the townhomes have attached garages except for the southernmost unit that has a detached garage. The garages are recessed from the street and the building entries. They relate architecturally to the homes.	✓

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Policy D-3.5: Incorporate common open space into the site design as a primary feature.	A large percentage of the site will be conserved as open space. The Project includes two common/open space parcels (Parcels A and B) as well as an area in the northeast corner of the site that will be reserved for community gardens and recreation.	✓
Policy D-3.6: Utilize neutral earth tone exterior wall and trim colors.	The exterior colors are all within an earth-tone palette.	✓
Policy D-3.7: Utilize non-reflective roof materials of darker colors for primary as well as accessory structures.	Throughout the Project, dark composition roofing is utilized.	✓
Policy D-4.2: Native grasses, wildflowers and shrubs shall be utilized as the predominant ground cover.	The Overall Planting Plan (<u>Sheet L5.00</u>) shows the proposed plant mixes, trees, shrubs and groundcover. They are predominantly native, low water use species.	✓
Policy D-4.8: Limit the use of non-native ground covers, shrubs, annuals and perennials to areas in close proximity to the residences and to those species consistent with City firesafe standards.	The landscaping plans for the Project include primarily native and fire-resistant accent plantings, groundcovers, shrubs and trees.	✓