



## Sonoma County Design Review Committee STAFF REPORT

**FILE:** DRH20-0007(PLP20-0020)  
**DATE:** January 20, 2021  
**TIME:** At or after 1:35 p.m.  
**STAFF:** Eduardo Hernández, Project Planner

**Appeal Period: 10 calendar days**

### SUMMARY

**Property Owners:** Shashikant Singapuri, Greg Baker, and Robert Sherwood  
**Applicant:** Milestone Housing Group, LLC  
**Addresses:** 171 Siesta Way and 18503 Hwy 12, Sonoma  
**Supervisorial District:** 1st (Supervisor Susan Gorin)  
**APNs:** 056-511-029 and 056-511-046  
**Description:** Final Design Review Hearing to build a new 100% affordable 92-unit Multifamily Senior Housing Development (averaging 526 sq. ft.) on a 2.29-acre parcel. Development will consist of a single three-story building, with elevators, solar panels, 95 parking spaces (some may be covered), a clubroom, lobby, exercise stations, and other outdoor communal areas. Building average roof height to be 39 ft., with a highest point of 44 ft. A 7-ft. wooden fence is also proposed to surround the site. This proposed development follows the conditional approval for the closure of an existing mobile home park on the same property, approved through UPE20-0035. See Parent Project Application PLP20-0020.  
**CEQA Review:** Exempt per Class 32 "In-Fill Development" (per Sec. 15332 and AB 1804)  
**General Plan Land Uses:** Urban Residential (UR 10) and Limited Commercial (LC, TS)  
**Specific/Area Plan Land Use:** None  
**Ordinance References:** 26-82-030  
**Zoning Designations:** Medium Density Residential (R2 B6 10 DU) and Limited Commercial (LC TS, AH SR)  
**Staff Recommendation:** Approve with conditions



## ANALYSIS

### ***Background***

The proposed development request through a DRH application follows as a condition of approval from use permit # UPE20-0035 for the closure of the Oaks Trailer Park (a mobile home park) for the development of age-restrictive affordable housing in said site and adjacent vacant parcel. The State of California requires affordable housing projects to be streamlined and limited to five public meetings/hearings. On June 17, 2020 the project was presented to the DRC for their conceptual review and comments. The DRC recommended to substitute the previously proposed 6-ft masonry wall for a 7-ft wooden fence for better fitting in the community, and to modify the lobby entrance façade to make it more distinguishable from the rest of the building. These recommendations were accepted by the applicants, and the modifications are represented in the revised exhibits. The project was sent out for referral to agencies with jurisdiction on the site and recommended conditions from required agencies have been incorporated into the attached conditions of approval. No referred agency opposed the project. Staff has assisted concerned and interested members of the public with project information, including Spanish-speaking residents. The applicant has obtained a will-serve letter from the Valley of the Moon Water District for the project.

### ***Area Context and Surrounding Land Uses***

The project site consists of two parcels; one vacant and never developed, and one currently occupied by the Oaks Mobile Home Park. Primary site access is through an existing driveway on Siesta Way, and secondary pedestrian and emergency vehicle access is provided to Highway 12 through an easement on the adjoining westerly property.

| <b>Direction</b> | <b>Land Uses</b>           |
|------------------|----------------------------|
| <b>North</b>     | Residential                |
| <b>South</b>     | Residential and Commercial |
| <b>East</b>      | Residential                |
| <b>West</b>      | Commercial                 |

### ***Significant Applications Nearby***

The “Boyes Foods Center” development which includes multifamily residential units and mixed use at 12 Calle del Monte, Sonoma; situated about 1,000 feet from this project site.

### ***Wildfire Risk***

The project is situated within a Low Fire Hazard Zone.

### ***Water/Wastewater/Utilities***

The project is situated within an Urban Services Area; municipal sewer, water, gas and electricity will serve the development.

### ***Agricultural Conditions/Land Encumbrances/Contracts***

The site is partially within the urban cluster and no agricultural uses occur on-site.





**PROJECT DESCRIPTION**

***Project History***

The table below summarizes key project milestones and events.

| <b>Date</b> | <b>Project Event/Milestone</b>            |
|-------------|---|
| 05/26/2020  | Pre-application                           |
| 05/27/2020  | Application                               |
| 06/17/2020  | Concept meeting                           |
| 06/19/2020  | Completeness                              |
| 11/05/2020  | Neighborhood meeting offered by Applicant |
| 11/10/2020  | Referral to prominent agencies            |
| 11/25/2020  | CEQA Exemption identified                 |
| 12/21/2020  | Cultural/Historical Consultation          |
| 01/08/2021  | Final Design Review Hearing Noticed       |

***General Plan and Area Plans***

Limited Commercial, Traffic Sensitive (LC TS) and Urban Residential (UR) General Plan Land Use policies are applicable to the project. Affordable Housing is one of the permitted uses in the land uses assigned to both project parcels. Trip Generation was calculated and recognized by the Sonoma County Department of Transportation and Public Works (DTPW), and the net increase of average daily traffic is estimated at 265. A Traffic Mitigation Fee will be collected, among other conditions of approval.

***Zoning***

The site is within the following Zoning Districts: Medium Density Residential (R2 B6 10 DU) and Limited Commercial (LC TS, AH SR). The project is in compliance with the standard zoning regulations, plus additional density and building height provided by the Density Bonus and Incentives from the Affordable Housing (SCC Sec. 26-89-050 and 26-89-060).

The parcel addressed as 171 Siesta Way, is zoned R2 B6 10 and is 1.25 acres in size. Per this zoning designation, only 10 dwelling units are allowed per acre (per Sec. 26-22-030(a), 26-78-010, and zoning map). Multifamily development of at least five (5) units are proposed, therefore the development is subject to the high density residential (R3) development standards (Sec. 26-22-030). Since the development proposes 92 one-bedroom units below 750 sq. ft. in size, the density limit doubles (Sec. 26-24-030 Table). Finally, per the Density Bonus Program, the limit doubles again (Sec. 26-89-050). Therefore, the allowed density is calculated as follows: 1.25 acres x 10 x 2 x 2 = 50 maximum dwelling units at this parcel.

The parcel addressed as 18503 Hwy 12, is zoned LC TS, AH SR and is 1.04 acres in size. Per the overlay AH zoning designation, affordable housing projects are entitled to 24 dwelling units per acre (Sec. 26-59-010(a)). By use of the afore mentioned Sec. 26-24-030 Table, the allowed density doubles. Therefore, the density limit for this parcel is calculated as follows: 1.04 acres x 24 x 2 = 49.92 maximum dwelling units allowed.

The total density allowed for this project site is 99.92, yet the applicants are requesting 92 units, including 1 unit for the on-site manager.



The maximum building height per the zoning designations is 35-ft (per Sec. 26-22-030(b) and 26-36-030(b)). Most of the proposed buildings’ height would be 39-ft and the highest point would be at 44-ft. As an Affordable Housing Incentive, the proposed height would be allowed (per Sec. 26-89-060(B)(1)(e)).

### **STAFF COMMENTS**

#### ***Neighborhood Design***

The project reinforces good neighborhood design by integrating affordable multifamily infill housing on a site designated for medium density and affordable housing. The site is nearby the census-designated place of Boyes Hot Springs and the Springs Plan Area corridor. It is near transit stops, walkable, a new crosswalk will be added to connect the driveway at Siesta with the commercial center and sidewalks at the south of the property. The three-story buildings step to two-story heights where adjoining existing single family residential uses.

#### ***Site Plan/Circulation/Parking/Trash enclosures***

The site plan is well developed with the apartment buildings virtually at the center of the block, it is surrounded by neighboring residences at north and east, and parking at the west and south. There is sufficient perimeter and foreground landscaping, safe and functional circulation, parking screened from public streets and the inclusion of an active and passive recreation areas indoor and outdoor. Pedestrian circulation is well developed and linked to existing public sidewalks, including the future construction of an enhanced crosswalk at Siesta Way. An emergency vehicle access, consistent with County requirements, has been provided through the gated easement at the west in direct connection with Highway 12.

A 7-foot wooden fence will surround the property, a steel 7-foot tubular gate for evacuation at the west and 7-foot tubular pedestrian gates will be installed at three site locations. Walking path towards the highway has been added, and the previously proposed dog park at the east has been removed due to neighbor complaints.

An adequate waste management plan has provided in Site Plan A1.0 sheet.

Ninety-five parking spaces are provided, which complies with County Ordinance. No covered parking is required, but some may be covered with solar panels.

#### ***Landscaping/Open Space/Design***

The landscaping plan is virtually the same as previously shown to the DRC, and it is deemed adequate. The architectural design and materials have not changed. Exhibits of the proposed wooden fence and the lighting plan are attached. There are no signs proposed in this application.

### **NEIGHBORHOOD/PUBLIC COMMENTS**

Concerns from the public are available to the DRC for their review if interested. Most comments are in regards to traffic congestion and area evacuation during the potential event of a wildfire in the eastern vicinity of the site. The project has been noticed to all the owners and current residents of properties with access via Siesta Way. A Traffic Impact Study (TIS) was prepared by the applicant’s hired consultant W-Trans; it was sent for the review of Caltrans and DTPW, and neither have any concerns in regards to the traffic added due to the project. Staff agrees that there would be an additional increase in traffic; however, it would be much lower due to the age-restrictive and one-bedroom/two-person maximum occupancy per unit. The emergency vehicle access



provided at the western side of the property provides a direct connection to Highway 12 and achieves compliance with Fire Safe standards.

## **RECOMMENDATIONS**

### ***Staff Recommendation***

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee (DRC) find the project exempt from CEQA per Class 32 and grants design approval subject to attached Conditions of Approval.

## **ATTACHMENTS**

Resolution and Recommended Conditions of Approval  
DRC Packet with Exhibits (Proposal Statement, Housing Plan, Plans and Drawings)



### DRAFT CONDITIONS OF APPROVAL

|                   |  |                      |  |
|-------------------|--|----------------------|--|
| <b>Date:</b>      | January 20, 2021   | <b>File No.:</b>     | DRH20-0007 (PLP20-0020)                    |
| <b>Applicant:</b> | Milestone Housing Group, LLC                             | <b>APNs:</b>         | 056-511-029 and 056-511-046                |
| <b>Owners:</b>    | Shashikant Singapuri, Greg Baker,<br>and Robert Sherwood | <b>Site Address:</b> | 171 Siesta Way and<br>18503 Hwy 12, Sonoma |

**Project Description:** Design Review Hearing to build a new 100% affordable 92-unit (one-bedroom) Multifamily Senior Housing Development on a 2.29-acre parcel, as described in the application materials and as modified by the DRC on January 20, 2021. See Parent Project Application PLP20-0020.

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**Prior to commencing the use, evidence must be submitted to the file that all of the following conditions have been met.**

**PLANNING:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

1. This approved design review allows for the construction and occupancy of an affordable housing multifamily senior housing development, and shall be developed in accordance with the proposal statement and application materials located in Files # PLP20-0020, DRH20-0007, and UPE20-0035; as modified by these conditions.
2. This "At Cost" entitlement is not final until all permit processing costs and development fees are paid in full.
3. The applicant shall submit to Permit Sonoma's Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This "At Cost" fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the project application.
4. Within five working days after project approval, the applicant shall pay a mandatory Notice of Exemption (NOE) filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing, made payable to Sonoma County Clerk and submitted to the Permit Sonoma Project Planner, unless the applicant requests an alternate payment method in advance of the fee due date. NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
5. The applicant shall apply for a voluntary merger or lot line adjustment with Permit Sonoma's Project Review Division. The merger or adjustment shall be recorded prior to the issuance of building permits for structures crossing a property line.
6. A qualified Archaeological Monitor shall be present onsite during initial grading and ground disturbance activities of 12 inches and deeper from natural grade. Monitoring shall continue until, in the Archaeological Monitor's judgment, cultural resources are not likely to be encountered. If

archaeological materials are encountered during ground-disturbing activities, all work within 25 feet of the discovery shall be halted until the archaeologist assesses the finds, consults with the appropriate individuals and agencies, and makes recommendations for the treatment of the discovery. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to Permit Sonoma and the NWIC upon completion of the project.

7. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to issuance of a building permit, the applicant shall demonstrate compliance with the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). The landscape and irrigation plan shall be implemented by the applicant and verified by the landscape architect with a letter of clearance submitted to Permit Sonoma staff prior to final occupancy.
8. All exterior lighting shall be adhered to the approved lighting plan. In case a modification is required, the applicant shall submit a request to Permit Sonoma's Project Review staff, which may review and approve the modification or bring it to the Design Review Committee for their review and decision. Exterior lighting standards are as follows:
  - a. Low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.
  - b. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24 effective October 2005.
  - c. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
  - d. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).
9. A completed evacuation plan shall be provided to and accepted by Permit Sonoma prior to issuance of certificate of occupancy. It will be the project operator/owner's responsibility to ensure the on-site building manager to keep the plan at the building, and train any personnel responsible for duties described in the plan.
10. Special events were not requested and are not authorized by this entitlement.
11. The applicant shall adhere to the measures proposed in the Arborist Report dated December 9, 2020 and prepared by James McNair, including replacement and/or payment for the loss of trees as approved by Permit Sonoma Staff.
12. The applicant shall adhere to the measures proposed in the Biological Resources Assessment dated December 10, 2020 and prepared by Lucy Macmillan.

13. Public utility easements shall be shown on the construction improvement plans in accordance with the project approval.
14. Utility distribution facilities, except surface mounted transformers or pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and streetlights shall be placed underground. Appropriate easements shall be provided to facilitate these installations.
15. Any proposed modification, alteration, and/or expansion of the project authorized by this entitlement shall require the prior review and approval of Permit Sonoma or the Design Review Committee, as appropriate. Such changes may require a new or modified entitlement and additional environmental review, if warranted.
16. This project shall be constructed, maintained, and operated in conformance with all applicable County, State, and Federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of this entitlement, subject to revocation.
17. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected Departments and Agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the term for expiration of the permit.
18. This permit may be subject to revocation or modification by Permit Sonoma's Director if:
  - a. the Director finds that there has been noncompliance with any of the conditions; or
  - b. the Director finds that the project for which this permit is hereby granted constitutes a nuisance.

Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

19. In any case where the entitlement has not been used, or construction has not begun within two (2) years after the date of the granting thereof, such permit shall become automatically void and of no further effect. The applicant may submit a written request to Permit Sonoma for an extension prior to the entitlement's expiration. The request would be reviewed by the Design Review Committee, which may grant said extension.

**COMMUNITY DEVELOPMENT COMMISSION:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

20. The developer and the County Community Development Commission (CDC) shall enter into an Affordable Housing Agreement (AHA) to provide a 100% affordable development of 91 units, plus 1 unit for the on-site manager. Ten units shall be affordable to extremely low, fifty-six very low, and twenty-five to low-income households; as proposed in the applicant's Affordable Housing Proposal dated December, 2020. The CDC shall record the AHA upon completion of all entitlement requirements by the developer and approval by Permit Sonoma.
21. Following the completion of the entitlement approval process for the development, Permit Sonoma will send the CDC a Referral. The Referral will identify the number of units, their affordability level (income groups), the bedroom size of each unit, the Conditions of Approval listing the incentives granted to the project, and any approved variations from the affordability requirements of the Housing Element or Zoning Code.
22. The CDC shall prepare the AHA after Permit Sonoma delivers the approved Referral and the developer submits an Affordable Housing Program Application along with a \$500 application fee. The CDC will then provide a copy of the AHA to the developer for review by its attorney prior to recording. Upon receipt of a letter Opinion of Counsel from the developer's attorney, the CDC will record the AHA. There currently is an annual \$75 monitoring fee per each affordable unit.

**HEALTH:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

23. Prior to building permit final, connection shall be made to public sewer and water.
24. Prior to building permit issuance, areas within refuse enclosures shall:
  - a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
  - b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
  - c. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road.
  - d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
  - e. The trash enclosure shall be covered with a roof or awning. Overhead clearance and overhangs, wiring or other obstructions on the approach to the container area must be at least fourteen feet (14") high and at least nineteen feet (19') high at the location where the bins are tipped. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.

25. All garbage and refuse on this site shall be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of at a County transfer Station or County Landfill before the end of the seventh day.
26. As operational requirement, a safe and potable water supply shall be provided and maintained.
27. During construction, adequate portable toilets and hand-washing facilities shall be placed and maintained on-site for the workers. The facilities shall be serviced at least once every three days when 24-hour operations are conducted, and once every seven days when only daytime operations are conducted. The permittee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
28. The following dust control measures shall be followed during construction and printed on the construction plans:
  - a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
  - b. Trucks hauling soil, sand, and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
  - c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.
29. Construction activities for this project shall be restricted as follows, and all measures printed on the construction plans:
  - a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
  - b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.
  - c. There will be no start-up of machines nor equipment prior to 7:00 a.m., Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 5:00 p.m., Monday through Friday or prior to 9:00 a.m. nor past 5:00



p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays.

- d. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
- e. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- f. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- g. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

30. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use. An acoustic consultant shall verify compliance with the standards and, in case they are not met, to specify measures to be taken.

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

| Hourly Noise Metric <sup>1</sup> , dBA  | Daytime<br>(7 a.m. to 10 p.m.) | Nighttime<br>(10 p.m. to 7 a.m.) |
|---|--------------------------------|----------------------------------|
| L50 (30 minutes in any hour)  | 50                             | 45                               |
| L25 (15 minutes in any hour)  | 55                             | 50                               |
| L08 (4 minutes 48 seconds in any hour)  | 60                             | 55                               |
| L02 (72 seconds in any hour)  | 65                             | 60                               |
| <sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour. |                                |                                  |

31. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise reduction measures if necessary. A copy of the Noise Study shall be submitted to the Project Review staff within sixty (60) days of notification from Permit Sonoma that a noise complaint has been received. The owner/operator shall implement any additional measures needed to meet noise standards.

32. Smoking is prohibited in dining and service areas, and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at

the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of “No Smoking” signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

33. A “Designated Smoking Area” may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or cans.

**BUILDING:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

34. The applicant shall apply for and obtain building related permits from Permit Sonoma for each new building or structure proposed. The necessary applications appear to be, but may not be limited to, building permit applications for each new building or structure. Construction inspections shall occur and the building permits finalized (or approved for occupancy) prior to occupancy of the altered structure.
35. The proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans. Building areas and exterior areas shall identify all proposed uses and occupant loads associated with all proposed uses. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.
36. The means of egress from all proposed occupied areas within the facilities (interior and exterior) shall comply with the applicable sections of the California Building Code (CBC).
37. The fire-resistance rating of proposed walls separating the proposed occupancies from adjacent uses, structures, and property lines shall comply with the applicable sections of the CBC.
38. A geotechnical investigation, in accordance with CBC Chapter 18, shall be submitted providing site-specific foundation design criteria and other geotechnical recommendations for development.
39. Minimum plumbing facilities, per the California Plumbing Code (CPC), shall be provided for all proposed building areas.
40. The California Business & Professions Code requires plans and calculations affecting structural elements or required exiting provisions to be prepared by California licensed design professionals (architects, engineers).
41. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and all interior and exterior routes of travel.

Housing units and interior and exterior common areas of the proposed housing development shall meet applicable requirements of CBC Sections 11A and 11B.

42. The Unruh Civil Rights Act shall be adhered to in the proposed architectural design. The specific section of the Unruh Civil Rights Act that shall be addressed in the proposed architectural design of the facility is Section 51.2 (d) (2), "Walkways and hallways in the common areas of the development shall be equipped with standard height railing or grab bars to assist persons who have difficulty with walking."
43. Documentation shall be provided demonstrating compliance with the California Green Building Standards Code (CALGreen) for residential and nonresidential aspects of the proposed development. The applicable CALGreen checklists shall be reviewed and approved by a CALGreen consultant approved by Sonoma County.
44. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. These revisions to previously approved plans shall be reviewed on an hourly fee basis. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.
45. The applicant shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

**FIRE PREVENTION:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

46. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:
  - a. The site plans indicate an existing property line across the middle of the project. Provide a copy of a recorded lot adjustment/merger.
  - b. Verify if available water supplies can supply the required fire flow. CFC Sec. 507.3 and Appendix B.
  - c. 3 story project will require NFPA 14 standpipe system. CFC Sec. 905.3.1.
  - d. Projects with 50 or more dwelling units shall be provided with two approved fire apparatus access roads and minimum required separation. CFC D106.1. The proposed main entrance and existing EVA do not appear to provide the required minimum separation between fire apparatus access roads (at least one-half of the length of the

maximum overall diagonal dimension per CFC Sec. D106.3). Provide a copy of any recorded fire apparatus access road easements.

- e. The overall length of the rear exterior wall near the North property line is approximately 375 ft. Provide fire apparatus access roads to within 150 ft of all first floor exterior walls. CFC Sec. 503.1.1.
- f. The 2nd and 3rd Floor Plans indicate dead end corridors serving Group R occupants. Verify 50 ft maximum dead end corridors serving Group R occupants. CFC Sec. 1020.4 Exception 2 (NFPA 13 sprinkler system).
- g. If 1st Floor Clubroom or Lobby/Leasing contain 50 or more occupants, doors shall swing in the direction of travel and shall have panic hardware, provide illuminated EXIT signs, emergency illumination and maximum occupant load signage.

*(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)*

- 47. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.
  - a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property/properties is/are currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
  - b. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.
  - c. The Building(s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type.
- 48. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.
- 49. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The County or Fire District which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the County or Fire District, sufficient to pay its costs of that inspection.
- 50. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2019 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans,

emergency procedures, and employee training programs shall be approved by the Fire Code Official.

51. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.
52. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.
  - a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
  - b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.
53. Local Responsibility Area (LRA). Compliance with the general defensible space clearances per CCR Title 19 Div. 1, Chapter 1, Subchapter 1 §3.07.
54. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

**TRANSPORTATION AND PUBLIC WORKS:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

55. The applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
  - a. As necessary to create public right-of-way a total of 25 feet wide on the applicant's side of the road, as measured from the existing pavement centerline, for the full length of the property's frontage on Siesta Way. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
  - b. To contain all public drainage facilities.
  - c. To contain all new public improvements.
56. The applicant shall dedicate right-of-way as roadway easement. The applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to

the County Surveyor's office for review and approval. A copy of the recorded deed shall be submitted to Permit Sonoma's Land Development Section prior to clearance of these conditions.

57. The applicant shall install an enhanced mid-block pedestrian crossing on Siesta Way at a location to be determined by DTPW's Traffic Section. The crossing shall include such items as roadway striping, a 'continental' style crosswalk, and MUTCD approved flashing beacons such as a Rectangular Rapid Flash Beacon (RRFB).
58. The applicant shall construct a driveway entrance such that it conforms to AASHTO standards and meets the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Siesta Way) that provides access to the property:
  - a. To allow for the smooth and safe movement of passenger vehicles and occasional trucks entering and exiting the public road that provides access to the property, the applicant shall construct a ramp-type driveway approach with a paved throat width of twenty (20) feet. The curb opening shall transition three (3) feet beyond the throat width on both sides of the driveway. The driveway improvements shall be in place prior to occupancy.
  - b. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Siesta Way. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
  - c. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
  - d. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
  - e. Refer to DTPW Construction Standard Drawing 808, latest revision, for private road and driveway intersection details.
59. The applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
60. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.
61. The applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:
  - a. The entrance shall be of sufficient width to accommodate two-way traffic.
  - b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.

- c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current AASHTO requirements for the speed traveled on the public roads providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
62. The applicant shall install street lighting along the project's frontage on Siesta Way to the satisfaction of DTPW. The County shall have sole ownership of the street light facilities (excluding the service point) upon activation of the system. Refer to DTPW Construction Standard Drawing 614, latest revision, for street light details.
63. The applicant shall construct concrete curb and gutter as necessary, along the applicant's frontage on Siesta Way.
64. The applicant shall construct 5-foot sidewalks as necessary, along the applicant's frontage on Siesta Way.
65. Sidewalk warps shall be constructed to provide a clear 4-foot walkway around surface obstructions.
66. Americans with Disabilities Act (ADA) compliant pedestrian ramps shall be constructed at all improved intersections. Refer to Caltrans Standard Plan RSP A88A and A88B, and DTPW Construction Standards 224A and 224B for details.
67. The applicant shall have an improvement plan for an Emergency Vehicle Access (EVA) prepared and submitted for approval by the County Fire Chief. The EVA shall be designed and constructed in accordance with Division B, Emergency Access, of the Sonoma County Fire Protection Ordinance.
68. The applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.
69. The applicant shall install traffic control devices as required by DTPW; including items such as traffic signs, roadway striping, pavement markers, etc.
70. This proposal accesses the public road system using a road under State of California jurisdiction. If Caltrans determines that improvements to the roadway are necessary, the applicant shall obtain a State of California Encroachment Permit before making any improvements, including driveways, within State highway right-of-way.
71. All improvements shall be constructed in accordance with the requirements from DTPW Standards.
72. The applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be a minimum 1 inch equals 40 feet, and shall be submitted on 24-inch by 36-inch sheets for review.

73. The applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying the project Average Daily Traffic (ADT) by the residential rate in effect at the time of permit issuance. Credit is granted for existing, legal uses.

*Per the Traffic Impact Study provided for this project, this project will generate a net increase of 265 ADT.*

74. Plans for all required improvements shall be submitted to County Surveyor's office in Permit Sonoma for review and approval; said office will coordinate review of the plans with DTPW. An initial review by DTPW and agreement in concept for the proposed improvements shall be required prior to the issuance of any grading permit for the project. Either the public road improvement plans shall be signed by DTPW's Director prior to the issuance of a building permit or the applicant shall obtain signed approval from DTPW's Director. The improvement plans shall be signed by DTPW's Director prior to the issuance of an encroachment permit for public road improvements.
75. The applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.
76. The applicant shall complete construction of all the required public improvements prior to occupancy of any new building, which results from this application.

**SANITATION and WATER:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

77. Sonoma County Water Agency (Sonoma Water) operates Sonoma Valley County Sanitation District (District) under contract with District. References to District employees are understood to be Sonoma Water employees acting on behalf of District.
78. Development shall cause no new net increases in overflow, or threat of overflow, in the collection system. Prior to building permit issuance, and sewer permit issuance, this shall be accomplished by any manner that is selected by the owner, with Sonoma Water's concurrence. The method could include wet weather inflow/infiltration adequate reductions in the sewer-shed, dry weather (regular sewer discharge) reductions in the sewer-shed, or by completing a portion of the future project, as needed to maintain the pre-development hydraulic grade-lines.

The downstream capacity in Fairview Lane is near or possibly at risk of SSOs with existing flows. A design approved by Sonoma Water to upsize the sewer main in Fairview Lane is one possible method to cause no new net increases in overflow, or threat of overflow, in the collection system. Additional sewer flow evaluation and modeling to determine the pipe size increase and length of pipe would be required.

79. The applicant shall submit improvement plans to Permit Sonoma's Sanitation Section for review and approval of the sanitary sewer design. Improvement plans shall be submitted electronically



on-line at Permit Sonoma's website, and be printable to scale on a 24 by 36 inch size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in accordance with Sonoma Water, Design and Construction Standards for Sanitation Facilities. The applicant shall pay Plan Checking fees to Permit Sonoma's Sanitation Section prior to the start of Improvement Plan Review.

**Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit Sonoma under a separate permit.**

Public sewer main design originals shall be signed by the Sonoma Water, Chief Engineer prior to the issuance of any permits for construction of the sanitary sewer facilities. The design engineer shall submit improvement plans to Permit Sonoma's Sanitation Section submitted electronically online at Permit Sonoma's website, and be printable to scale, on a 24 by 36 inch size for signature by Sonoma Water. All sanitary sewer inspection permits shall be obtained from Permit Sonoma's Sanitation Section prior to the start of construction.

80. The applicant shall obtain a Sewer Disconnect Permit from Permit Sonoma's Sanitation Section when disconnecting the existing structures, obtaining a Building Demolition Permit for the existing structures. Disconnection of the existing structure from the sewer shall be inspected by Permit Sonoma's Engineering Division to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property. Disconnection of the existing lateral shall be located at the sewer main, unless permission is provided by Sonoma Water to disconnect at a different location.
81. Prior to the start of construction within the County road right-of-way of Siesta Way, the applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from Permit Sonoma.
82. Prior to the start of construction within the State right-of-way of Hwy 12, the applicant shall have a licensed general contractor in possession of a valid Encroachment Permit. Encroachment Permits shall be issued by Caltrans.
83. At the time of sewer permit issuance, the applicant shall provide Permit Sonoma's Sanitation Section verification of the number of apartments for the purpose of correctly calculating sewer use fees, as defined by Sonoma Water's Sanitation Codes. Sewer use fees, including Connection and Annual Service fees, shall be paid prior to connection to sewer, temporary occupancy, occupancy, and building permit final.
84. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
85. All Sewer Fees per the District's Ordinances (latest revision) shall be paid to Permit Sonoma's Sanitation Section prior to connection to sewer, temporary occupancy, occupancy, and building permit final.

86. The applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by Permit Sonoma.
87. In accordance with Section 3.09, of the District's Sanitation Code Ordinance, when shared laterals are proposed that the owner shall wright a letter to the District requesting the sharing of the laterals. If the request is granted, a 'Declaration of Restriction and Acknowledgment', provided by the District shall be recorded at the Recorder's Office as required by the District.
88. Prior to merging of the two parcels, the applicant shall provide a letter to Sonoma Water clearly stating that the existing Equivalent Single-family Dwelling sewer billing units (ESD) are to be retained by the resultant parcel. The letter shall be addressed to the Chief Engineer at Sonoma Water, currently:

Jay Jasperse  
Chief Engineer  
Sonoma County Water Agency  
404 Aviation Boulevard  
Santa Rosa, CA 95403

Lynne Roselli and Kathy Badger at the same address shall be cc'd. Additional ESD may be required.

**GRADING & STORMWATER:**

The conditions below have been deemed satisfied by \_\_\_\_\_ on \_\_\_\_\_ (Date)

89. Grading and/or building permits require review and approval by Permit Sonoma's Grading & Storm Water Section (G&SW) prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
90. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application and be subject to review and approval by G&SW. The drainage report shall include, at a minimum, a project narrative, on-site and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the *Drainage Report Required Contents* (DRN-006) handout.
91. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with Sonoma County's Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the grading/site plans and be submitted to G&SW for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit Sonoma's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

92. Any connection to existing county storm drain systems requires a hydraulic grade line analysis of the entire impacted system to demonstrate that there is adequate capacity downstream and that the new connection will not worsen drainage conditions upstream. Any reaches of the storm drain system found to have inadequate capacity (surcharging conditions) for the expected 10-year design storm flow rates will be required to be upgraded.
93. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the *Grading Permit Required Application Contents* (GRD-004) handout.
94. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the *Grading Permit Required Application Contents* (GRD-004) handout.
95. Residue or polluted runoff from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
96. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
97. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by DTPW.
98. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and

must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to G&SW prior to issuance of any grading permit for the proposed project.

99. The applicant is responsible to contact Caltrans and obtain any necessary permits or waivers for proposed work within Highway 12. The applicant shall provide said documentation to G&SW prior to issuance of any permit for work adjacent to Highway 12.

Resolution Number TBD

County of Sonoma  
Santa Rosa, California

January 20, 2021  
DRH20-0007 Eduardo Hernández

RESOLUTION OF THE DESIGN REVIEW COMMITTEE, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION AS REQUESTED BY MILESTONE HOUSING GROUP LLC FOR PROPERTY LOCATED AT 171 SIESTA WAY AND 18503 HWY 12, SONOMA, CA; APN 056-511-029 AND 056-511-046.

WHEREAS, the applicant, Milestone Housing Group LLC, filed an application with the Sonoma County Permit and Resource Management Department for Design Review to build a 100% affordable 92-unit multifamily senior housing development on 2.29 acres on property located at 171 Siesta Way and 18503 Hwy 12, Sonoma; APNs 056-511-029 and 056-511-046; Supervisorial District No. 1; and

WHEREAS, this project has been found to be categorically exempt from CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Design Review Committee held a public hearing on January 20, 2021, at which time all interested persons were given an opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED that the Design Review Committee makes the following findings:

1. The project site meets General Plan criteria for increased density in the Urban Residential and Limited Commercial land use categories of the General Plan in that the site is located in an Urban Service Area, adequate circulation, public services, and infrastructure are provided, and the site is located in close proximity to commercial services, schools, parks and community services.
2. The residential development is consistent with General Plan Objective HE-1.1 encouraging the provision of affordable housing because it provides 25 low, 56 very low and 10 extremely low income units toward the county's unmet need of these levels of income units. The proposed density of 40 one-bedroom units per acre is consistent with the County's Type A Housing Opportunity Program allowing a 100% density bonus, plus the density equivalent of 0.5 units per bedroom allowed by County Code Section 26-24-030, on a site that is designated for a combined 17 units an acre.
3. The proposed increase in density would increase holding capacity specifically to accommodate the proposed affordable housing project on an "infill" site. This is consistent with General Plan affordable housing, land use, and public service goals because the increase in holding capacity is commensurate with growth projections.

4. The project is exempt from CEQA, as it meets the categorical exemption of 15332 In-Fill Development Projects (Class 32) in County territory per Assembly Bill No. 1804. The project is consistent with applicable general plan policies and zoning regulations, is surrounded by urban uses, the project site has no value as habitat for sensitive species, approval of the project will not result in any significant effects related to the general welfare, and the site will adequately be served by all required utilities and public services.
5. The project, as conditioned, is consistent with the Limited Commercial (LC TS AH SR) and R2 B6 10 DU zoning districts standards, and with the Affordable Housing Density Bonus and Incentives, the maximum building heights of 44 feet is allowed for the project.
6. The establishment, maintenance or operation of the uses for which the application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
  - a. The design will enhance the neighborhood by providing strongly integrated and compatible family housing supported by existing and proposed public and private infrastructure and services, including improved roadways and pedestrian paths, transit, parks, grocery and convenience stores.
  - b. The project includes the improvement of a sidewalk and enhanced crosswalk at Siesta Way to safely connect the new development residents to essential services.
  - c. The project will pay school, parks, and traffic mitigation fees to help address area wide service needs.
  - d. The project meets parking requirements for residential affordable housing.

BE IT FURTHER RESOLVED, that the Design Review Committee hereby determines the project is exempt from CEQA and approves it subject to the attached Conditions of Approval.

BE IT FURTHER RESOLVED that the Design Review Committee designates the Secretary of the Committee as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents can be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Committee Member \_\_\_\_\_, who moved its adoption, seconded by Committee Member \_\_\_\_\_, and adopted on roll call by the following vote:

Resolution No. TBD

January 20, 2021

Page 3

Committee Member  
Committee Member  
Committee Member  
Committee Member

Ayes:      Noes:      Absent:      Abstain:

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.



51 University Avenue, Suite D  
Los Gatos, CA 95030  
info@milestonehousing.com  
650.980.9555

## Affordable Housing Proposal Siesta Senior Apartments

December 2020

### Project Summary

This proposal is for a planned 92-unit aged restricted, affordable housing project, located at 171 Siesta Way and 18503 Highway 12, Sonoma, CA 95476. The project is comprised of two adjacent parcels, totaling 2.29 acres.

The site is generally flat with a single-family home and small trailer park on one of the parcels. The trailer park residents, comprised of approximately 12 households, will be relocated following California relocation law, as further detailed the Closure Impact Report and Relocation Plan prepared by OPC, May 2020, and with closure previously approved by the Board of Zoning Adjustments on June 25, 2020, in anticipation of this project.

The project is comprised of all one-bedroom units, averaging 526 square feet. One of the units will be a manager's unit. The remaining 91 units will be 100% affordable, age restricted 62 and older with an affordable deed restriction for 55 years.

### Affordability

Excepting the manager's unit, the project is 100% affordable, serving affordability levels at 30% to 60% of Sonoma County area median income (AMI). The unit count per affordability level is below.

| <u>Affordability Level</u> | <u>Units</u> | <u>Percentage of Affordable Units</u> |
|----------------------------|--------------|---------------------------------------|
| At or Below 30% AMI        | 10           | 10%                                   |
| At or Below 40% AMI        | 10           | 10%                                   |
| At or Below 50% AMI        | 46           | 50%                                   |
| At or Below 60% AMI        | 25           | 25%                                   |

### Density

Siesta Sonoma Apartments is proposing 92 units with a blended density of 40 units to the acre. Maximum density for both parcels, utilizing County density bonus and density equivalent programs is 44 one-bedroom units to the acre, which would allow a total of 100 one-bedroom affordable units on 2.29 acres, calculated as follows:



171 Siesta is 1.25 acres, designated R2-B6-10, allowing 10 to the acre, plus a 100% density bonus for projects that provide at least 40% of total units for very-low- and low-income households (County Code Sec. 26-89-050 E), plus density equivalent of 0.5 units per one-bedroom (County Code Sec 26-24-030), totaling 40 one-bedroom units to the acre (i.e. 1.25 acres at max density equals 50 one-bedroom affordable units).

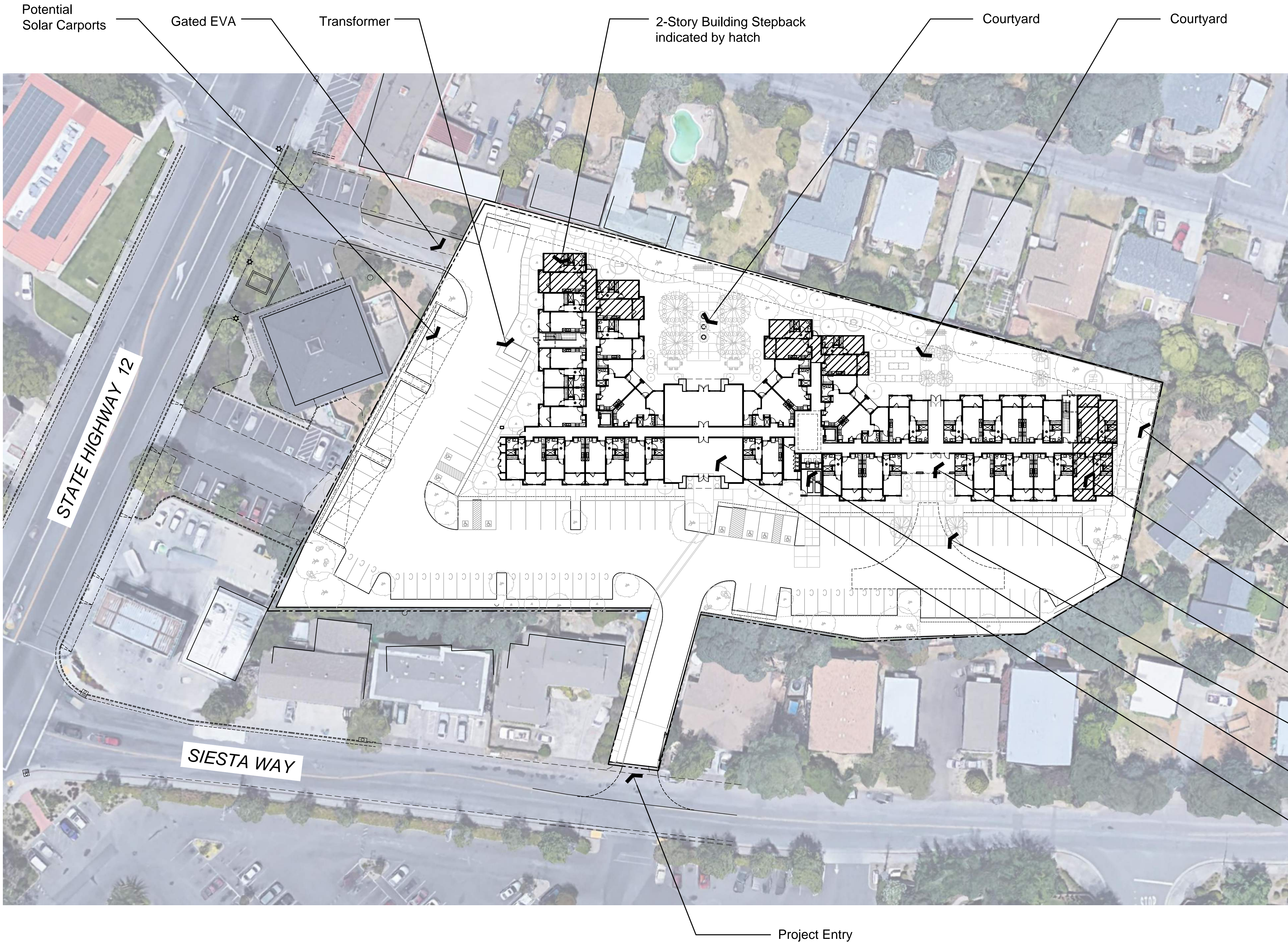
18503 Highway 12 is 1.04 acres, designated AH (Affordable Housing Combining District), allowing 24 to the acre, plus the density equivalent of 0.5 units per one-bedroom (County Code Sec 26-24-030), totaling 48 one-bedroom units to the acre (i.e. 1.04 acres at max density equals 50 one-bedroom affordable units).

### **Construction**

The apartment community will consist of one long F-shaped building that is 3 stories high, dropping to 2 stories as it approaches neighboring parcels. A modern Spanish style finish is contemplated with light colored stucco and tile roofing. Being a senior community, the site plan incorporates two large landscaped courtyard areas as well as substantial indoor communal space. The site plan includes 95 parking spaces, a portion of which may have carports to accommodate solar panels used to satisfy building code energy generation requirements. There is one main entrance into the site off of Siesta Way and a secondary EVA off of Highway 12 through one of two existing private easements. Please see the attached site plan for more information.

If additional information is needed, please contact Marcus Griffin at [marcus@milestonehousing.com](mailto:marcus@milestonehousing.com) or at (727) 204-8128.





**Project Data**

Site Area Information

|                 |               |
|-----------------|---------------|
| Gross Site Area | 2.29 AC       |
| Dwelling Units  | ±92 DU        |
| Density         | ±40.2 DU / AC |

**Unit Summary**

Affordable Senior Apartment

| Unit Plan | Unit Type | Total    |
|-----------|-----------|----------|
| Plan 1-1  | 1bd/1ba   | 74       |
| Plan 1-2  | 1 bd/1ba  | 18       |
|           |           | 92 units |

Parking Proposed: ±95 Spaces  
(1 space/ unit min.)

Laundry Proposed: 7 washers and 7 dryers  
(1 machine / 13.1 units)

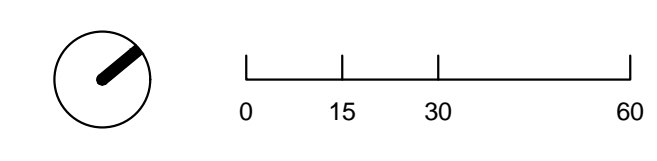


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MILESTONE HOUSING GROUP  
481 N. Santa Cruz Ave., Suite 310  
Los Gatos, CA 95030

**MILESTONE SIESTA**  
SONOMA, CALIFORNIA # 2020-0254

CONCEPTUAL DESIGN  
NOVEMBER 4TH, 2020



SITE PLAN

A1.0





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650.980.9555

**Design Narrative: Siesta Senior Apartments**  
**171 Siesta Way & 18503 Highway 12, Sonoma, CA 95476**

Siesta Senior Apartments is a planned 92-unit aged restricted, affordable housing project. The project is on a 2.29-acre piece of land, comprised of two adjacent parcels. The site is generally flat with a single-family home and small trailer park on one of the parcels. The trailer park residents, comprised of 12 households, will be relocated following California relocation law as fully described in the accompanying relocation report prepared by OPC.

The site currently has approximately 16 oak trees located primarily along the perimeter.

The apartment community will consist of one long F-shaped building that is 3 stories high, dropping to 2 stories as it approaches neighboring parcels. The project is taking advantage of state and County density bonus law for increased density and other concessions.

A modern Spanish style finish is contemplated with light colored stucco and tile roofing. Being a senior community, the site plan incorporates two large landscaped courtyard areas as well as substantial indoor communal space.

The project backs up to mostly single-family home residential uses along with two small apartment buildings and gas station in the Southwest Corner and a veterinarian office to the West. Setbacks will be a minimum of 15 feet from each property line. The site is not near any sensitive land uses.

The project is comprised of 92 one-bedroom units that average 526 square feet. One of the units will be a manager's unit. The project is mostly 3 stories with interior corridors served by elevators. The site plan includes 95 parking spaces, a portion of which may have carports to accommodate solar panels used to satisfy building code energy generation requirements. Please see the site plan for more information on the parking and circulation plan.

There is one main entrance into the site off of Siesta Way and a secondary EVA off of Highway 12 through one of two existing private easements. The existing main entrance runs between two single family homes so careful attention to design will be employed to minimize disruption.

As an affordable senior community, the proposed project is proposed to generate an average of 340 trips per day including 18 am peak hour trips and 24 trips during the pm peak hour. Public transportation is readily available with a Sonoma County Transit stop approx. 400 feet away from the main entrance at the intersection of Siesta Way and Highway 12.

The project has access to public water and sewer, served by the Valley of the Moon Water District and Sonoma Valley County Sanitation District (SVCSO).

The project will include a Water Conservation Plan to reduce water and energy demand to the extent feasible and enhance water resource recovery to maintain sustainable water supplies, including such measures as low-flow fixtures, collection systems, and recycled/gray water reuse.

The project proposes bioretention areas for treatment and retention to comply with the County of Sonoma Stormwater Management requirements.

The project includes a waste disposal area on all levels with an interior ground floor space large enough for several trash bins. The bins will be wheeled out for disposal.

The site will provide access and circulation for fire and emergency vehicles with adequate room to turn around and pull fire hoses, as consistent with County code. Fire risers and/or standpipes will be installed as required and the buildings will be sprinklered. There is an existing hydrant along the frontage of Highway 12. The site is within 2 miles of Sonoma Hospital and Sonoma Valley Rescue & Fire Authority headquarters. The site is NOT located in a flood hazard area, very high or wildland fire area or Alquist-Priolo Earthquake Zone.

The project will have solar panels that generate a minimum of 60 percent of the anticipated energy usage. The project will be designed with numerous energy efficient measures.

A preliminary landscape concept plan is included in this package. We will use attractive, drought tolerant plants throughout the community.

Construction is straightforward given the relatively flat site and simple three-story design so grading will be minimal.

The project sits just off Highway 12, the major arterial road between the town of Sonoma and Santa Rosa, where approximately 11,000 vehicles per day pass within 100' of the site (Annual Average Daily Traffic count, CALTRANS 2017). Ambient noise conditions surrounding the property are generally considered urban as local and commuting traffic, buses and trucking noise is notable throughout the day. There are no known hazards at the site that will not be addressed with modern building code requirements including noise, flood, wildfire, landslides, and earthquake.

The typical roof height will be 37 feet with the highest point being 44 feet. There will be a fencing or screening surrounding the site.

The building footprint is approximately 27,960 square feet. Total impervious surfaces are 75,000 square feet.

If additional information is needed, please contact Marcus Griffin at [marcus@milestonehousing.com](mailto:marcus@milestonehousing.com) or at (727) 204-8128.



**SHEET INDEX**

**ARCHITECTURE:**

- A0.1 COVER SHEET
- A0.2 SITE CONTEXT EXHIBIT
- A1.0 SITE PLAN
- A1.1 BUILDING EGRESS CONCEPT
- A2.0 BUILDING ELEVATIONS
- A2.1 BUILDING ELEVATIONS
- A2.2 BUILDING ELEVATIONS
- A3.0 BUILDING PLANS
- A3.1 BUILDING PLANS
- A4.0 BUILDING SECTIONS
- A5.0 UNIT PLANS
- A6.0 PERSPECTIVES
- A6.1 PERSPECTIVES
- A6.2 PERSPECTIVES
- A7.0 COLOR & MATERIAL BOARD

**CIVIL:**

- C1.0 OVERALL SITE PLAN
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN

**LANDSCAPE:**

- L.1 CONCEPTUAL LANDSCAPE PLAN
- L.2 COURTYARD ENLARGEMENTS
- L.3 TREE PLAN AND NOTES
- L.4 LANDSCAPE LIGHTING PLAN
- L.5 WALL & FENCE PLAN
- L.6 MATERIALS AND COLORS
- L.7 LANDSCAPE IMAGERY



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 ktgy.com

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**MILESTONE SIESTA**  
 SONOMA, CALIFORNIA # 2020-0254

ENTITLEMENT SUBMITTAL  
 JANUARY 5TH, 2021

COVER SHEET  
 SHEET INDEX

A0.1





VIEW 1



VIEW 2



KEY PLAN (1:80)



VIEW 3



VIEW 4



VIEW 5 - PROJECT ENTRY FROM SIESTA WAY



VIEW 6



VIEW 7



VIEW 8 - STREET VIEW OF EVA TO HIGHWAY 12



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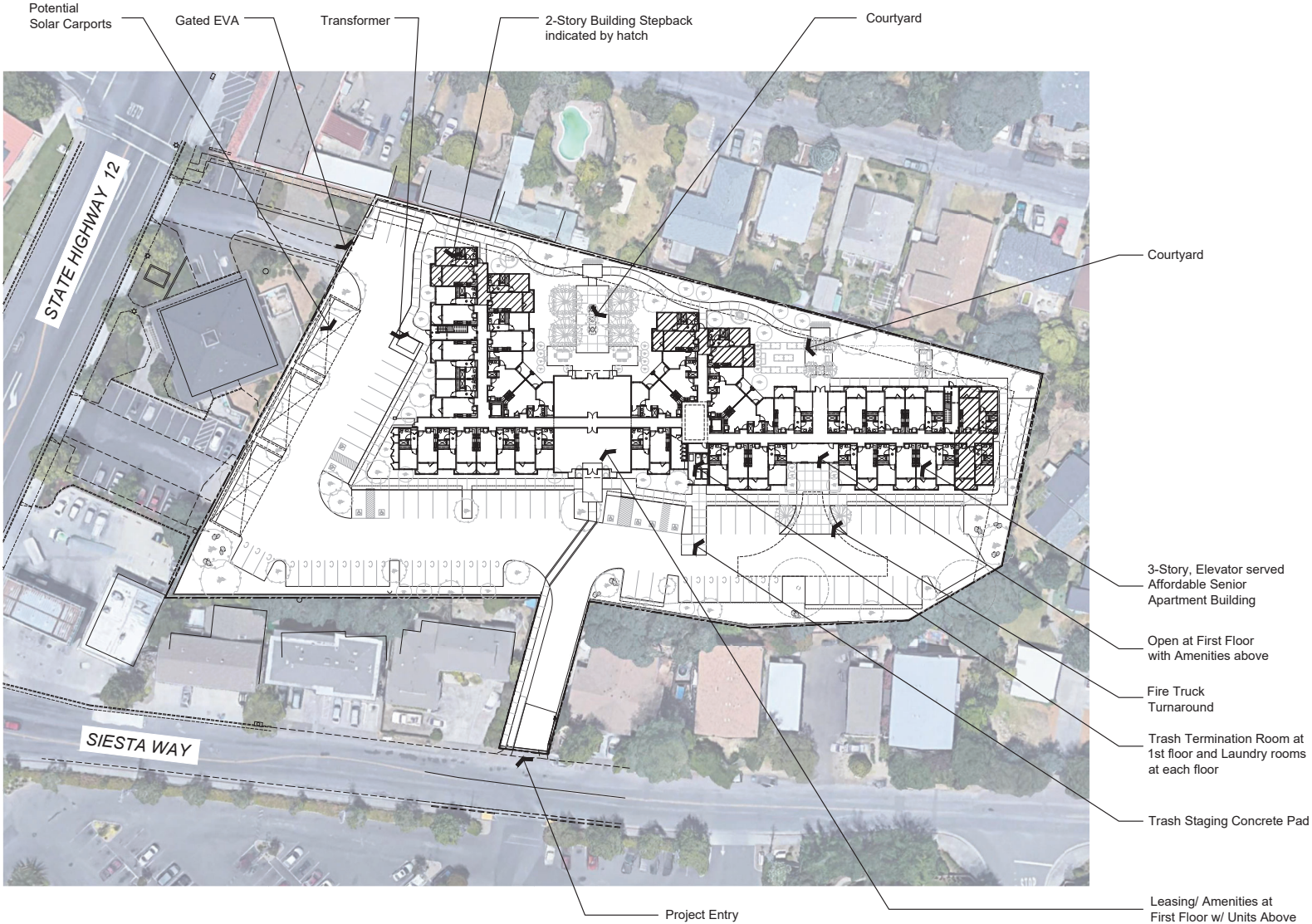
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SITE CONTEXT EXHIBIT

A0.2





**Project Data**

|                 |         |
|-----------------|---------|
| Gross Site Area | 2.29 AC |
| Dwelling Units  | .....   |
| Density         | .....   |

**Unit Summary:**

| Unit Plan | Unit Type | Total           |
|-----------|-----------|-----------------|
| Plan 1-1  | 1bd/1ba   | 74              |
| Plan 1-2  | 1bd/1ba   | 18              |
|           |           | <b>92 units</b> |

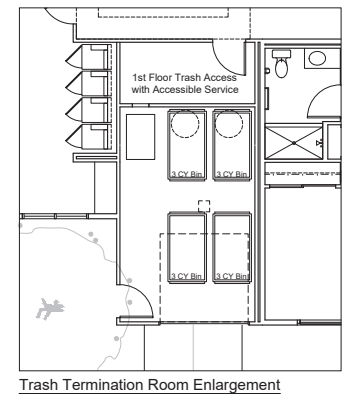
Parking Proposed: .....  
(1 space/unit min.)

Laundry Proposed: 7 washers and 7 dryers  
(1 machine/13.1 units)

**Waste Management Plan**

**Waste Volume Calculation:**  
 184 Max Residents    92 (1-bedroom) units at max 2 occupants  
 x 0.12 Cubic Yards of waste per week per resident  
 -----  
 22.08 CY of waste created per week

**Proposed Level of Collection:**  
 4 Bins  
 x 3 cubic yards per bin  
 x 2 pick-ups per week  
 -----  
 24 CY of waste collected per week

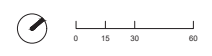


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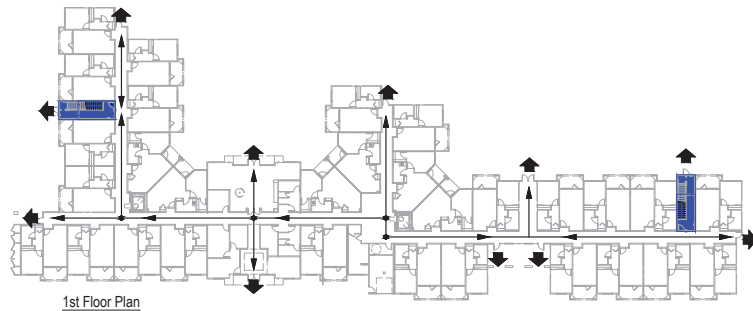
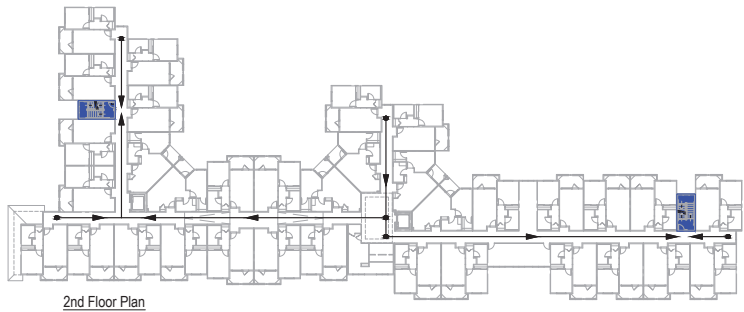
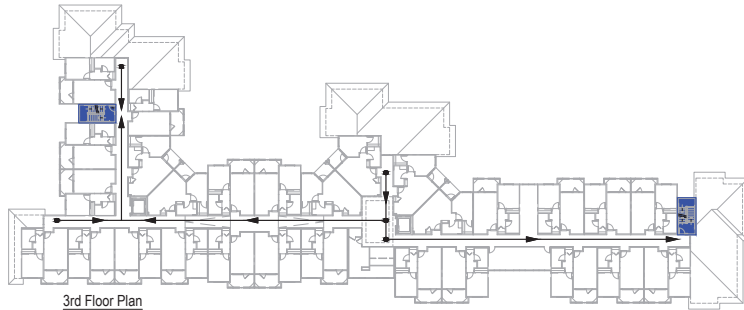
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SITE PLAN  
 PROJECT DATA & WASTE MANAGEMENT PLAN

A1.0





**Legend**

-  Indicates interior exit stairways which provide means of egress to 2nd and 3rd floor.
-  Indicates exit access and direction to the exit stairs at the 2nd and 3rd floor and to the exit discharge at the 1st floor.
-  Indicates exit discharge directly to the exterior of the building. Exit discharge shall provide a direct and unobstructed path of egress to the public way.

**Notes**

1. THE SIZING OF ALL REQUIRED EGRESS COMPONENTS SHALL COMPLY WITH THE CA BUILDING AND FIRE CODE OCCUPANCY LOAD REQUIREMENTS.
2. EXIT ACCESS REQUIREMENTS PER THE CA BUILDING CODE SHALL BE MET, INCLUDING EXIT ACCESS TRAVEL DISTANCE, COMMON PATH OF TRAVEL DISTANCE, AND DEAD-END LIMITATIONS.
3. FIRE EXTINGUISHERS: A MINIMUM OF ONE 2-A:10-B:C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR WILL BE PROVIDED.
4. EACH DWELLING UNIT SHALL HAVE PERMANENTLY WIRED SMOKE ALARMS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO SLEEPING AREAS. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
5. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL NOT LESS THAN ONE FOOT CANDLE AT WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
6. EMERGENCY ACCESS WINDOWS WILL COMPLY WITH CBC SECTION 1030, AND LADDER PADS WILL BE PROVIDED AT APPROPRIATE LOCATIONS FOR ACCESS.
7. PANIC HARDWARE SHALL BE PROVIDED PER CBC SECTION 1010.10.
8. EVERY A-OCCUPANCY SHALL HAVE AN OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENCY (CBC SECTION 1004.9).
9. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATH.
10. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.1.9.
11. PER CBC SECTION 1010.1.9.11, EXCEPTION 1: STAIRWAY DISCHARGE DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE.

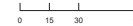


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BUILDING EGRESS CONCEPT

A1.1



Front Elevation  
Scale= 1":20'-0"

**Material Legend**

- 1. Stucco
- 2. Stone Veneer
- 3. Smooth Stucco Wall Cap and Wainscot
- 4. S-Concrete Tile Roofing
- 5. Vinyl Window
- 6. Metal Storefront
- 7. Metal Railing
- 8. Painted Decorative Wood
- 9. Fabric Awning
- 10. Decorative Wall Sconce



Front Elevation - Left Segment



Front Elevation - Right Segment



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ELEVATIONS

A2.0

Material Legend

1. Stucco
2. Stone Veneer
3. Smooth Stucco Wall Cap and Wainscot
4. S-Concrete Tile Roofing
5. Vinyl Window
6. Metal Storefront
7. Metal Railing
8. Painted Decorative Wood
9. Fabric Awning
10. Decorative Wall Sconce



Right Elevation



Left Elevation



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ELEVATIONS

A2.1





Rear Elevation  
Scale= 1":20'-0"

**Material Legend**

1. Stucco
2. Stone Veneer
3. Smooth Stucco Wall Cap and Wainscot
4. S-Concrete Tile Roofing
5. Vinyl Window
6. Metal Storefront
7. Metal Railing
8. Painted Decorative Wood
9. Fabric Awning
10. Decorative Wall Sconce



Rear Elevation - Left Segment



Rear Elevation - Right Segment



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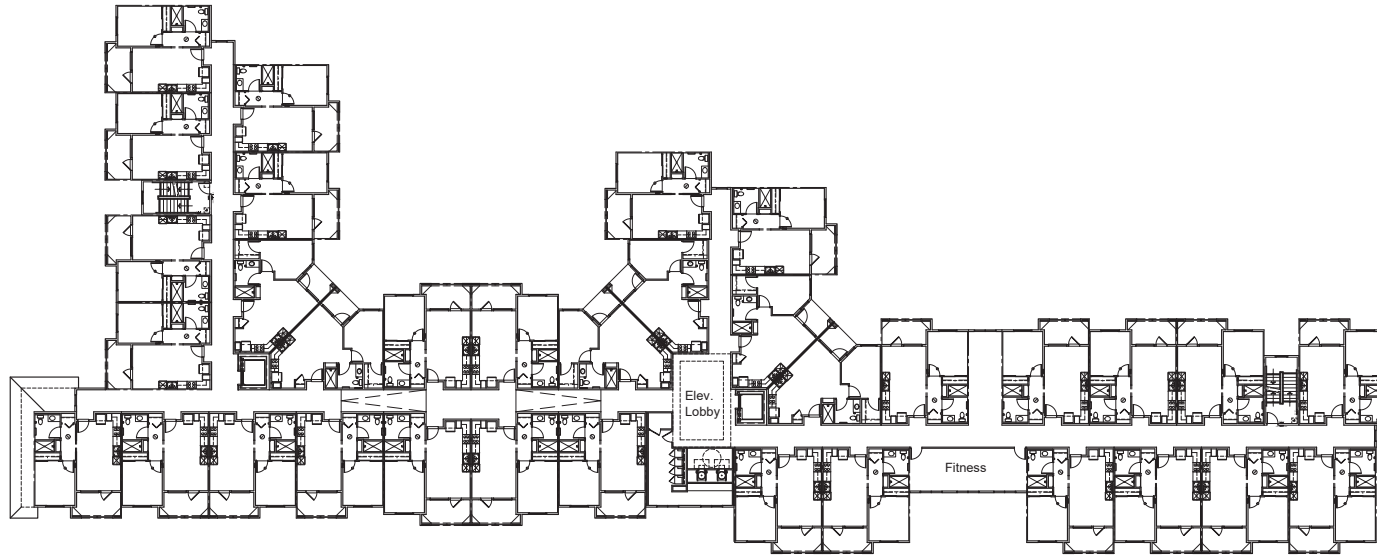
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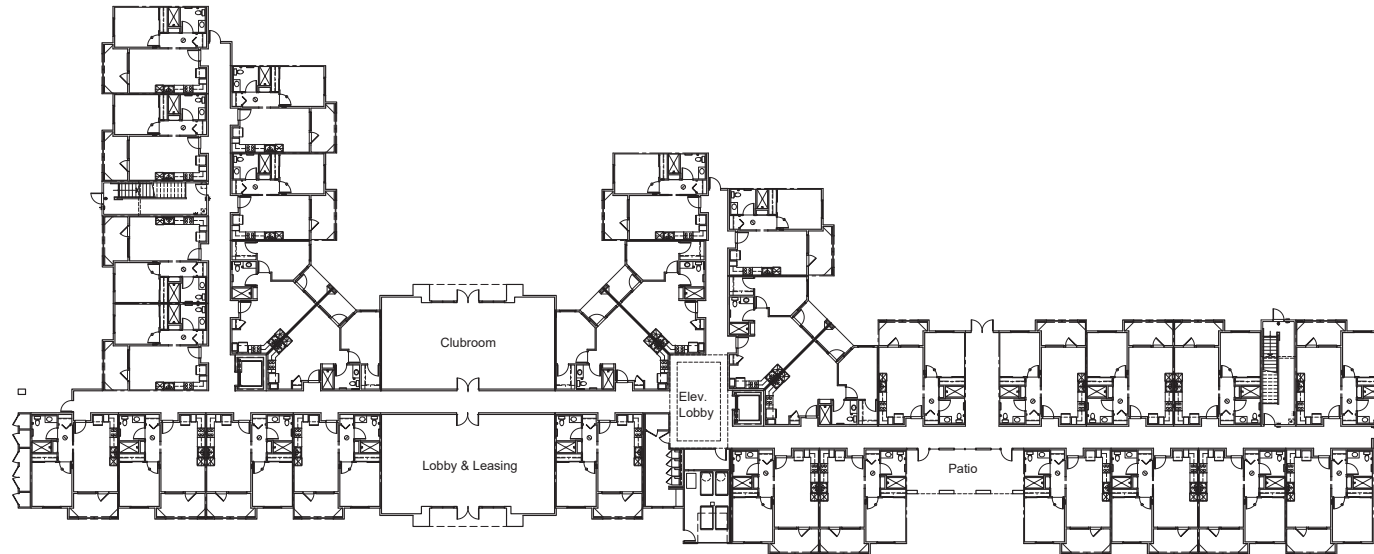


ELEVATIONS

A2.2



2nd Floor



1st Floor



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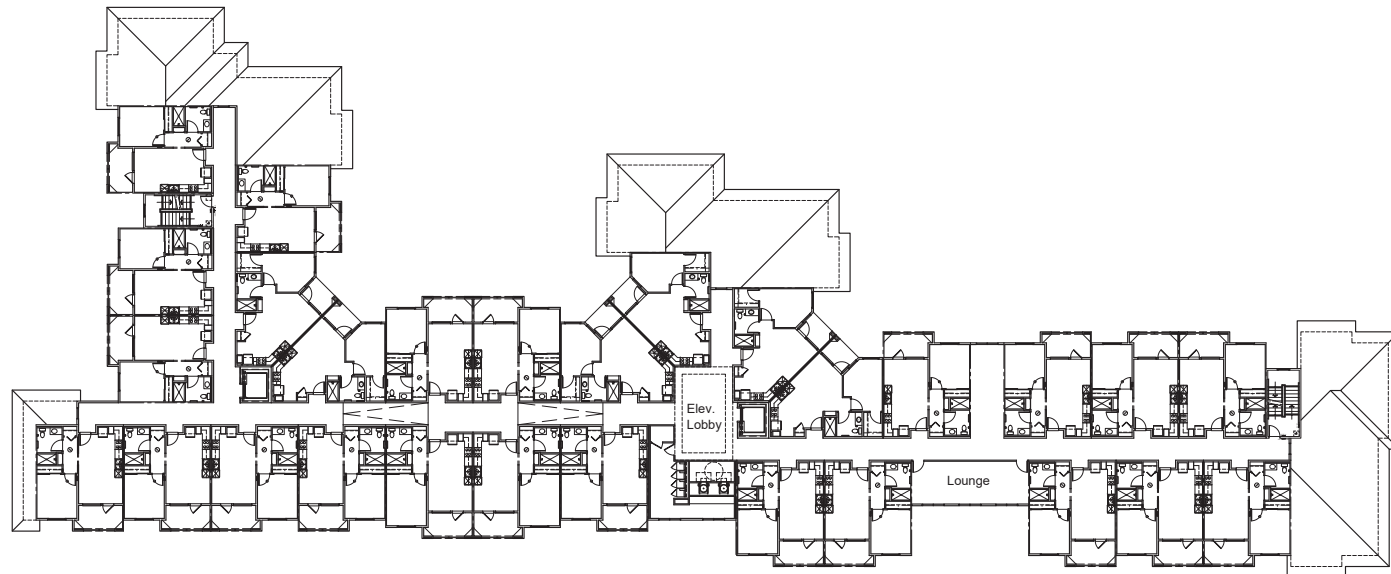
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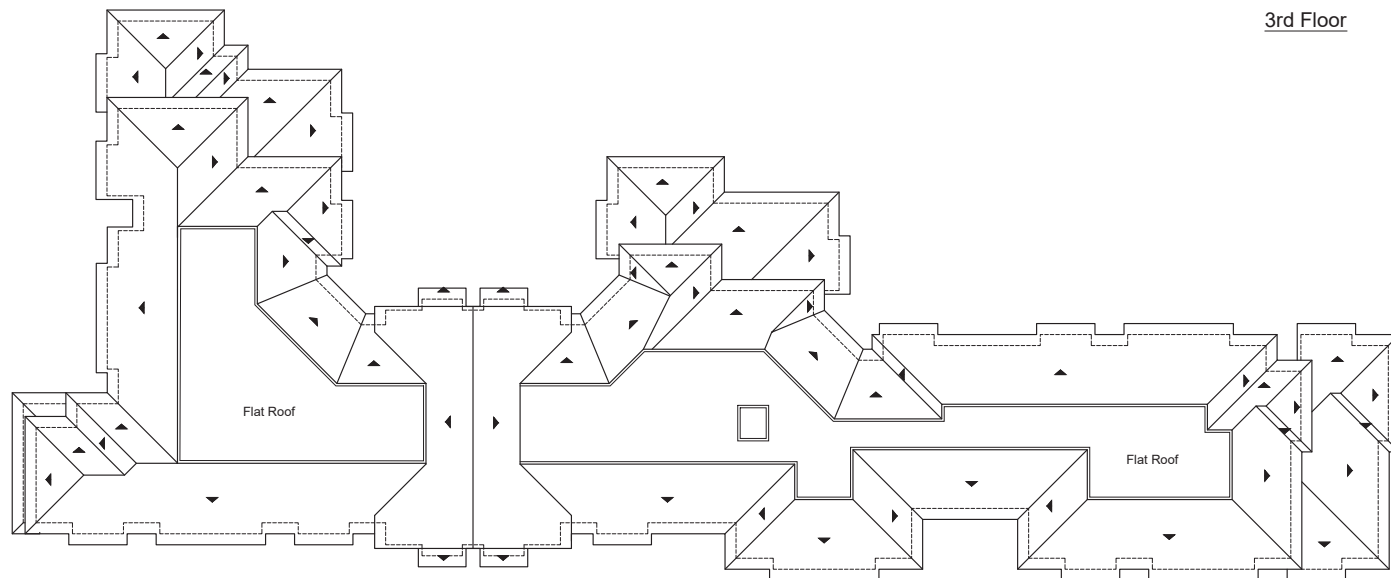


BUILDING PLANS

A3.0



3rd Floor



Roof Plan

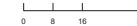


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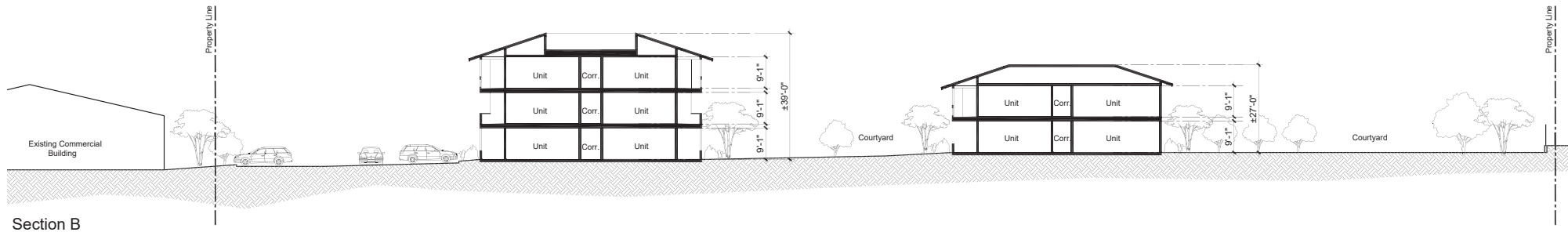
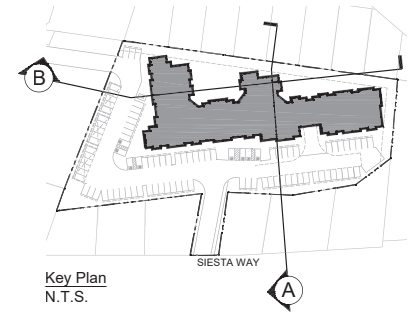
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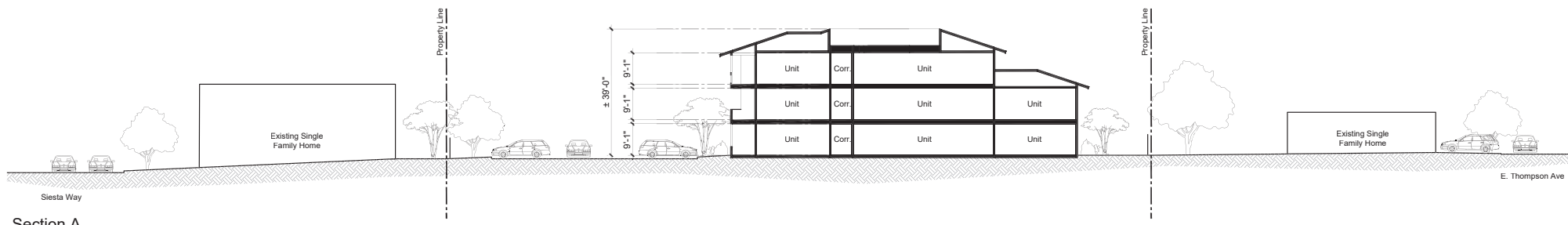
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BUILDING PLANS



Section B



Section A

Note: Conceptual sections reflect approximate heights and grades of the project and adjacent context.

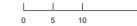


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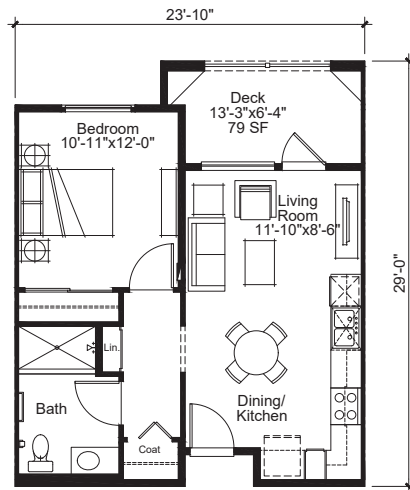
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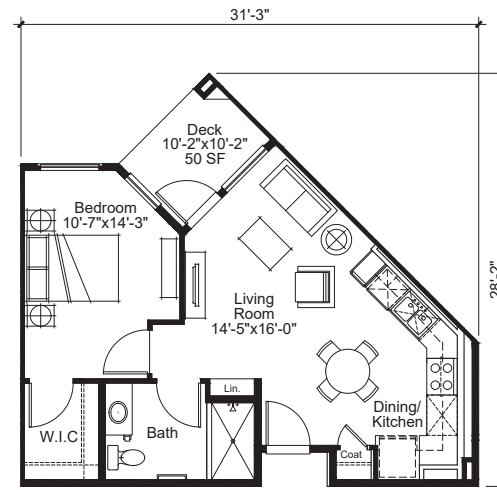


BUILDING SECTION

A4.0



**UNIT TYPE P1-1**  
1 BEDROOM / 1 BATHROOM



**UNIT TYPE P1-2**  
1 BEDROOM / 1 BATHROOM

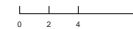


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UNIT PLANS

A5.0





Key Plan  
N.T.S.



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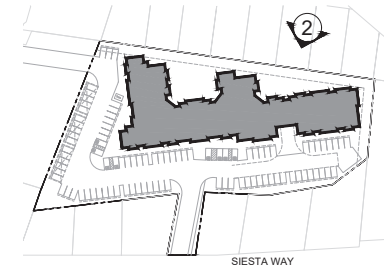
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PERSPECTIVE  
1. AERIAL VIEW FROM SIESTA WAY

A6.0



Key Plan  
N.T.S.



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PERSPECTIVE  
2. AERIAL VIEW FROM THOMSON AVE.

A6.1





Key Plan  
N.T.S.



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PERSPECTIVE  
3. PERSPECTIVE VIEW OF ENTRY

A6.2



1. STUCCO 1



2. STUCCO 2



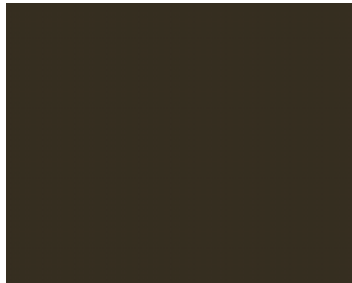
3. STONE VENEER



4. TILE ROOFING



5. VINYL WINDOW



6. PAINTED FASCIA/ POST/ TRIM



7. PAINTED METAL RAILING



8. PAINTED FRENCH DOOR



9. STOREFRONT



10. FABRIC AWNING



Front Elevation



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COLOR & MATERIAL BOARD

A7.0

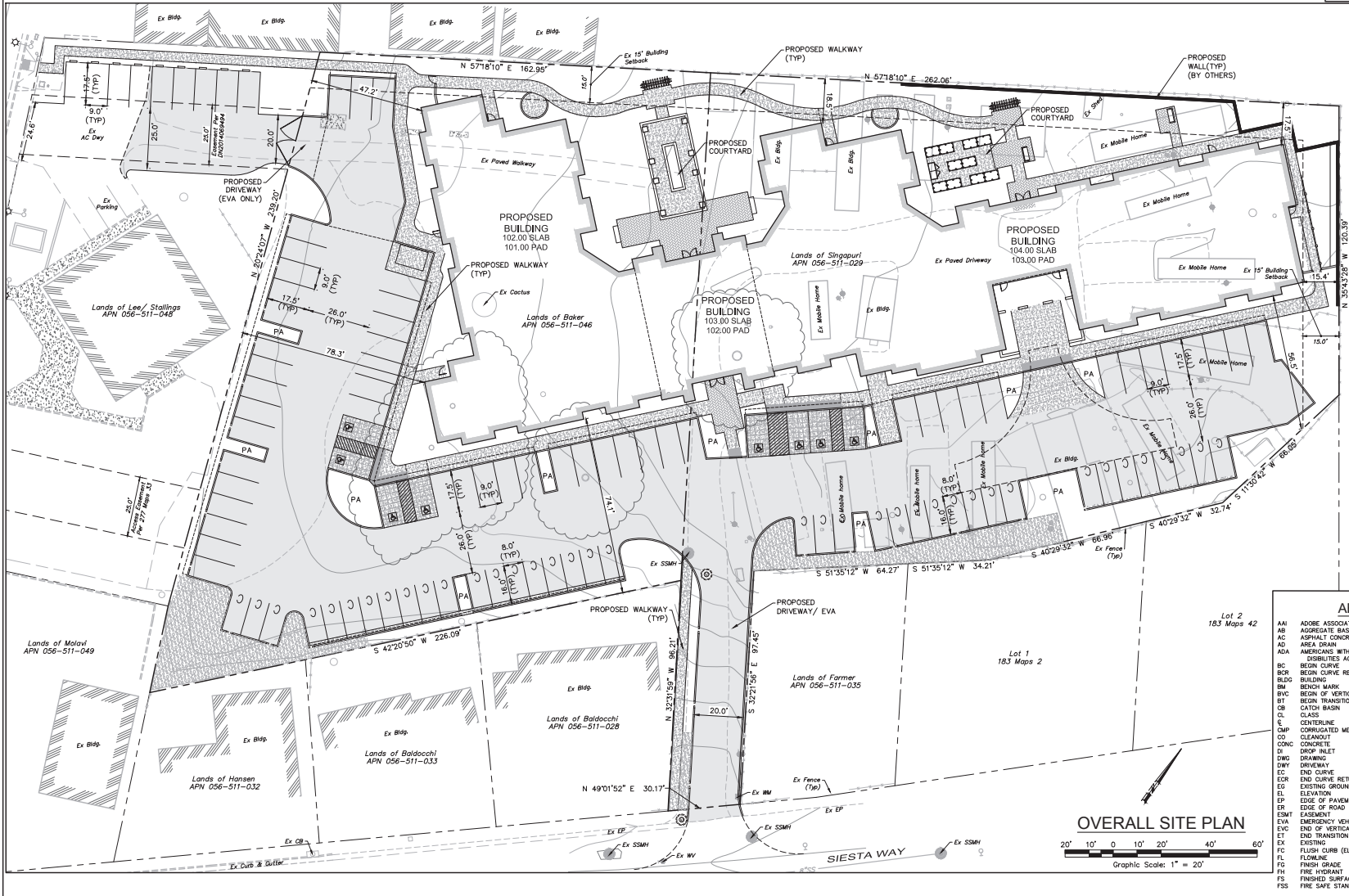
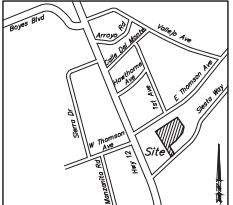


# SIESTA SENIOR APARTMENTS

## PRELIMINARY DESIGN REVIEW PLANS

171 Siesta Way & 18503 Highway 12  
APN 056-511-029 & 046

| PROPOSED | EXISTING | DESCRIPTION                              |
|----------|----------|--|
| (Symbol) | (Symbol) | PROPERTY BOUNDARY                        |
| (Symbol) | (Symbol) | EASEMENT                                 |
| (Symbol) | (Symbol) | STORM DRAIN                              |
| (Symbol) | (Symbol) | DAYLIGHT LINE                            |
| (Symbol) | (Symbol) | APPROXIMATE LIMIT OF GRADING/DISTURBANCE |
| (Symbol) | (Symbol) | INDEX CONTOUR                            |
| (Symbol) | (Symbol) | INTERMEDIATE CONTOUR                     |
| (Symbol) | (Symbol) | FLOW LINE                                |



**LOCATION MAP**  
NTS

**OWNER**  
MILESTONE HOUSING GROUP LP  
C/O: MARCUS GRIFFON  
481 N SANTA CRUZ AVENUE, STE. 310  
LOS GATOS, CA 95030  
TEL: (949) 851-2133

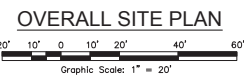
**ARCHITECT**  
KTOY ARCHITECTURE + PLANNING  
17911 VON KARMAN AVENUE, STE. 200  
IRVINE, CA 92614  
TEL: (714) 541-2300

**CIVIL ENGINEER/SURVEYOR**  
ADBE ASSOCIATES, INC.  
C/O: DAVID R. BRONKHORST  
1200 N. DUTTON AVE.  
SANTA ROSA, CA 95401  
TEL: (707) 541-2300

**SHEET INDEX**  
C1.0 OVERALL SITE PLAN  
C2.0 GRADING & DRAINAGE PLAN

**ABBREVIATIONS**

|     |                                 |     |                           |
|-----|---------------------------------|-----|---------------------------|
| AAI | ADBE ASSOCIATES, INC.           | GR  | GRADE BREAK               |
| AB  | AGGREGATE BASE                  | GR  | GRATE                     |
| AC  | ASPHALT CONCRETE                | HC  | HANDICAP                  |
| AD  | AREA DRAIN                      | ID  | INVERT GRADE              |
| ADA | AMERICANS WITH DISABILITIES ACT | LF  | LINEAR FEET               |
| BC  | BEGN. CURVE                     | MAX | MAXIMUM                   |
| BCR | BEGN. CURVE RETURN              | ME  | MATCH EXISTING            |
| BDR | BUILDING                        | MN  | MANHOLE                   |
| BM  | BENCH MARK                      | MM  | MINIMUM                   |
| BVC | BEGN. OF VERTICAL CURVE         | MS  | NOT TO SCALE NUMBER       |
| BT  | BEGN. TRANSITION                | NTS | NOT TO SCALE NUMBER       |
| CB  | CATCH BASIN                     | PA  | PLANTER AREA              |
| CL  | CLASS                           | PCC | POINT OF COMPOUND CURVE   |
| C   | CENTERLINE                      | PL  | PROPERTY LINE             |
| CMP | CORRUGATED METAL PIPE           | PP  | POWER POLE                |
| CO  | CLEANOUT                        | PRC | POINT OF REVERSE CURVE    |
| CO  | CONCRETE                        | PUE | PUBLIC UTILITY EASEMENT   |
| CO  | CONCRETE                        | RCE | REGISTERED CIVIL ENGINEER |
| D   | DROP INLET                      | RCF | REINFORCED CONCRETE PIPE  |
| DWD | DRAINAGE                        | RWL | RECLAIMED WATER LINE      |
| DWY | DRAINAGE                        | S   | SLOPE                     |
| EC  | END CURVE                       | SAP | SEA ARCHITECTURAL PLANS   |
| ECR | END CURVE RETURN                | SC  | SONOMA COUNTY             |
| EG  | EXISTING GROUND                 | SD  | STORM DRAIN               |
| EL  | ELEVATION                       | SHD | SHOULDER                  |
| EP  | EDGE OF PAVEMENT                | SLP | SEE LANDSCAPE PLANS       |
| ER  | EDGE OF ROAD                    | SO  | SIDE OPENING              |
| ESM | EASEMENT                        | SSL | SANITARY SNIER            |
| EVA | EMERGENCY VEHICLE ACCESS        | STA | STATION                   |
| EVC | END OF VERTICAL CURVE           | STD | STANDARD                  |
| ET  | END TRANSITION                  | TC  | TOP OF CURB               |
| EX  | EXISTING                        | T&W | TOWN OF WINDSOR           |
| FC  | FLUSH CURB (ELEVATION)          | TYP | TYPICAL                   |
| FL  | FLOWLINE                        | USP | UNDER SEPARATE PERMIT     |
| F   | FINISHED SURFACE                | VC  | VERTICAL CURVE            |
| FS  | FIRE HYDRANT                    | WF  | VERIFY IN FIELD           |
| FSS | FIRE SAFE STANDARD              | WM  | WATER METER               |
|     |                                 | WV  | WATER VALVE               |



| Revisions | Description | Approval |
|-----------|-------------|----------|
|           |             |          |
|           |             |          |
|           |             |          |

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civil engineering / landscape architecture / land surveying / landscape architecture  
1230 N. 3rd Street, Suite 200, Santa Rosa, CA 95401  
Tel: (707) 541-2300 F: (707) 541-2300  
Website: www.adobeinc.com

**DESIGN REVIEW**  
Submitted by: L. Bronkhorst, P.E., C.E.S.  
My license expires: 6/30/2021

**SIESTA SENIOR APARTMENTS OVERALL SITE PLAN**  
171 Siesta Way & 18503 Highway 12  
Boyes Hot Springs, California  
APN 056-511-029 & 046

**SCALE: AS SHOWN**  
Date: November 30, 2020  
Design by: J.E.M.  
Drawn by: D.S.B.  
Checked by: J.L.S.

Sheet  
**C1.0**  
1 of 3 Sheets  
Job 20207

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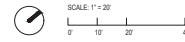




MILESTONE HOUSING GROUP  
481 N. Santa Cruz Ave., Suite 310  
Los Gatos, CA 95030

**MILESTONE SIESTA**  
SONOMA, CALIFORNIA # 2020-0254

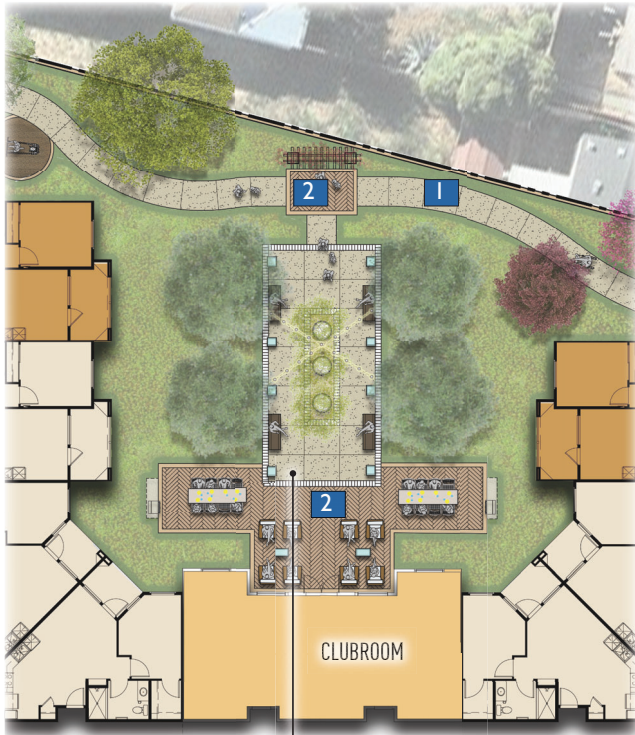
**ENTITLEMENT SUBMITTAL**  
JANUARY 5TH, 2021



LANDSCAPE PLAN

L.1





CLUBROOM

SOCIAL TERRACE (5,250 S.F.)

- (2) bbqs
- dining tables
- olive grove with roses
- citrus in pots
- festival lighting
- lounge seating
- pergola with vines



EXISTING OAK TO BE PROTECTED IN PLACE

RESIDENT "BACKYARD" (4,692 S.F.)

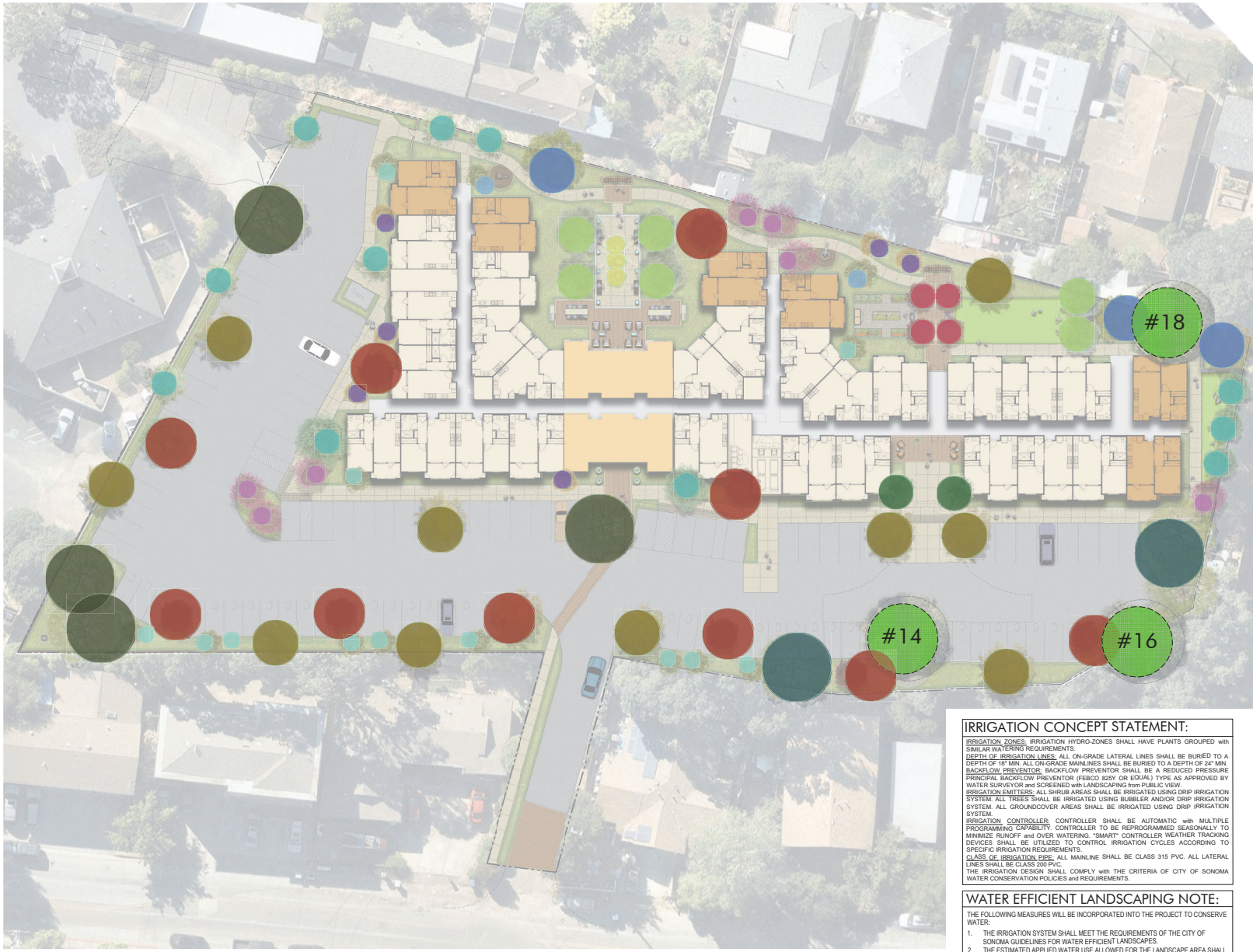
- game lawn (18'x54')
- seating
- pergola with vines
- community garden with (10 - 6'x4' plots)

PAVING & MATERIALS KEY - SEE SHEET L.6

- 1 CONCRETE PAVING
- 2 DECORATIVE CONCRETE PAVERS
- 3 SYNTHETIC TURF
- 4 DECOMPOSED GRANITE

INDICATES PROPOSED TREES & SHRUBS





**PROPOSED TREE LIST**

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

| SYMBOL       | BOTANICAL NAME  | COMMON NAME                          | MIN. SIZE | WUCOLS | PERSON | Ht & Wd   | CA NATIVE |
|--------------|---|--------------------------------------|-----------|--------|--------|-----------|-----------|
| <b>TREES</b> |   |                                      |           |        |        |           |           |
|              | ARBITUS X MARINA<br>Building Perimeter & Courtyards             | HYBRID STRAWBERRY TREE - Multi-Trunk | 36" BOX   | LOW    | 10     | 16 x 12   | X         |
|              | ARBITUS MENZIESII<br>Amenity Courtyards                         | PACIFIC MADRONE<br>Multi-Trunk       | 24" BOX   | LOW    | 2      | 40 x 20   | X         |
|              | CERCIS OCCIDENTALIS<br>Building Perimeter & Courtyards          | WESTERN REDBUD<br>Low-Branch         | 24" BOX   | LOW    | 7      | 15' x 8'  | X         |
|              | CEROCARPUS BETULOIDES<br>Building Perimeter                     | MOUNTAIN SIBBIRIAN<br>Multi-Trunk    | 24" BOX   | V.LOW  | 2      | 12' x 12' | X         |
|              | CITRUS (TBS)<br>AMENITY COURTYARD                               | CITRUS (TBS)<br>Multi-Trunk          | 15 GAL    | MOD    | 3      | 15' x 10' |           |
|              | FREMONTODENDRON CALIFORNICUM<br>Building Perimeter              | FLANELL BUSH<br>Low-Branch           | 15 GAL    | LOW    | 6      | 15' x 12' | X         |
|              | LAURUS NOBILIS 'SARATOGA'<br>Building Perimeter                 | SARATOGA LAUREL<br>Standard          | 15 GAL    | LOW    | 2      | 12' x 10' |           |
|              | LYONOTHAMNUS FLORIBUNDUS<br>ASPLENIFOLIUS<br>Building Perimeter | CATALPA<br>IRONWOOD<br>Low-Branching | 15 GAL    | V.LOW  | 12     | 20' x 12" | X         |
|              | MALUS PRARIE FIRE<br>Amenity Courtyards                         | PRARIE FIRE<br>CRABAPPLE             | 15 GAL    | MOD    | 4      | 12' x 10' |           |
|              | OLEA 'SWAN HILL'<br>Amenity Courtyards                          | FRUITLESS OLIVE<br>Multi-Trunk       | 36" BOX   | LOW    | 3      | 15' x 10' |           |
|              | PLATANUS RACEMOSA<br>Parking Lot                                | CALIFORNIA<br>SIGAURE<br>Multi-Trunk | 24" BOX   | MOD    | 10     | 45' x 25' | X         |
|              | QUERCUS AGRIFOLIA<br>Perimeter & Parking Lot                    | COAST LIVE OAK<br>Low-Branch         | 24" BOX   | V.LOW  | 4      | 45' x 45' | X         |
|              | QUERCUS DOUGLASSII<br>Perimeter & Parking Lot                   | BLUE OAK                             | 24" BOX   | LOW    | 2      | 50' x 25' | X         |
|              | UMBELLARIA CALIFORNICA<br>Perimeter & Parking Lot               | CALIFORNIA BAY<br>Standard           | 15 GAL    | LOW    | 3      | 40' x 20' | X         |
|              | EXISTING OAKS TO BE PROTECTED<br>IN PLACE                       | OAK SPECIES                          |           |        |        |           |           |

TOTAL # OF TREES MODERATE: 17 (20%)  
 TOTAL # OF TREES LOW: 47 (57%)  
 TOTAL # OF TREES VERY LOW: 18 (23%)

**TOTAL # of PROPOSED TREES: 82**

**TOTAL # of CA NATIVE TREES: 57 (70%)**  
**TOTAL # of PROPOSED CA NATIVE SHRUBS: MIN. 70% BY SPECIES**

**IRRIGATION CONCEPT STATEMENT:**

**IRRIGATION ZONES:** IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED WITH SIMILAR WATERING REQUIREMENTS.  
**DEPTH OF IRRIGATION LINES:** ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN. BACKFLOW PREVENTORS, BACKFLOW PREVENTOR SHALL BE A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTOR (FIBCO 822Y OR EQUAL) TYPE AS APPROVED BY WATER SURVEYOR AND SCHEDULED WITH LANDSCAPING FROM PUBLIC VIEW.  
**IRRIGATION EMITTERS:** ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.  
**IRRIGATION CONTROLLER:** CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.  
**CLASS OF IRRIGATION PIPE:** ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINES SHALL BE CLASS 200 PVC.  
 THE IRRIGATION DESIGN SHALL COMPLY WITH THE CRITERIA OF CITY OF SONOMA WATER CONSERVATION POLICIES AND REQUIREMENTS.

**WATER EFFICIENT LANDSCAPING NOTE:**

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:  
 1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF SONOMA GUIDELINES FOR WATER EFFICIENT LANDSCAPES.  
 2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

**SHRUBS & GROUNDCOVER STATEMENT:**

PROPOSED LANDSCAPE AREAS TO RECEIVE A COMBINATION OF 5 AND 1 GALLON SHRUBS AND FLATTED GROUNDCOVER. 5 GALLON SHRUBS (80% OF TOTAL QUANTITY) TO BE MINIMUM 30" O.C. AND 1 GALLON SHRUBS (20% OF TOTAL QUANTITY) TO BE 24" O.C. AND FLATTED GROUNDCOVER TO BE 7" O.C. SHRUBS AND GROUNDCOVER TO BE A MINIMUM OF 70% LOW WATER CONSUMPTIVE SPECIES AND CALIFORNIA NATIVE.

**WUCOLS NOTE:**

WUCOLS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

**ARBORIST REPORT NOTE:**

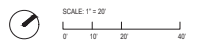
SEE ARBORIST REPORT PREPARED BY MACNARI AND ASSOCIATES DATED 12.09.2020



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 SONOMA, CALIFORNIA # 2020-0254

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 JANUARY 5TH, 2021



TREE PLAN AND NOTES

L.3





SEE ARCHITECTURAL PACKAGE FOR BUILDING MOUNTED LIGHT FIXTURES

### EXTERIOR LIGHTING LEGEND

| SYMBOL | TYPE/TECHNIQUE  | MANUFACTURER/SPEC.  | MOUNTING/NOTES                            |
|--------|---|---|---|
|        | 12 HT. POLE LIGHT ON 2 HT. CONCRETE FOOTING WITH CUT OFF SHIELD | KIM LIGHTING:<br>ALT11-28L-20-3K7-2-BC<br>ALTITUDE POLE LIGHT<br>COLOR: DARK BRONZE | INSTALL PER MANUFACTURERS RECOMMENDATIONS |
|        | PENDANT LIGHT AT PERGOLAS                                       | F.X. LUMINAIRE:<br>VE-ZD-3LED-BZ<br>COLOR: BRONZE METALLIC                          | INSTALL PER MANUFACTURERS RECOMMENDATIONS |
|        | 42" HT BOLLARD  | KIM LIGHTING:<br>PAVR-CH1-12L-010-3K7<br>PAVILION BOLLARD<br>COLOR: DARK BRONZE     | INSTALL PER MANUFACTURERS RECOMMENDATIONS |
|        | FESTIVAL LIGHTS MOUNTED AT 12 HT.                               | TOKISTAR:<br>EXBK-12-UB-S14-C<br>EXHIBITOR SERIES LED STRING LIGHT                  | T24/100<br>100 W TOKISTAR TRANSFORMER     |

### LIGHTING LEGEND NOTES

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE L.E.D. OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED. SHIELDS WILL BE USE TO DIRECT LIGHT DOWNWARD.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPHATIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL ENGINEER CONSULTANT.

|                                   |  |                        |
|-----------------------------------|--|------------------------|
| POLE LIGHTS<br>PARKING LOTS       |  | COLOR: DARK BRONZE     |
| PENDANT LIGHTS<br>PERGOLAS        |  | COLOR: BRONZE METALLIC |
| BOLLARDS<br>WALKWAYS              |  | COLOR: DARK BRONZE     |
| FESTIVAL LIGHTS<br>SOCIAL TERRACE |  | COLOR: WARM WHITE      |



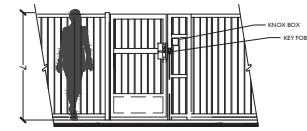


| WALL AND FENCE LEGEND |  |                                 |
|-----------------------|--|---------------------------------|
| SYMBOL:               | TYPE/COLOR:  | LOCATION:                       |
| ①                     | 7 HT. WOOD FENCE<br>COLOR: BROWN STAIN                         | SITE PERIMETER                  |
| ②                     | 7 HT. TUBE STEEL FENCE & PEDESTRIAN GATE<br>COLOR: DARK BRONZE | SITE PERIMETER ACCESS POINTS    |
| ③                     | 7 HT. FIRE ACCESS GATE<br>COLOR: DARK BRONZE                   | FIRE ACCESS FROM SONOMA HIGHWAY |

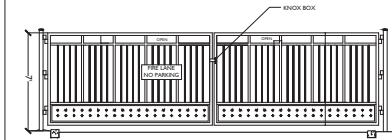
**WALL AND FENCE ELEVATIONS:**



① WOOD FENCE  
7' HIGH



② TUBULAR STEEL FENCE and GATE  
7' HIGH



③ FIRE ACCESS GATE (NON-MOTORIZED)  
7' HIGH

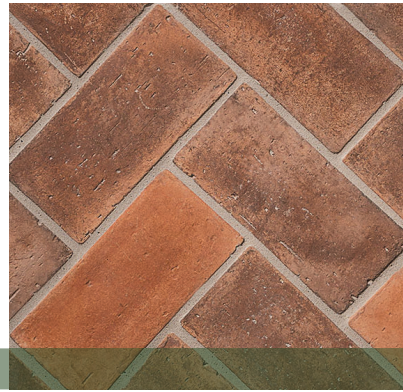




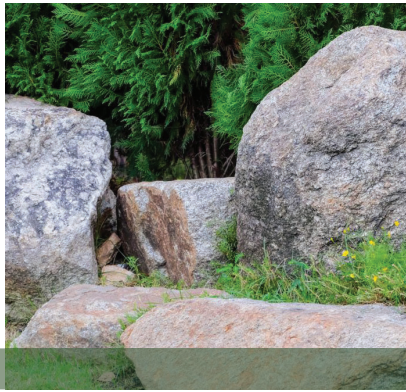
PAVING



2



4



MATERIALS



3



SITE FURNISHINGS







RESIDENT AMENITIES



PLANTING

