RESOLUTION NO. 2866-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING A USE PERMIT, INCLUDING FINAL SITE PLAN AND DESIGN REVIEW, AND ALSO APPROVING A VARIANCE TO COMMERCIAL HEIGHT LIMITATIONS FOR THE BELL VILLAGE PROJECT (FILE NO. GPA/ZC/UP/MJS/DRC 09-17 & LLA 09-57)

WHEREAS, the Town of Windsor Planning Commission considered the request from Jeff Civian / OSL Management LLC for Use Permit (including Site Plan and Design Review) and Tentative Map approval of a commercial and residential planned development including 387 dwelling units and an 83,500 sq. ft. retail center on 25+/- acres. A General Plan Amendment is requested to amend the land use category from the existing "Mobile Home Park (8-12 units/acre)" category to the "Compact Residential (12-32 units/acre)" on 18.1 +/- acres and to the "Retail Commercial" category on 6.3 +/- acres. A Rezoning is also requested from the existing "Medium Density Residential (8-12 units/ acre)" to the "CR (Compact Residential, 12-32 units/acre)" district on 18.1 +/- acres and to the "CC (Community Commercial)" district on 6.3 +/- acres or other district consistent with the General Plan to accommodate the project. The property is located at 9290 Old Redwood Hwy., Windsor (APN 161-070-036); and

WHEREAS, by Resolution No. 2862-11, the Town Council has adopted a Mitigated Negative Declaration associated with the proposed project; and

WHEREAS, by Resolution No. 2863-11, the Town Council has approved the lot line adjustment associated with this proposal; and

WHEREAS, by Resolution No. 2864-11, the Town Council has approved the General Plan Amendment associated with this proposal; and

WHEREAS, by Ordinance 2012-273, the Town Council has approved the rezoning associated with this proposal; and

WHEREAS, the applicant has also submitted a request for approval of a Tentative Map associated with this proposal. This request is addressed in a separate resolution; and

WHEREAS, in accordance with the Town of Windsor Zoning Ordinance, this use permit includes a request for a reduction to parking requirements otherwise required by the ordinance; and

WHEREAS, in accordance with the Town of Windsor Zoning Ordinance, this use permit also includes a request for a drive-through sales window associated with the proposed pharmacy; and

WHEREAS, the requested variance is related to height of the proposed pharmacy building in the commercial area, and

WHEREAS, by Resolution 594-11, the Planning Commission has recommended approval of the Use Permit and Variance requests; and

WHEREAS, in accordance with the provisions of law, the Town Council did conduct a public hearing on December 7, 2011 on said application at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the proposal, as conditioned, is determined to be consistent with the provisions of the Town of Windsor General Plan; and

WHEREAS, the Town Council makes the following additional findings regarding the proposed use:

1. The proposed use is permitted within the "Compact Residential" and "Community Commercial" zoning districts as approved for the property, and complies with all other applicable provisions of the Zoning Ordinance and the Town Code.
2. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity. The Bell Village Project demonstrates unique design and amenities consistent with Town guidelines for planned developments.
3. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
4. Granting this use permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the project is located.

WHEREAS, the Town Council makes the following additional findings regarding the proposed design of the project:

1. The design and layout of the Bell Village Project are consistent with the General Plan, the development standards of the "Compact Residential" and "Community Commercial" zoning districts, and the Town of Windsor Design Standards;
2. The design and layout of the Bell Village Project will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards;
3. The architectural design of the Bell Village Project is compatible with the character of the surrounding neighborhood;
4. The design of the Bell Village Project will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and will remain aesthetically appealing and be appropriately maintained through an Owner's Association;
5. The Bell Village Project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
6. The project will result in potential adverse effect, either individually or cumulatively, on wildlife resources.

WHEREAS, the applicant's requested reduction in required parking is supported by a parking analysis conducted by the firm of Nelson/Nygaard, Inc. This analysis was further reviewed and supported by the Town's Traffic Engineer. The Town Council supports the requested parking reduction based on the nature of the project, the proximity of retail and residential use, and the project's location in the Downtown area; and

WHEREAS, the Town Council considered the request for a drive-through window for the pharmacy use at a duly noticed public hearing on November 18, 2009, and approved the request in Resolution 2588-09. This resolution carries forward this approval and its condition that the drive-through facility is limited to a pharmacy use as proposed; and

WHEREAS, the Town Council makes the following findings regarding the requested variance:

1. The commercial development area includes proposed building heights ranging from 26 feet to 55 feet. The "CC" (Community Commercial) zoning district establishes a maximum height of 45 feet.
2. Application of the "CC" zoning district to the subject property is necessary to accommodate the drive-through requested for the pharmacy building. Otherwise, the site could also have been a logical extension of the "TC" (Towncenter) district, which is the predominant commercial district in the Downtown.
3. Adjacent zoning districts to the north ("Compact Residential") and west ("Towncenter") allow for 57 foot high structures, including those proposed for the residential portion of the Bell Village Project.
4. The Town encourages use of height and architecture as urban design elements in the Downtown, and views the subject property as an integral part of the Downtown area. The ability to utilize height to achieve these objectives is not available to the property owner, as it is to other adjacent properties in the Downtown, due to the limitations of the "CC" district.
5. The Applicant's efforts to achieve height and mass design elements appropriate for the size and scale of the proposed buildings and desired by the Town are unreasonably impaired by the height limits imposed by the "CC" district, and are not consistent with the limitations imposed on surrounding properties.
6. The Town Council determines these factors to represent special circumstances applicable to the property based on its location and surroundings.
7. Granting the Variance is consistent with the General Plan and any applicable specific plan.

WHEREAS, mitigation measures identified in the Mitigated Negative Declaration have been incorporated into the associated Tentative Map resolution, and conditions require completion of tentative map requirements prior to construction. A mitigation monitoring plan is attached as Exhibit "B" to the Tentative Map resolution.

NOW, THEREFORE, BE IT RESOLVED that the Town of Windsor Town Council hereby approves the Use Permit and Final Site Plan/Design Review request, subject to the following conditions:

GENERAL (ALL DEPARTMENTS):

1. Phasing. Improvement Plans and Final Maps shall comply with the Phasing Plan attached as Exhibit A. The first phase shall include Residential Buildings 1 & 2, the Recreation Building, and Townhouse Lots 28-37, and may include the Commercial Phase as well. The first phase shall also include the full length of Old Redwood Highway improvements as conditioned. Later phases may be created by parcel map or remainder parcel (where permitted by the Map Act and approved by the Town) provided that a) parcels are drawn along phase lines (or minor adjustments thereto), and b) these parcels shall not be further subdivided until accompanied by improvement plans, condominium plans, CC&Rs and final map. It is generally anticipated that

conditions of approval will be implemented on a "per phase" basis, unless otherwise required by the Town.

2. Mitigation Monitoring and Reporting Plan. Plan checkers for each Department shall be responsible for determining compliance with the Mitigation Monitoring and Reporting Plan attached to the tentative map resolution of approval as Exhibit B, including the following milestones:
    a. Prior to Signature of Improvement Plans / Site Development Plans
    b. Prior to Issuance of Building Permits (including Grading Permit)

    Applicant shall submit a compliance package with Improvement Plan Check documents indicating each mitigation measure and where the mitigation measure is noted on drawings or within accompanying documents. Department personnel responsible for verification of conditions shall document to the Project Planner that the required mitigation measures have been incorporated into construction drawings prior to signature of the plans, and field inspectors shall similarly verify construction compliance with approved plans to the Project Planner upon project completion and prior to release of securities.

TOWN ENGINEER (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Town Engineer):

The following conditions are applicable to issuance of a building permit:

1. Improvement Plans shall be approved by Planning and signed by the Town Engineer prior to issuance of permits for site development and utilities. Final map shall be recorded prior to issuance of building permits for above ground structures. All right of way dedications and dispositions, public improvements and utility extensions, public use easements and site improvements will be required as part of the improvement plan and mapping process.

BUILDING INSPECTION DEPARTMENT (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Building Official):

Conditions applicable to issuance of a building permit:

2. The developer shall retain a Certified Access Specialist to review accessibility plans and specifications for building interior compliance with state and federal accessibility laws, codes and regulations. The Certified Access Specialist shall conduct all necessary research, prepare accessibility reports, and/or conduct accessibility inspections, to the satisfaction of the Building Official.

3. Upon initiation of plan check, the building plans shall include details and specifications or other information indicating compliance with California law requiring access for persons with disabilities. All specifications, to include any analysis if required shall be provided to the satisfaction of the Building Official demonstrating full compliance.

4. A California registered civil engineer with a California authorization as a geotechnical engineer shall perform the geotechnical evaluation. A written report of the investigation shall be submitted to the Building Official by the owner or authorized agent at the time of permit application. The

geotechnical report shall include, but shall not be limited to, site-specific evaluations of design criteria related to the nature and extent of foundation materials, groundwater conditions, liquefaction potential, settlement potential and slope stability.

5. Abandon any existing wells, septic tanks, or underground fuel storage tanks under permit and inspection of Environmental Health or other designated agency. If there are none, provide a letter from the project engineer relating to the scope of the search done to make this determination.

6. Construction shall comply with all applicable current codes. No site clearance, grubbing (except weed abatement), grading, or fill stockpiling, may be performed without prior approval of the Building Official.

7. Site improvement plans shall be reviewed by the Central Fire Authority.

8. No sitework, including grading, shall be initiated until improvement plans have been approved by the Planning Director and Town Engineer. Grading permits must be applied for and issued by the Building Department, prior to beginning site work.

9. The developer shall pay all applicable development impact fees as required by the Town of Windsor, prior to the issuance of a building permit. The developer shall pay all applicable impact fees to the Windsor Unified School District and Windsor Fire Protection District, prior to issuance of a building permit.

10. A pre-construction meeting shall be held with the Building Official, prior to permit issuance. The purpose of the meeting is to coordinate construction activities related to job site sanitary facilities, tree preservation, utility trenching, and other requirements related to construction of the proposed project.

11. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition, to the satisfaction of the Building Official.

12. Construction sites shall be maintained in a trash and litter free condition for the duration of the construction activity, to the satisfaction of the Building Official.

PLANNING DEPARTMENT (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Planning Director):

Conditions are applicable to issuance of a building permit:

13. Improvement Plans shall be approved by Planning and signed by the Town Engineer prior to issuance of permits for site development and utilities. Final map shall be recorded prior to issuance of building permits for above ground structures.

14. The following items shall be returned to the Planning Commission for final design review approval prior to the issuance of building permits:
    A. Comprehensive signage plans (1 each for the residential and commercial components of the site). Conceptual signage show on entry plans is not approved. Design approach for

this project may be unique from other signage programs in the Downtown. Monument signage may be considered as part of a creative design solution. Method of illumination and display are of particular interest. Pan channel letters and can signage typical of other traditional shopping centers is discouraged.

b. Building color chips and materials keyed to colored elevations.
c. Final 4-sided elevations for all buildings, including interior courtyards of Buildings 3&4 and 5&6. Composite representative elevations for the Highway 101 frontage and complete composite elevations for the Old Redwood Highway Commercial frontage.
d. The Pharmacy major tower height either needs to be lowered to 45 feet, width narrowed to 25 feet, or a variance to zoning requirements obtained to accommodate the design as proposed.
e. Consider use of color and materials to add additional interest to Building Business 3.
f. Revise Courtyard design between Buildings Business 2 & 3 to incorporate a solid wall with water feature. Design to be approved by the Town Arborist.
g. Extend building footprint for Building Business 2 southward to include the outdoor seating area.
h. Provide detail for recessed entry storefront option.
i. Return solution for limiting use of foundation planting for Building Business 3.
j. Provide Plans for secondary access from ground floor units of Residential Buildings 3-6 to surrounding streets.

15. Building Plans shall include the following:
    a. Minimum stoop height shall be 24 inches to provide separation from the sidewalk and residential windows.
    b. Electric vehicles: Provide at least 5% of the parking spaces within each underground parking area as available for charging electric vehicles or hybrids.

16. Those portions of the Mitigation Monitoring and Reporting Plan (attached to the Tentative Map approval resolution) which are required prior to issuance of a building permit shall be completed.

17. Plans shall include the following general requirements:
    a. Lighting shall comply with Section 27.20.030 D of the Town of Windsor Zoning Code. Lighting plan shall include a site plan, photometric diagram, fixture schedule, and fixture cut sheets submitted and indexed as part of the architectural drawings. Poles shall not exceed 20 feet in height, and individual fixtures shall not exceed 250 watts. Exterior fixtures shall generally be LED to match Old Redwood Highway lighting. Wall mounted fixtures shall be sconce type with light source shielded, unless otherwise approved by the Planning Director.
    b. Trash enclosures shall be reviewed for conformity with West County Disposal recommendations, including sufficient space for recycling and pedestrian entry. Material shall include split face block with integral color to complement the building color, and solid metal gates.
    c. Building plans shall specify colors and materials as approved by the Planning Commission and Town Council. Downspouts shall be coordinated with background building color and shown on plans.

Conditions applicable to a request for occupancy:

18. Final arborist report concerning protected trees shall be received, including conclusions regarding construction impacts and determination of any additional required tree mitigation shall be made in accordance with the Chapter 27.36 of the Zoning Ordinance (Tree Preservation and Protection) to the satisfaction of the Planning Director.

19. The applicant shall provide to the Town Planning Director a written statement signed by the Landscape Architect who prepared the approved construction documents verifying that the landscape planting and irrigation improvements are completed in accordance with the approved drawings and the Town's Water Efficient Landscape Ordinance, and that the irrigation system has been completely tested and found to be functioning per design.

20. All Common Area improvements (per phase) shall have been completed per approved plans, unless an alternative form of agreement and security is approved by the Planning Director.

21. Following construction of the Townhouse buildings, and prior to installation of landscaping along the Highway 101 corridor, this area shall be inspected by the Planning Department and Landscape Architect for remaining existing trees against assumptions of the landscape plan. A supplemental landscape plan may be required to fill any major visual gaps as determined by the Planning Director.

22. Owner shall execute an agreement and provide deposit to guarantee replacement of any oaks which die or are determined to be unsafe for a minimum 5 year period following construction (per phase). In the event that oaks require replacement, landscaping compatible with the new oak plantings shall be provided to infill any remaining gaps. The Town Arborist shall be advisory regarding appropriate deposit amount based on the risks associated with the Improvement Plans, as well as compatible plant materials proposed in the vicinity of new or existing oaks.

23. Public Works, Building, and Planning Departments shall verify that all mitigation measures applicable to building construction have been completed based on construction compliance with approved plans.

The following general conditions shall apply:

24. This project is approved for an initial two year period from the effective date of adoption of this resolution. Extensions of time may be requested at that time in accordance with the Town Code. Following approval of the tentative map, time limits of the map expiration shall apply, except that building permits shall be issued within one year of final map recordation.

25. Prior to the issuance of building permits, and within 5 working days of project approval, applicant shall submit $50.00 to the Planning Department for filing of a Notice of Determination, plus the additional fee applicable to the Department of Fish and Game based on a non-exempt project for which a Mitigated Negative Declaration was prepared. Check shall be written to the Sonoma County Clerk and based on DFG fee in place January 1, 2012 (due to second reading of the zoning ordinance amendment in January 2012).

26. General Plan Amendment and rezoning necessary to accommodate the project shall be approved by the Town Council.

27. Building permits issuance shall comply with the terms of the Affordable Housing Agreement executed prior to final map approval.

28. Phasing of improvements and final maps shall comply with the Phasing Description attached as Exhibit A.

29. Compliance with the Town's Growth Control Ordinance is established in Town Council Resolution No. 2543-09.

30. The applicants shall defend, indemnify and hold harmless the Town and its agents, officers, attorneys or employees from any claim, action, or proceeding brought against the Town or its agents, officers, attorneys or employees to attack, set aside, void, or annul the Planning Commission and/or Town Council decisions relating to this Project. This indemnification shall include damages or fees awarded against the Town, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by Applicants including its partners, principals, or agents, the Town and/or the parties initiating or bringing such action. Applicant shall defend, indemnify and hold harmless the Town, its agents, officers, employees and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the EIR or Addendum), if made necessary by said legal action.

    In the event that a claim, action or proceeding describer above is brought, the Town shall promptly notify Applicants of the existence of the claim, action or proceeding, and the Town will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the Town from participating in the defense of any claim, action or proceeding. In the event that Applicants are required to defend the Town in connection with any said claim, action or proceeding, the Town shall retain the right to (i) approve the counsel to so defend the Town, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The Town shall also have the right not to participate in said defense, except that the Town agrees to cooperate with Applicants in the defense of said claim, action or proceeding. If the Town chooses to have counsel of its own to defend any claim, action or proceeding where Applicants have already retained counsel to defend the Town in such matters, the fees and expenses of the counsel selected by the Town shall be paid by the Town. Notwithstanding the immediately preceding sentence, if the Town Attorney's office participates in the defense, all Town Attorney fees and costs shall be paid by the Applicants.

    Applicants shall indemnify the Town for all the Town's costs, fees, and damages which the Town incurs in enforcing the above indemnification provisions.

The following conditions of Use Permit approval shall apply to on-going use of the site:

31. The project shall generally comply with the project description and materials included in the staff report dated November 8, 2011 and materials presented to and approved by the Planning

Commission and Town Council, except as modified through resolutions of approval. The project is approved for a total of 387 dwelling units and 83,500+/- square feet of commercial space. Improvements shall be maintained in accordance with plans approved by the Town. Plans include the following:

a. Plans entitled "Bell Plaza and Bell Village", including complete civil, landscape, and architectural drawings, with cover sheet dated "Revision June 3, 2011"
b. Drawings entitled "Proposed Old Redwood Highway Streetscape Design, October 2011", prepared by Landesign Group.
c. Drawings entitled "Bell Village Materials and Furniture, July 2011" prepared by Bell Village LP.
d. Revised Site Plan / Landscape Plan Drawings (Sheets L1-L4) dated October 2011.
e. Plans and Drawings included within the 11 X 17 document entitled "Response to Planning Comments from the September 27, 2011 meeting" (Attachment No. 2 to the November 8, 2011 staff report).

The Revised Site Plan / Landscape Plan Drawings represent the most recent drawings to comprehensively incorporate comments and revisions requested by the Town Council and Planning Commission, and are intended to be the "go by" document in the event of conflict with other plans or maps cited above.

32. Commercial and Residential uses shall be subject to the following limitations:
    a. Zoning approvals shall follow allowable uses and procedures prescribed in the zoning ordinance, except as noted in Condition 34 below.
    b. Noise shall be controlled on an on-going basis in accordance with the Noise Element of the Town of Windsor General Plan and the zoning ordinance.
    c. All signage shall be erected and maintained in conformance with the approved comprehensive sign program.
    d. Roof and utility appurtenances (except residential television satellite dishes 18-31 inches in maximum diameter) shall be limited to approved locations and screened from view from all public streets. Air conditioning placement shall comply with screened locations shown on the development plans.
    e. The above restrictions shall also be included in the Conditions, Covenants, and Restrictions for the project to the satisfaction of the Planning Director. The Owner's Association and/or CC&Rs may elect to be more restrictive than the above, subject to internal enforcement.
    f. Lighting shall be maintained so as not to be a source of glare onto adjacent residential uses or public rights-of-way. The Planning Director reserves the right to require fixture replacement if it is found that glare continues to be an issue following installation.

33. Availability of affordable housing units shall be maintained in accordance with the Housing Agreement executed with the Town and recorded with the final map.

34. Approved drive-through facility is limited to pharmacy use as proposed. Alternative uses proposed for utilization of this drive-through facility shall require a new use permit approval.

35. Major tenants shall be limited to a minimum 12,000+/- square foot Pharmacy and a minimum 25,000+/- square foot Grocery as included in this use permit approval and shown on the development plans. Changes to either of these major tenants, as determined by the Planning

Director, shall require a revision to this use permit and approval by the Town Council.

36. Each commercial tenant space with frontage on Old Redwood Highway shall maintain its primary entry facing the street. At least 25% of these tenant frontages shall have recessed entries. Where tenant frontage is limited to Old Redwood Highway only (including the grocery), use of obscure glass (or other visual blockage techniques) shall be limited to not more than 1/3 of the tenant's frontage. In the event the tenant space has frontage on both Old Redwood Highway and the internal parking area, no obscure glass (or other visual blockage techniques) is permitted on Old Redwood Highway.

    These provisions shall be included in the CC&Rs and lease requirements for the commercial properties.

37. The drive-through window is limited to a pharmacy use. Approval for any other use shall require a revision to this use permit and approval by the Town Council.

BE IT FURTHER RESOLVED that the Town Council approves the requested variance to height limits of the "CC" district to permit building height of 57 feet consistent with surrounding properties in the Downtown.

PASSED, APPROVED AND ADOPTED this 7th day of December 2011, by the following vote:

AYES: **COUNCILMEMBERS ALLEN, GOBLE, SALMON, SCHOLAR AND MAYOR FUDGE**
NOES: **NONE**
ABSTAIN: **NONE**
ABSENT: **NONE**

Debora Fudge

DEBORA FUDGE, MAYOR

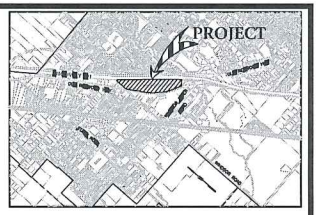
ATTEST:

Maria De La O

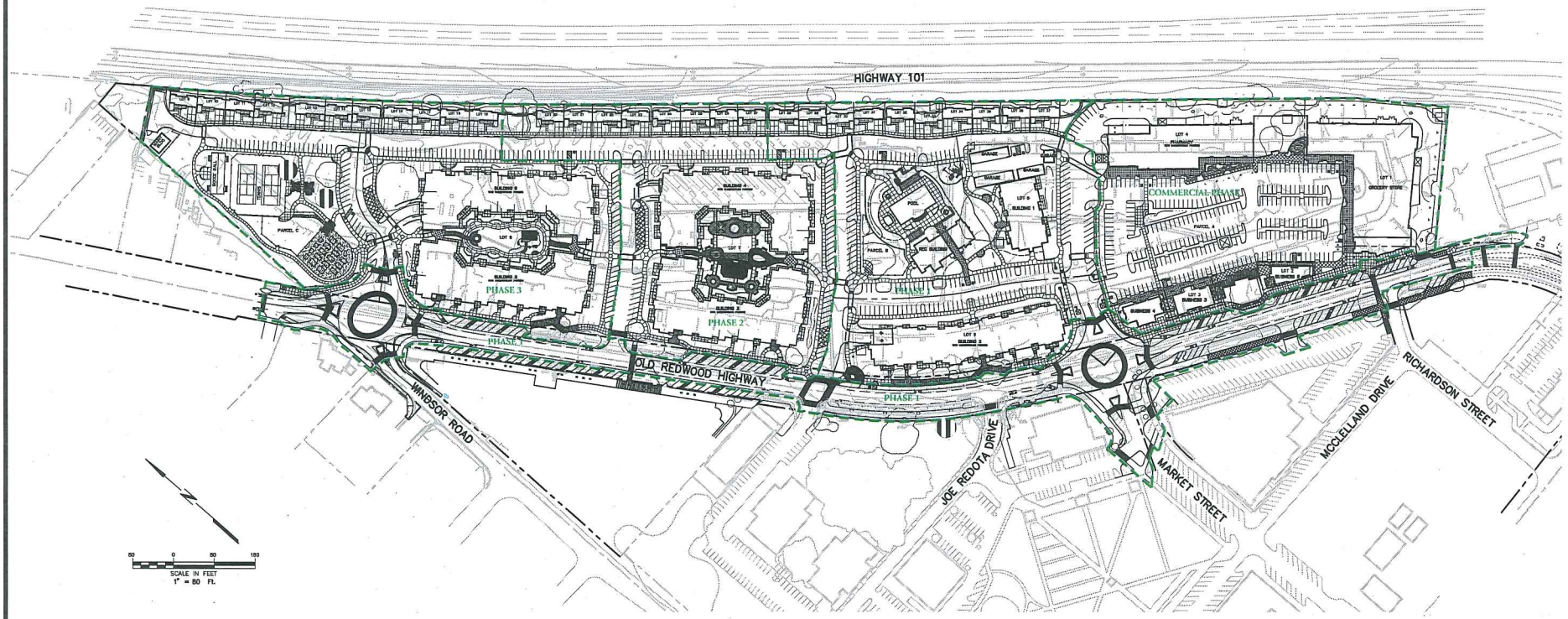
MARIA DE LA O, TOWN CLERK

Attachments:

Exhibit A: **Phasing Plan**



LOCATION MAP
NOT TO SCALE



DESCRIPTION OF PROJECT PHASING PROPOSAL

1. IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED IN PHASES, PACED TO MEET MARKET DEMANDS. THE APPROXIMATE LIMITS OF EACH PHASE ARE ILLUSTRATED ON THE ATTACHED PLAN. IT IS PROPOSED THAT THE FIRST PHASE OF THE DEVELOPMENT WILL CONTAIN THE SOUTHERN-MOST RESIDENTIAL BUILDINGS (1 AND 2), THE MAIN RECREATIONAL CENTER, AND THE ADJOINING TOWNHOMES (LOTS 28–37). IT IS ALSO PROPOSED THAT PHASE 1 WILL INCLUDE CONSTRUCTION OF OLD REDWOOD HIGHWAY ALONG THE FULL LENGTH OF THE PROJECT. IF IS PROPOSED THAT, OTHER THAN IN THE IMMEDIATE VICINITY OF THE ROUNDABOUTS, WHERE SIDEWALK IS NEEDED TO CONVEY BICYCLE TRAFFIC AROUND THE ROUNDABOUT, SIDEWALKS ON THE PROJECT SIDE OF OLD REDWOOD HIGHWAY WILL BE BUILT IN PHASES TO CORRESPOND TO THE PHASING OF DEVELOPMENT ON THE SITE. SIDEWALK WILL BE CONSTRUCTED ALONG THE WEST SIDE OF THE ROADWAY IN A SINGLE PHASE, WITH THE EXCEPTION THAT NO SIDEWALK OR PARKING IMPROVEMENTS WILL BE CONSTRUCTED ALONG THE TELFER OR RICHARDSON FRONTAGES UNTIL THOSE PROPERTIES DEVELOP.

2. THE SOUTH END OF THE PROPERTY HAS BEEN DESIGNATED THE "COMMERCIAL PHASE". DEVELOPMENT OF THIS PHASE OF THE PROJECT WILL DEPEND UPON MARKET DEMAND FOR THIS TYPE OF SPACE. FOLLOWING PHASE 1 CONSTRUCTION, THIS AREA OF THE PROJECT CAN "STAND ALONE" IN TERMS OF INFRASTRUCTURE, AND CAN THUS BE ADDED AT ANY TIME. FROM PHASE 1, THE RESIDENTIAL DEVELOPMENT WILL PROGRESS TO THE NORTH, WITH PHASE 2 CONSISTING OF BUILDINGS 3 AND 4, AND TOWNHOME LOTS 20–27, AND PHASE 3 CONSISTING OF BUILDINGS 5 AND 6, TOWNHOME LOTS 9–19, AND THE REMAINING RECREATIONAL FACILITIES. UTILITY INFRASTRUCTURE WILL GENERALLY BE EXTENDED FROM THE SOUTH AS PHASES DEVELOP. THE ONE EXCEPTION TO THIS IS THE RECLAIMED WATER FOR IRRIGATION, WHICH THE TOWN HAS MANDATED BE SUPPLIED FROM THE NORTH END OF THE PROJECT. IF IS PROPOSED THAT THE RECLAIMED WATER MAIN BE EXTENDED SOUTH WITH PHASE 1 AND OLD REDWOOD HIGHWAY CONSTRUCTION, ALONG THE PRESUMED ROUTE OF INTERNAL PROJECT ROADWAYS. IN ADDITION, STORM DRAIN TO SERVE PHASE 1 MUST BE EXTENDED FROM THE SOUTH FROM THE VICINITY OF THE HWY 101 OFFRAMP, AS SHOWN ON THE TENTATIVE MAP, AND WILL ALSO NEED TO BE EXTENDED THROUGH THE COMMERCIAL AREA TO SERVE PHASE 1.

3. WE PROPOSE TO REMOVE TREES ON A PHASE BY PHASE BASIS, ONLY AS NEEDED TO SUPPORT THE CONSTRUCTION OF THAT PHASE AND ANY SUPPORTING UTILITIES. THIS APPROACH WILL ALLOW THE SITE TO RETAIN IT'S CURRENT APPEARANCE FROM OLD REDWOOD HIGHWAY AND FROM HWY 101 UNTIL EACH PHASE OF THE PROJECT IS DEVELOPED. THIS APPROACH ASSUMES THAT TREE REMOVAL APPROVED AT THE ENTITLEMENT STAGE WILL BE HONORED OVER THE DURATION OF PROJECT BUILD OUT. EVERY EFFORT WILL BE MADE TO CONFORM THE IMPROVED PHASE(S) TO THE UNIMPROVED AREAS ALONG THE PERIMETER OF THE PHASE, IN THE SHORTEST DISTANCE POSSIBLE, TYPICALLY 15 FT OR LESS. THIS APPROACH WOULD ALSO BE USED ON THE OLD REDWOOD HIGHWAY FRONTAGE.

4. WE PROPOSE THAT CONSTRUCTION STAGING FOR THE PHASE 1 RESIDENTIAL IMPROVEMENTS OCCUR IN THE CENTRAL PORTION OF THE COMMERCIAL PHASE OF THE PROJECT. THIS IS A PORTION OF THE FORMER MOBILE HOME PARK THAT IS LARGELY DEVOID OF TREES, AND IS ALREADY SUBSTANTIALLY PAVED, GRAVELED, OR COVERED BY BUILDINGS THAT WILL EVENTUALLY BE REMOVED. THESE EXISTING BUILDINGS ARE BEING CONSIDERED FOR SECURE STORAGE OF CONSTRUCTION EQUIPMENT AND MATERIALS. WHEN THE COMMERCIAL PHASE OF THE PROJECT DEVELOPS, STAGING WILL OCCUR ON THE PROPOSED PARKING LOT AND A WHICH IS THE SAME AREA PROPOSED FOR STAGING FOR PHASE 1 CONSTRUCTION. THE TEMPORARY ROADWAY OF THE COMMERCIAL PHASE STAGING AREA WILL BE DESIGNATED TO ALLOW FOR PHASED PAVING OF THE FINAL DRIVE AISLE. IT IS ANTICIPATED THAT STAGING FOR PHASE 2 (RESIDENTIAL) OF THE PROJECT WILL OCCUR ON THE PORTIONS OF THE SITE VACATED BY THE LAST PHASE OF RESIDENTIAL DEVELOPMENT. SELECTIVE TREE REMOVAL OF TREES APPROVED FOR REMOVAL MAY NEED TO OCCUR TO MAKE A FUNCTIONAL STAGING AREA. FOR THE CONSTRUCTION OF THE FINAL PHASE, STAGING WILL OCCUR AT THE NORTH END OF THE PHASE IN AREAS DESIGNATED FOR PAVING OR OTHER HARDSCAPE IMPROVEMENTS.

BELL VILLAGE PHASING PLAN

OCTOBER 2011

OWNER:
TOWN SQUARE VILLAGE, LP AND
OAKMONT SL OF ALAMEDA, LP
220 CONCOURSE BLVD.
SANTA ROSA, CA 95403
(707) 535-3500

SUBDIVIDER:
TOWN SQUARE VILLAGE, LP AND
OAKMONT SL OF ALAMEDA, LP
220 CONCOURSE BLVD.
SANTA ROSA, CA 95403
(707) 535-3500

ENGINEER:
BRELJE & RACE
475 AVIATION BOULEVARD
SUITE 120
SANTA ROSA, CA 95403
(707) 576-1322

APN
161-070-036

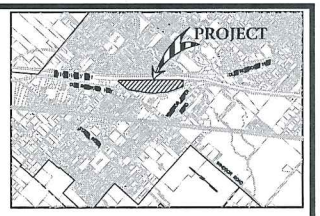
ZONING:
PRESENT: MDR
PROPOSED: CR-24 AND CC

Brelje & Race
CONSULTING CIVIL ENGINEERS

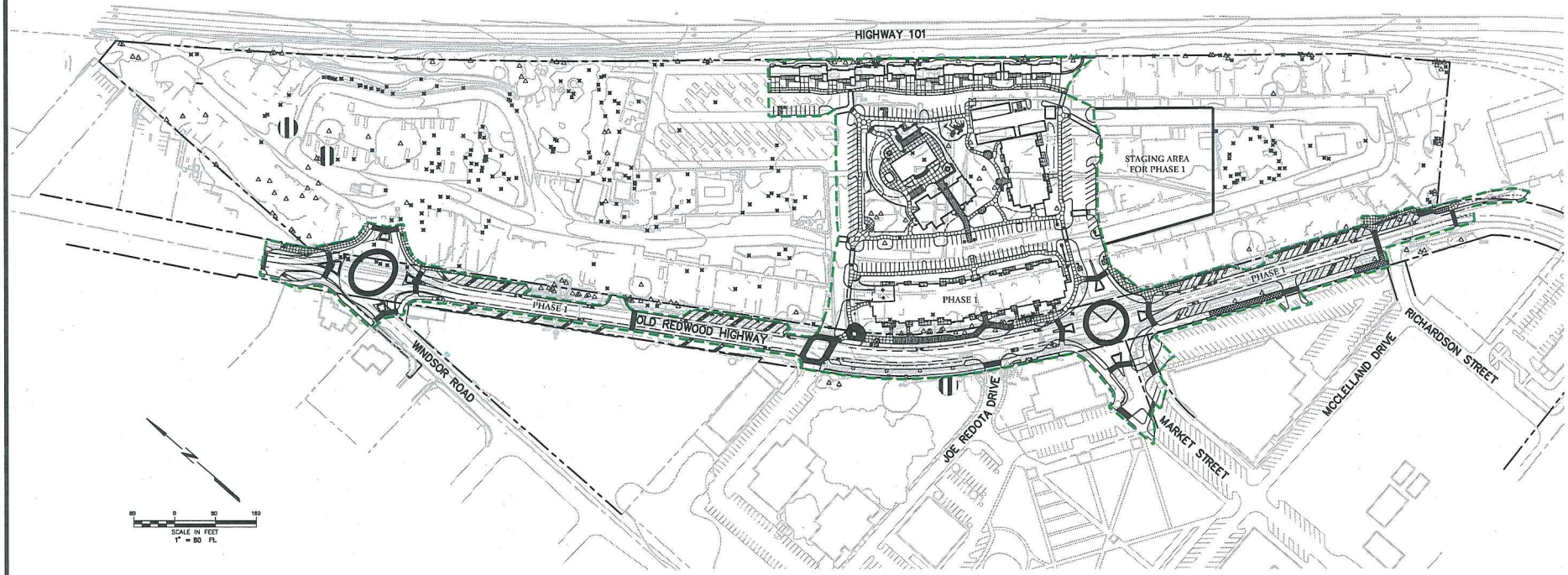
Exhibit A

1/2

15-07-11 Mdy X:\2014\Dwg\2014 011814.01-CDISBT-PHASING PLAN.dwg 11x17_SITE-1



LOCATION MAP
NOT TO SCALE



LEGEND

- LIMITS OF PHASE 1 WORK
- △ TREES DESIGNATED FOR PRESERVATION
- × TREES DESIGNATED FOR REMOVAL-BY PHASE

BELL VILLAGE PHASING PLAN

OCTOBER 2011

OWNER:
TOWN SQUARE VILLAGE, LP AND
OAKMONT SL OF ALAMEDA, LP
220 CONCOURSE BLVD.
SANTA ROSA, CA 95403
(707) 535-3500

SUBDIVIDER:
TOWN SQUARE VILLAGE, LP AND
OAKMONT SL OF ALAMEDA, LP
220 CONCOURSE BLVD.
SANTA ROSA, CA 95403
(707) 535-3500

ENGINEER:
BRELJE & RACE
475 AVIATION BOULEVARD
SUITE 120
SANTA ROSA, CA 95403
(707) 576-1322

APN
161-070-036

ZONING:
PRESENT: MDR
PROPOSED: CR-24 AND CC

REGISTERED PROFESSIONAL ENGINEER No. 30129 Exp. 12-31-12 STATE OF CALIFORNIA CIVIL

Brelje & Race
CONSULTING CIVIL ENGINEERS

SHEET 2 OF 2

2/2

10-07-11 MAP \3994\3994.dwg\3994 ET\3994.ET-EXHIBIT-PHASING PLAN.dwg TABS: SHEET2