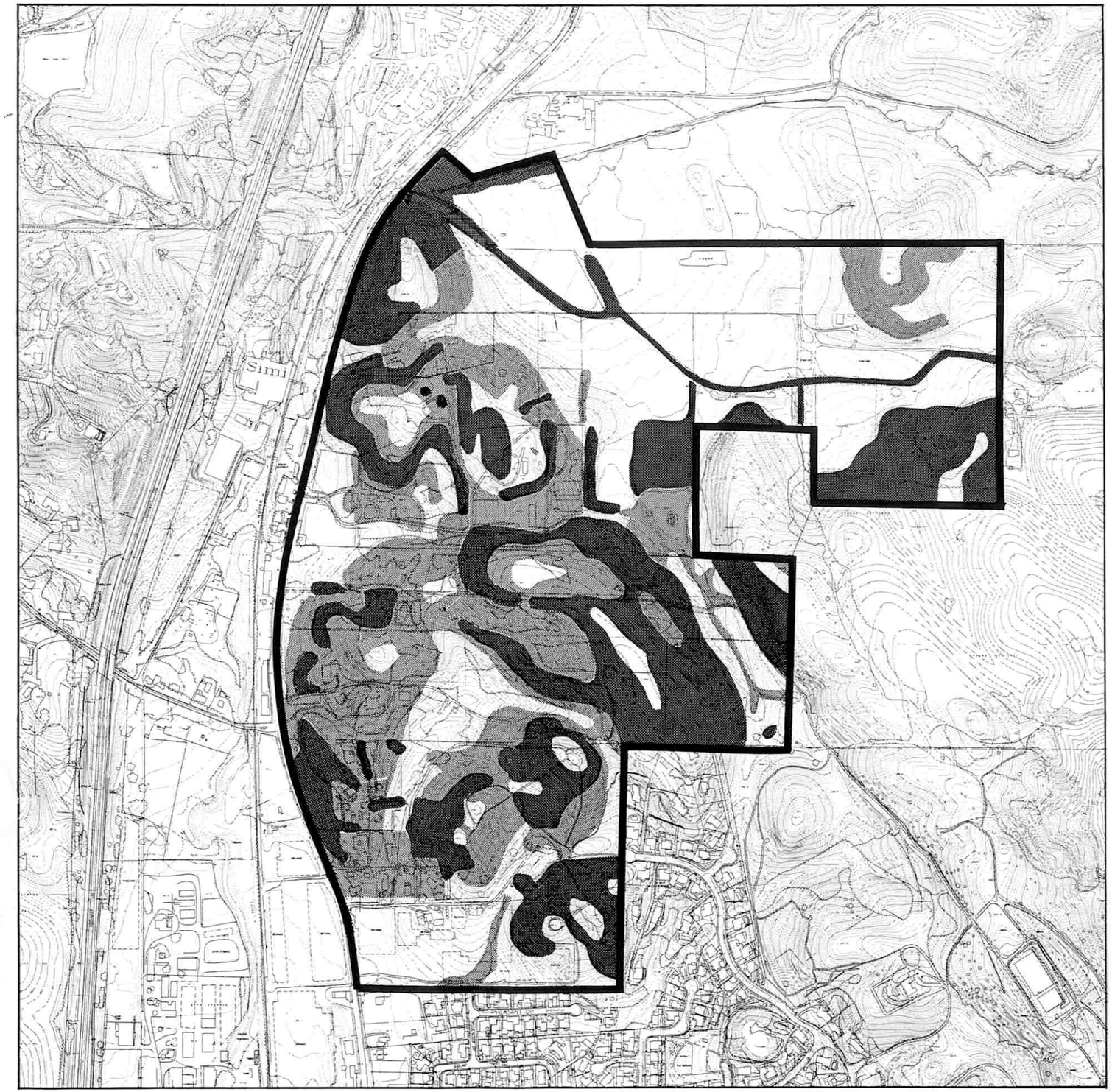



Figure 3D

# GEOTECHNICAL CONSTRAINTS

## Legend

**Area A Boundary**

**High Constraint Areas**
Low or No Development Feasibility
Detailed Investigation & Costly Engineering
Some Post-Mitigation Risk
Includes:
- o Faults
- o Landslides
- o Slopes over 30%
- o Immediately Downslope of Steep Colluvium Swales
- o Stock Ponds
- o Embankements
- o Dumps

**Moderate Constraint Areas**
Generally Developable
Some Investigation & Engineering
Includes:
- o Slopes between 20-30%
- o Immediately Downslope of Moderately Steep Colluvium Swales
- o Wet Areas
- o Gullies
- o Previous Grading

**Low Constraint Areas**
Developable
Standard Investigation & Engineering
Includes:
- o Slopes between 0-20% included above

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

Jones & Stokes Associates, Inc.
1725 - 23rd Street, Suite 100
Sacramento, CA 95816

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

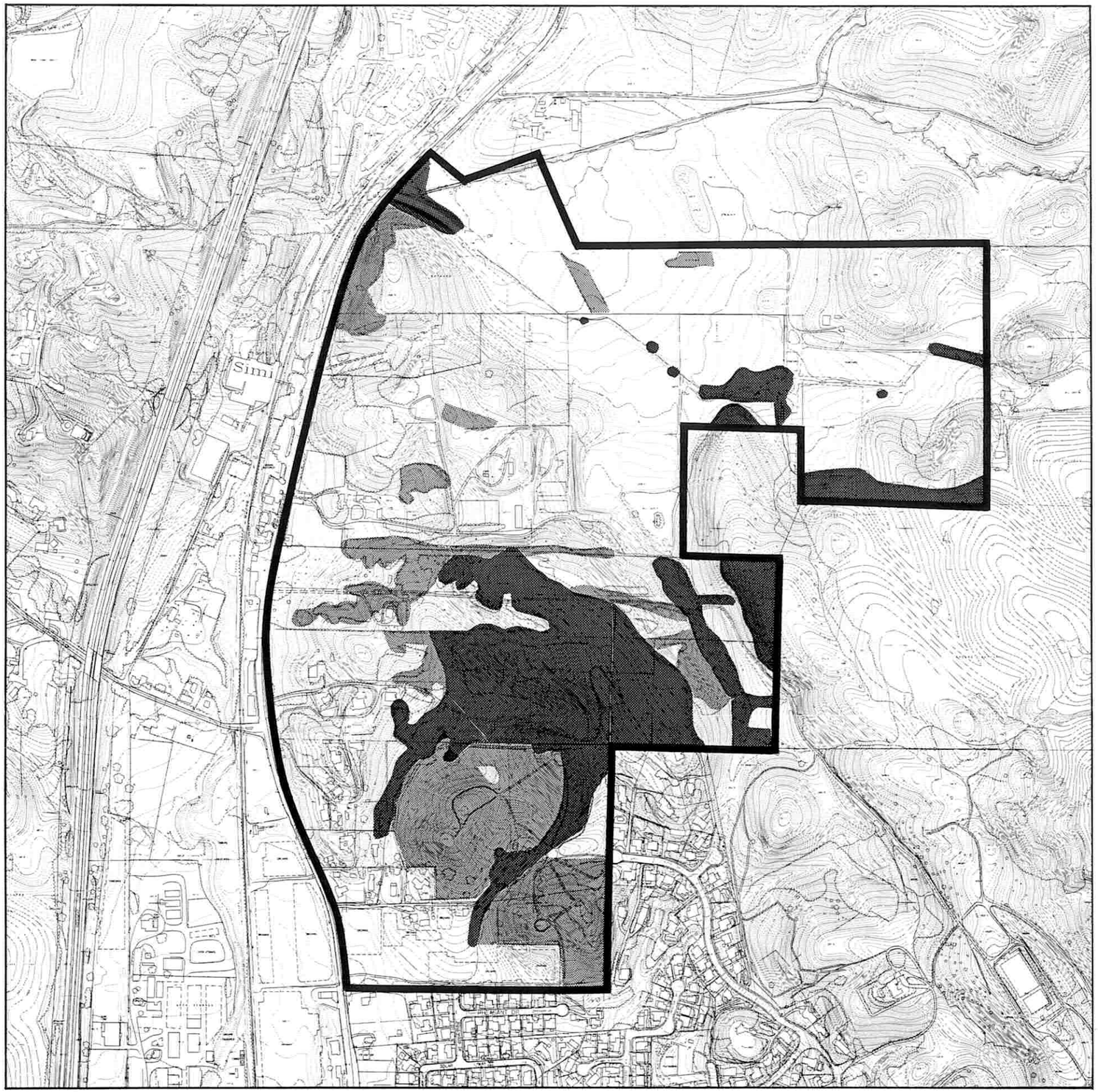



Figure 3E

# BIOLOGICAL RESOURCES

## Legend

**Area A Boundary**

**High-Value Habitat**

- o Riparian Woodland
- o Serpentine Chaparral
- o Mixed Evergreen Forest
- o Needlegrass Grassland adjacent to Oak Woodland
- o Oak Woodland adjacent to Mixed Evergreen Forest and Needlegrass Grassland

**Moderate-Value Habitat**

- o Oak Woodland
- o Needlegrass Grassland

**Low-Value Habitat**

- o Vineyard
- o Orchard
- o Scrub
- o Non-Native Grassland
- o Drainageways without Mature Riparian Growth (may be realigned if revegetated)

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

Jones & Stokes Associates, Inc.
1725 - 23rd Street, Suite 100
Sacramento, CA 95816

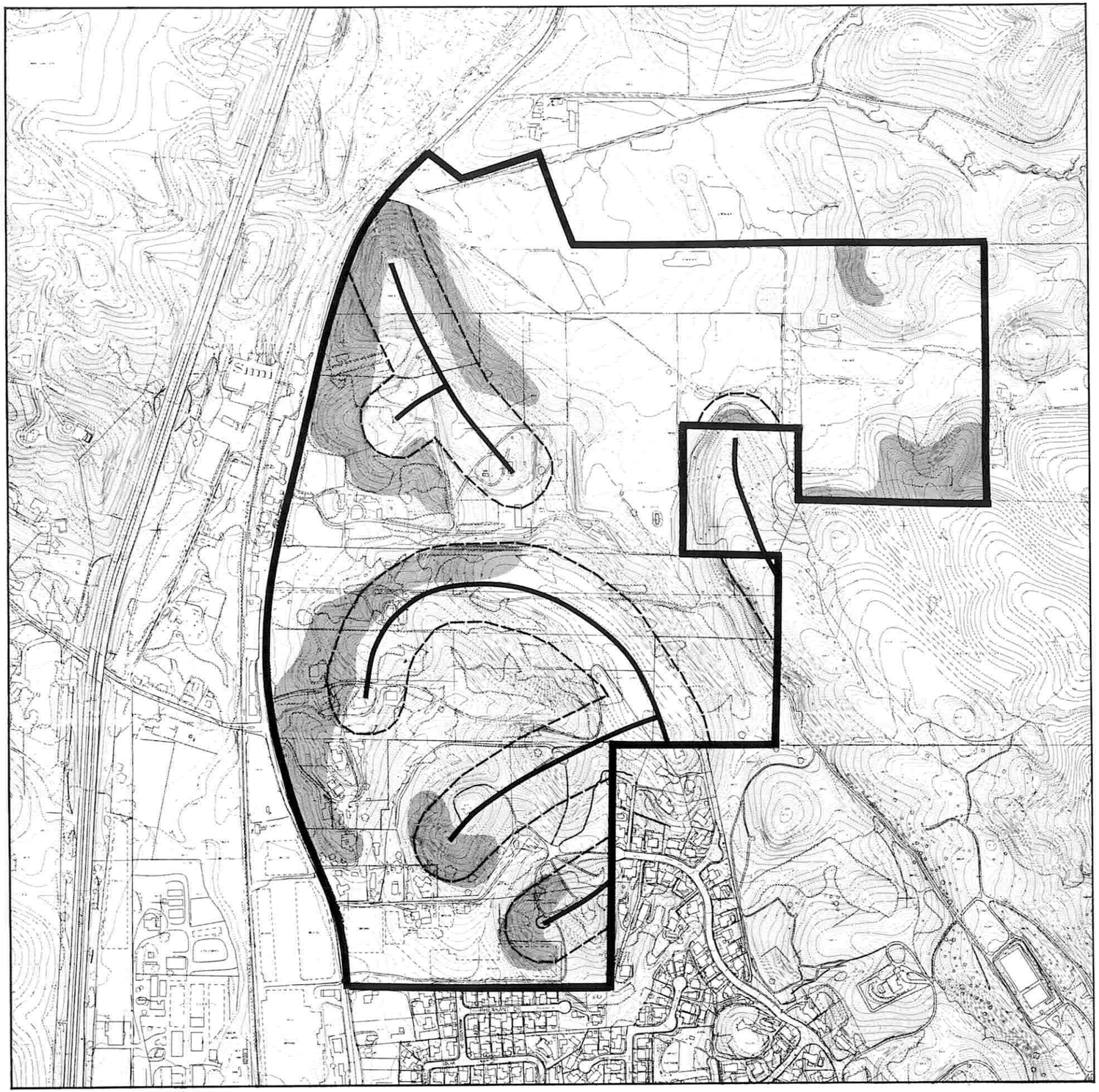
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 3F

# VISUALLY SENSITIVE FEATURES



## Legend

- Area A Boundary
- Hillside Viewshed (as seen from Healdsburg Ave.)
- Scenic Ridgeline (per General Plan)
- Visual Analysis Required (per General Plan)

## NORTH HEALDSBURG SPECIFIC PLAN
## AREA A


WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

Jones & Stokes Associates, Inc.
1725 - 23rd Street, Suite 100
Sacramento, CA 95816

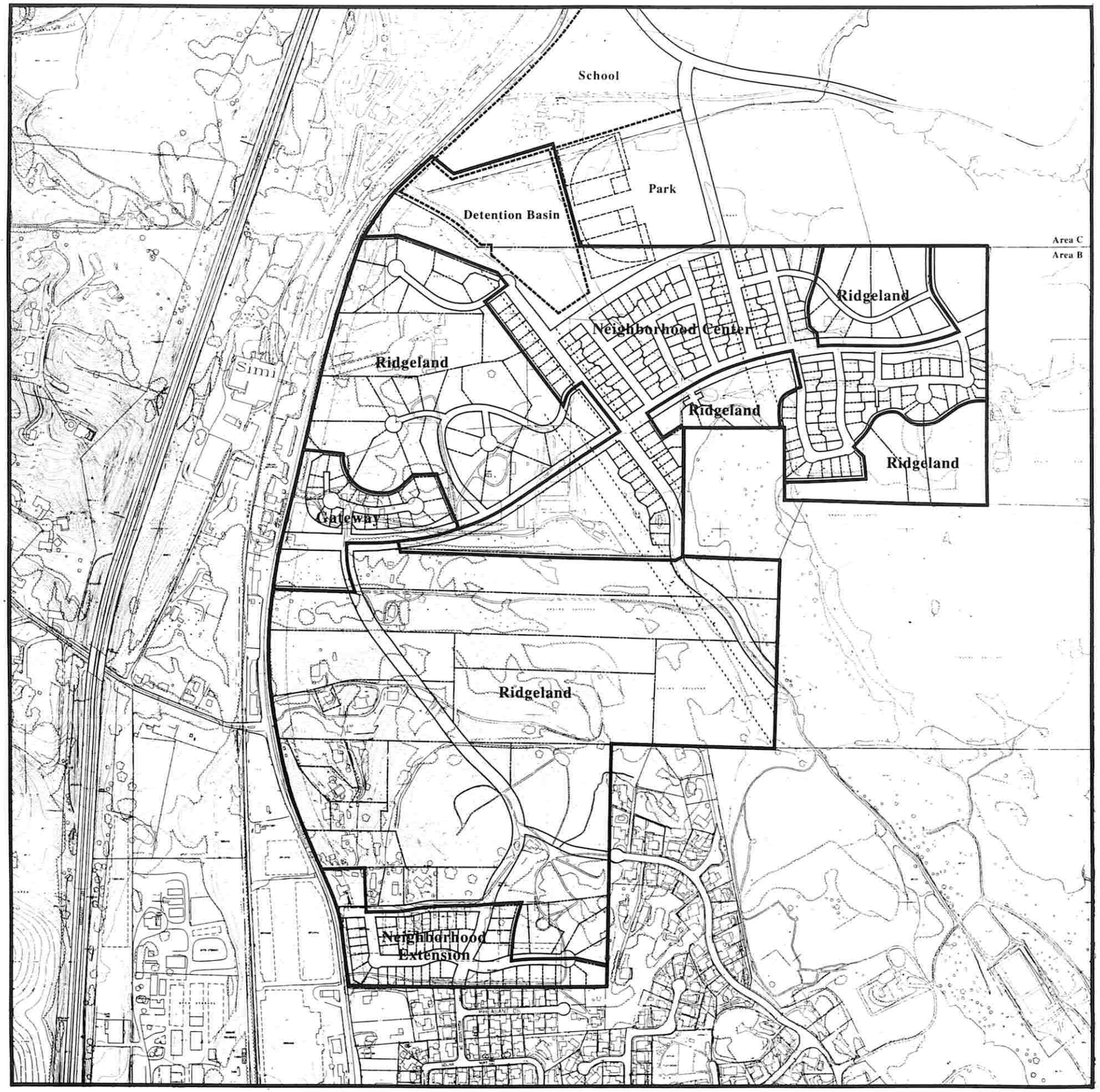

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 5A

# DEVELOPMENT AREAS




## Legend

Area A Boundary

Setback From Fault Line

Noise Setback From Healdsburg Avenue Centerline

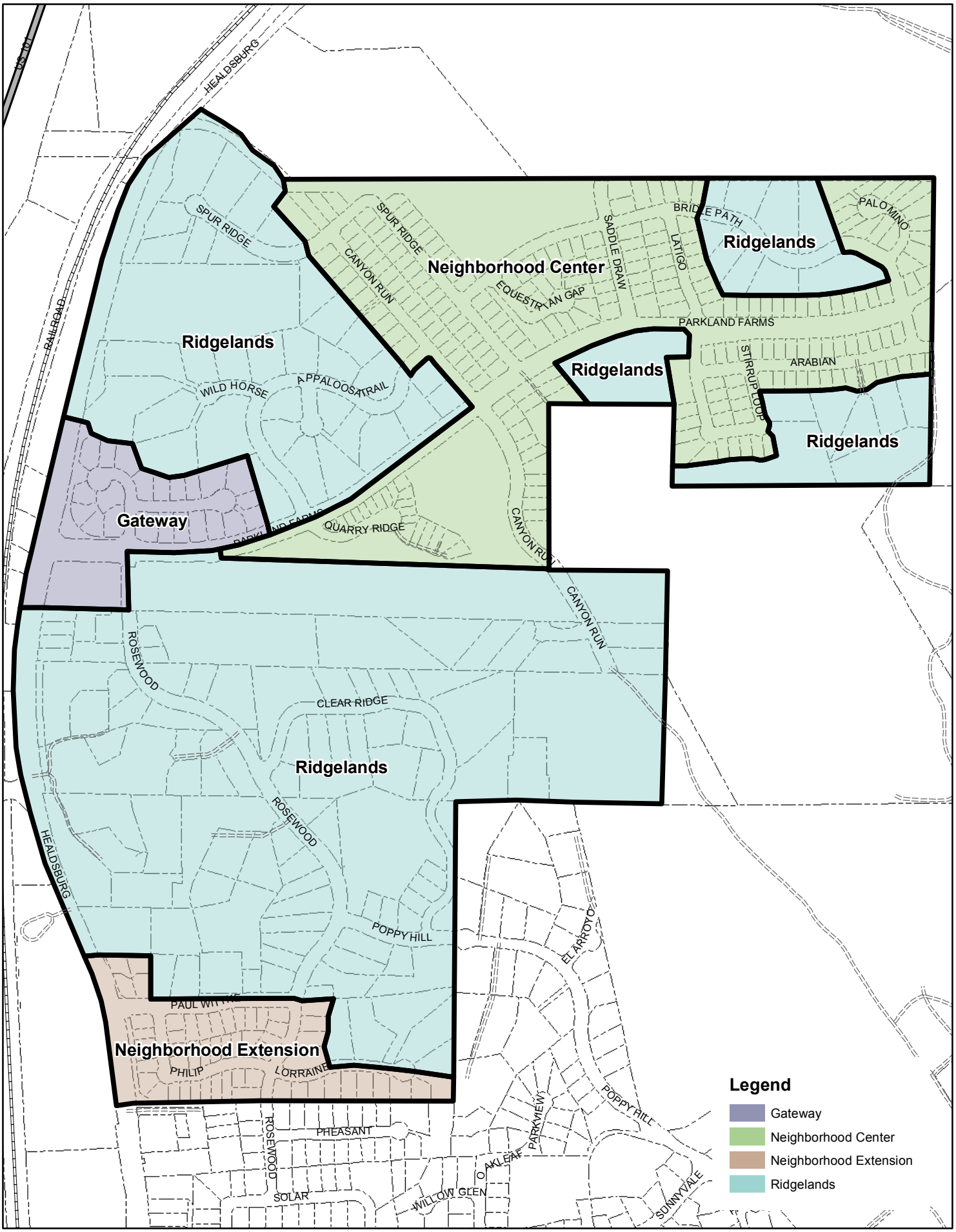
## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

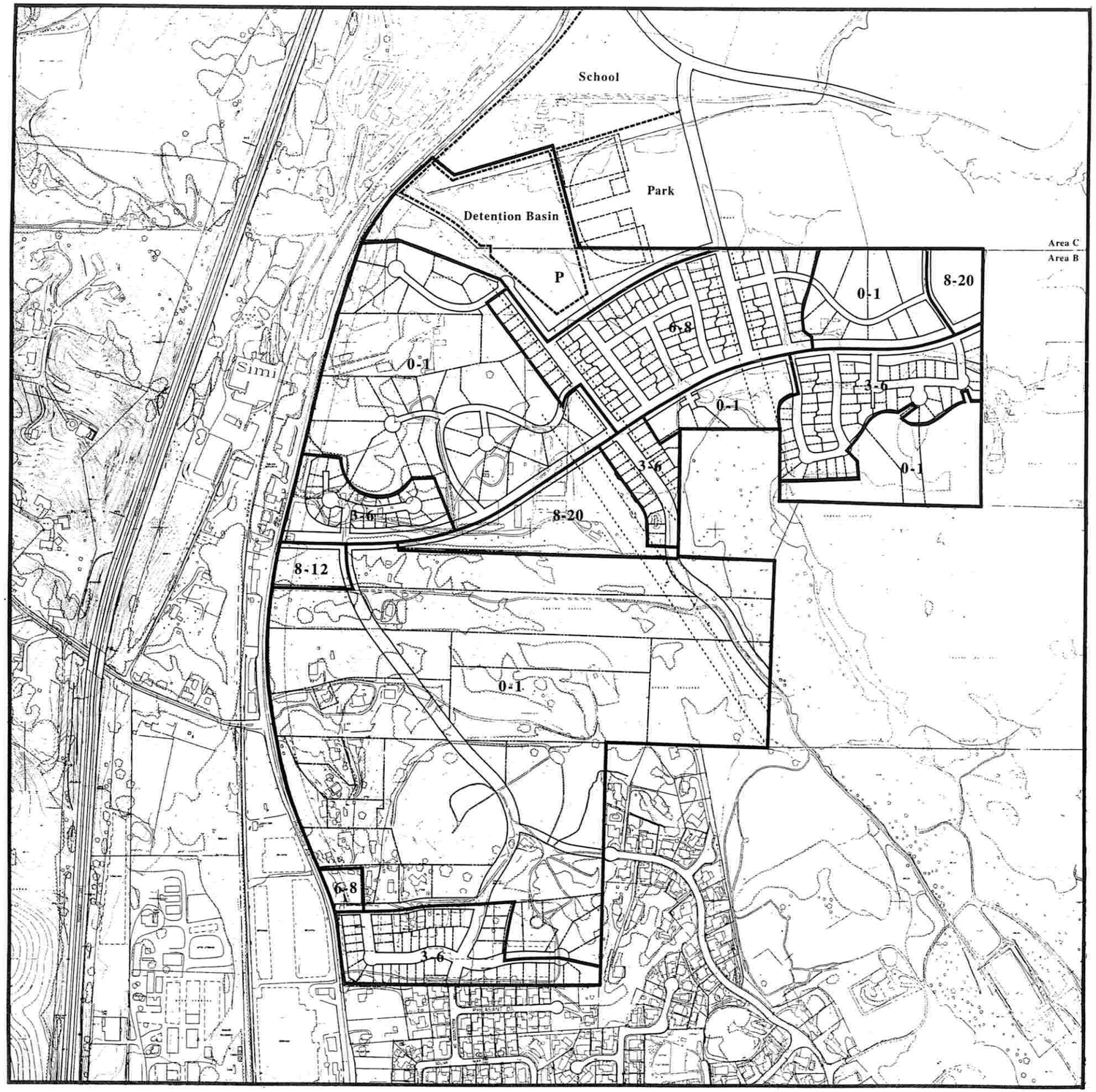



NORTH

Figure 5A - Updated Development Areas

Figure 6A

# LAND USE PLAN




## Legend

| | | |
|---|---|---|
| 8-20 | High Density Residential (AH-1) | 8-20 du/ac |
| 8-12 | High Density Residential | 8-12 du/ac |
| 6-8 | Medium-High Density Residential | 6-8 du/ac |
| 3-6 | Medium Density Residential | 3-6 du/ac |
| 0-1 | Very Low Density Residential | 0-1 du/ac |
| P | Public | |

50 ft — Setback From Fault Line

170 ft — Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

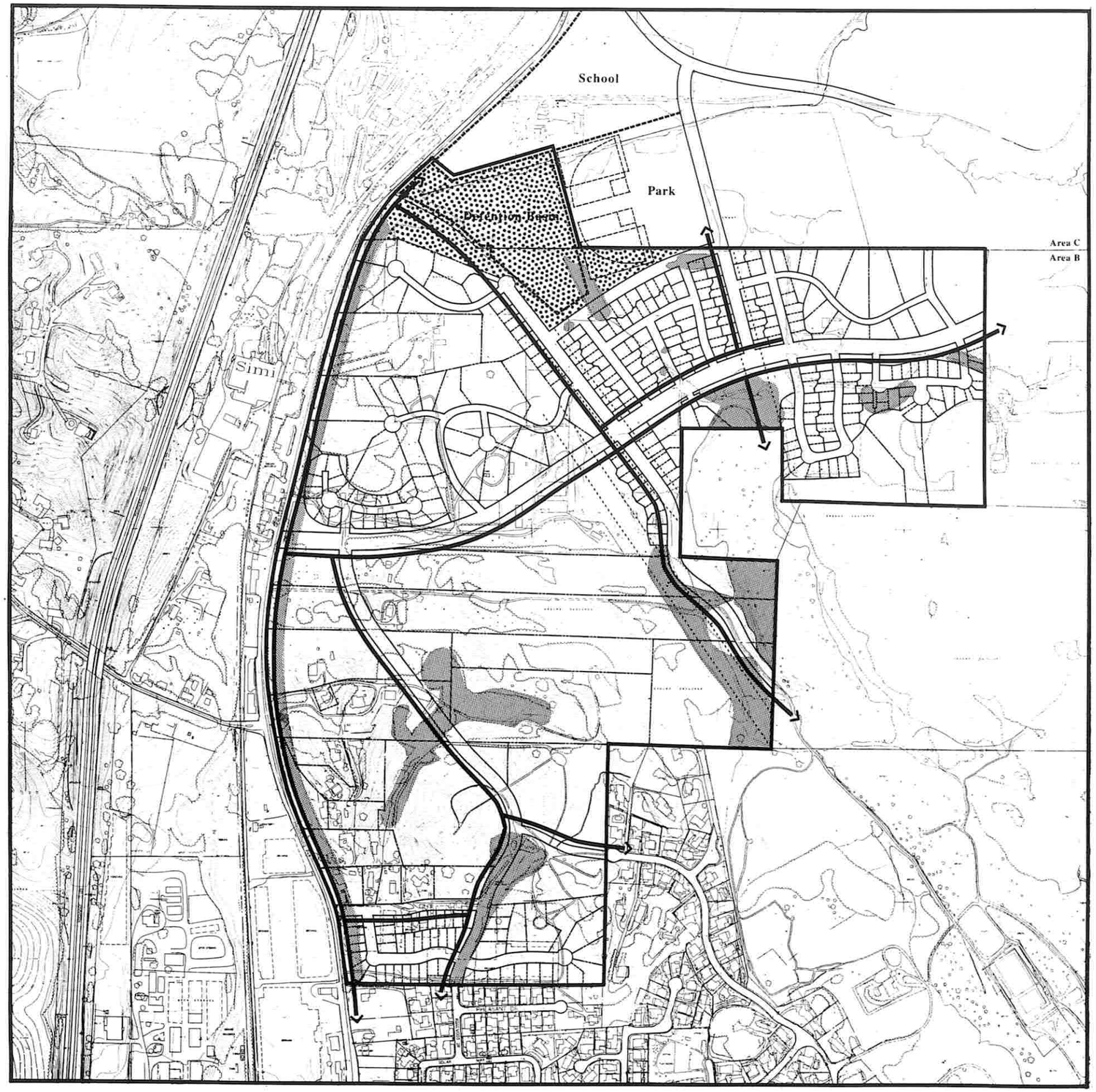
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 8A

# OPEN SPACE FRAMEWORK




## Legend

- **Public Open Space**
- **Selected Environmental Constraints**
  - Riparian Woodland
  - Natural Wetlands
  - Serpentine Chaparral
  - 170' Noise Buffer
- **Major Pedestrian Paths**
- **Potential Extensions of Path**
- 50 ft — **Setback From Fault Line**
- 170 ft — **Noise Setback From Healdsburg Avenue Centerline**

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

*WRT* *Wallace Roberts & Todd*
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

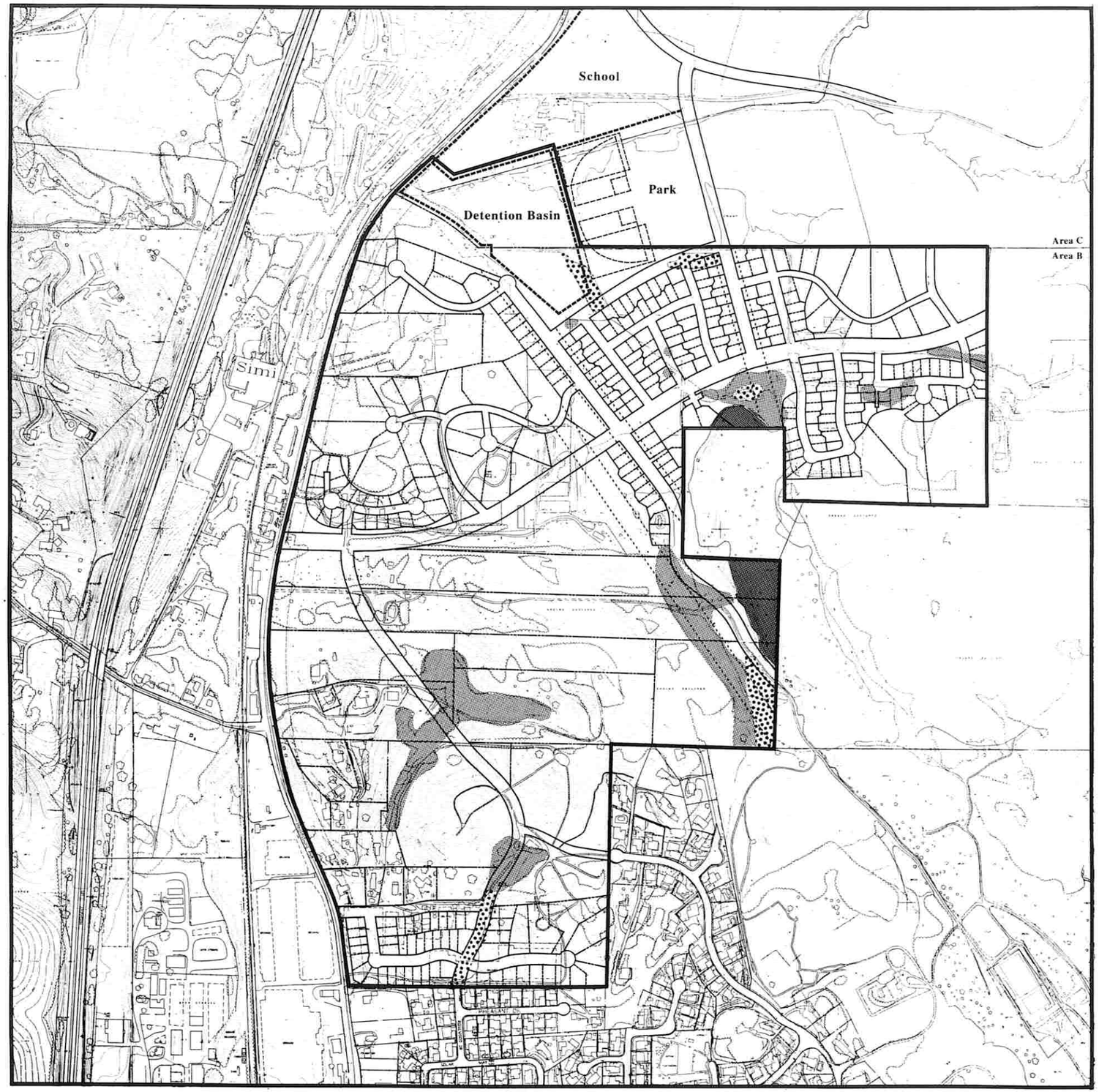



Figure 8B

# BIOLOGICAL HABITATS OFF-LIMITS TO DEVELOPMENT (unless mitigated)

## Legend

- Riparian Woodlands
- Natural Wetlands
- Serpentine Chaparral

- Setback From Fault Line
- Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

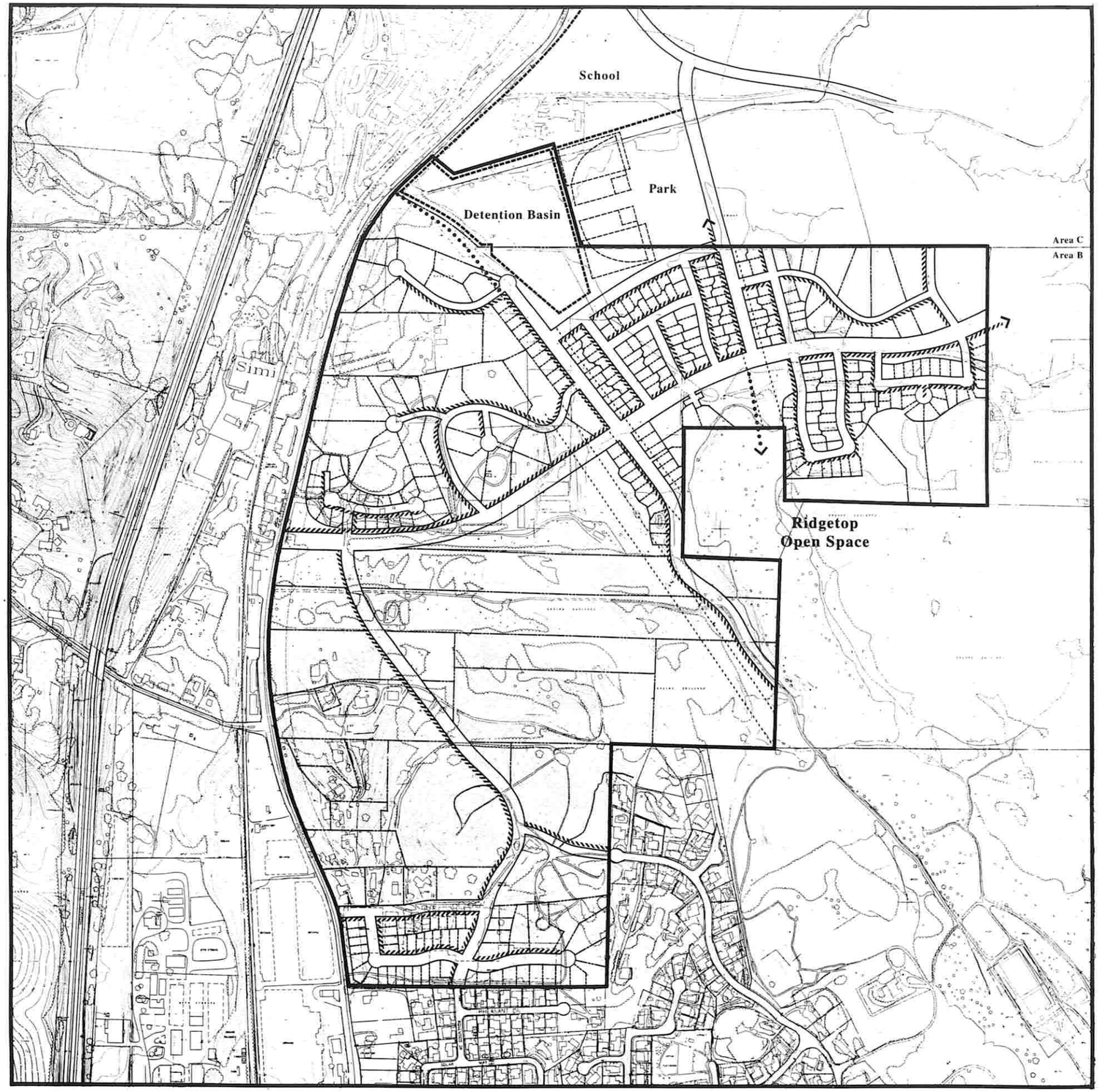
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 9A

# PEDESTRIAN NETWORK




## Legend

Sidewalk Within Street ROW

Potential Trail

Setback From Fault Line

Noise Setback From
Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN
## AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

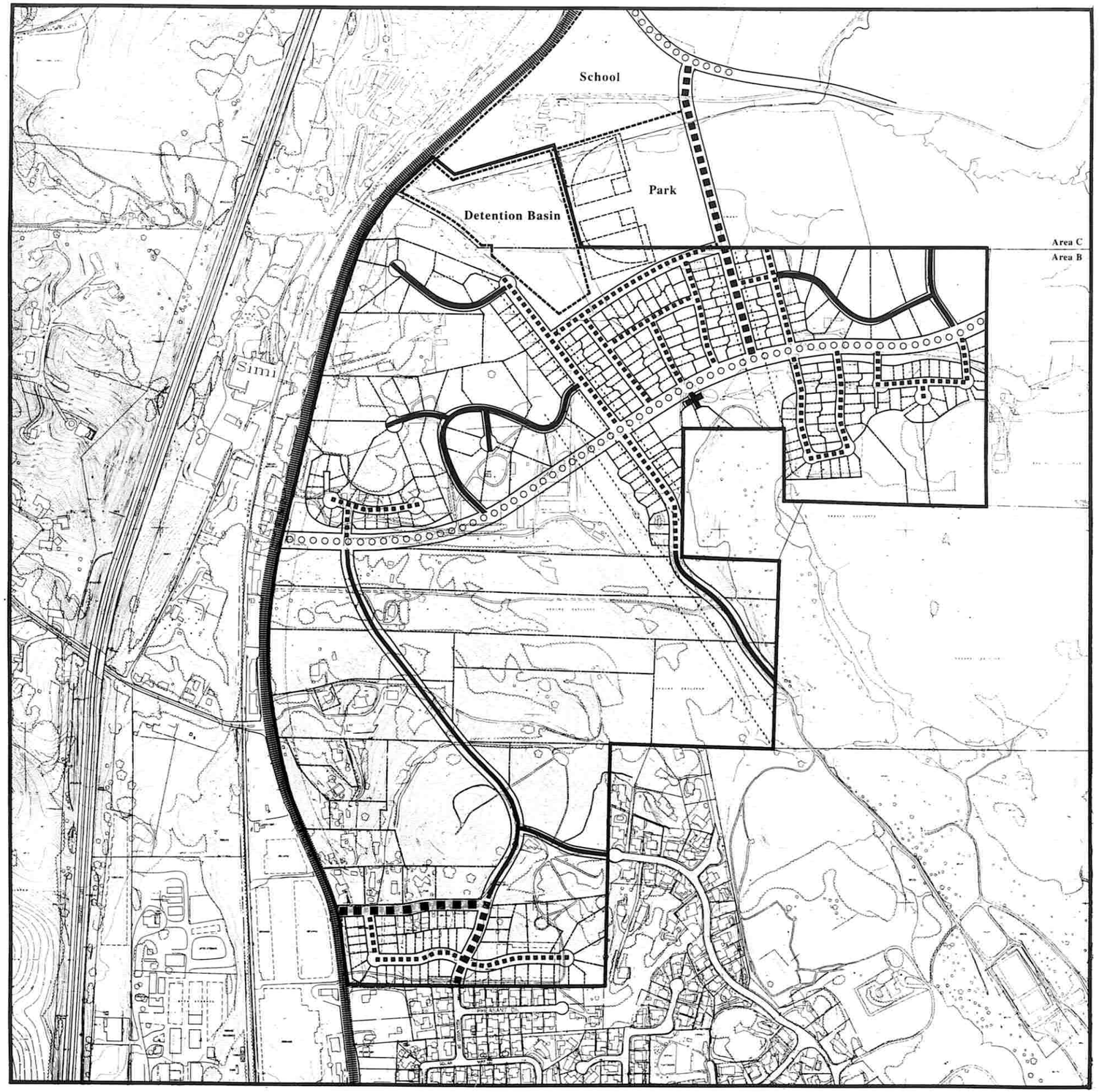
Acres 1 5 10

North

Figure 9B

# HIERARCHY OF STREETS

REVISED SEPTEMBER 9 995




## Legend

- Healdsburg Avenue
- Entry Road
- Primary Residential Street
- Secondary Residential Street
- Country Road

- Setback From Fault Line
- Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

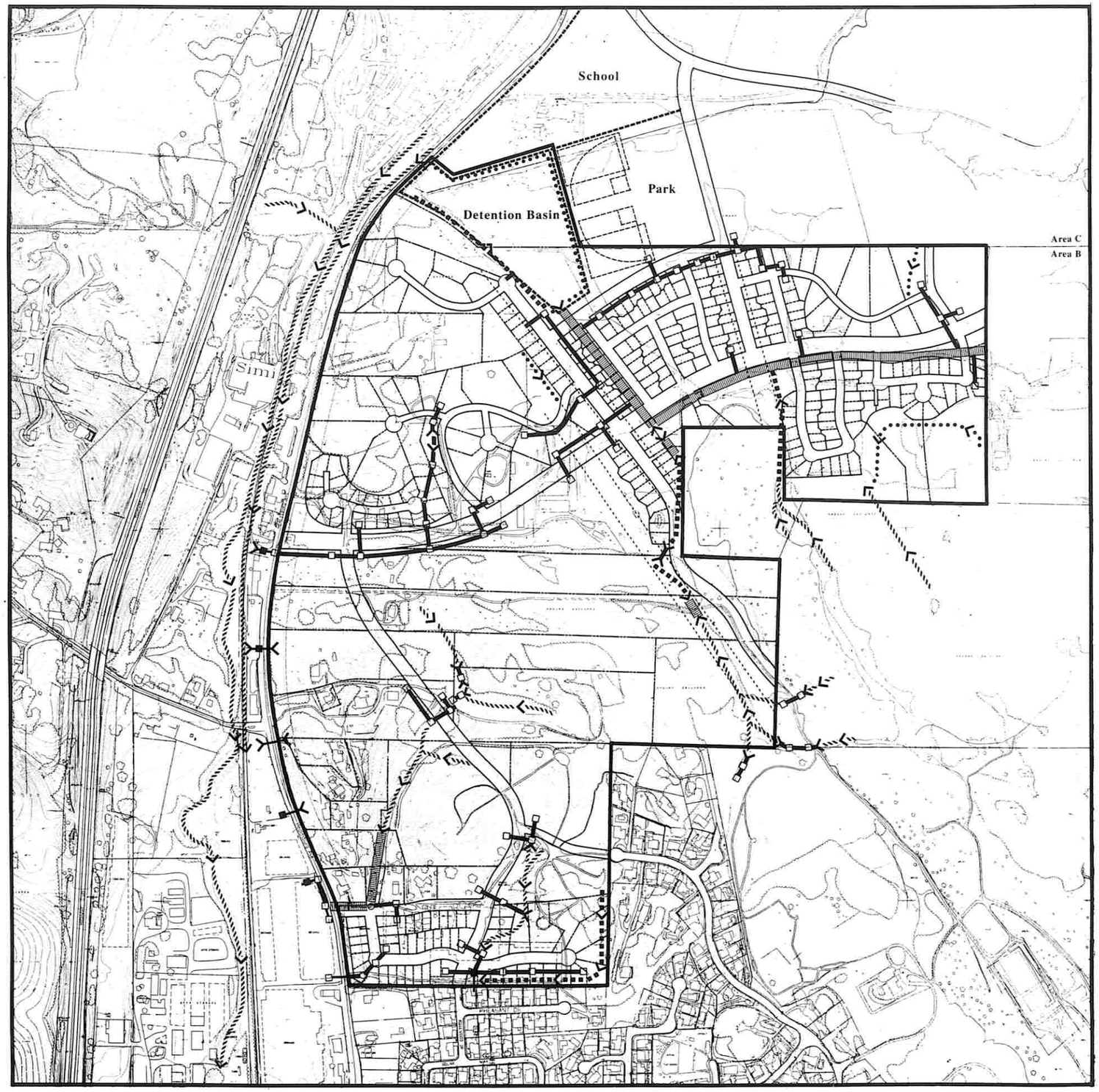



Figure 10A

# DRAINAGE PLAN

## Legend

- Existing Flow Line
- Existing Storm Drain & Drop Inlet
- Existing Culvert
- Proposed Storm Drain, Man Hole & Drop Inlet (15" - 30")
- Proposed Storm Drain
- Proposed Culvert
- Proposed Open Channel
- Proposed Swale

NOTE: Storm drain sizes are preliminary and subject to adjustment at the time of improvement plan final design. Drain improvements shall be aligned to proposed property lines.

- 50 ft — Setback From Fault Line
- 170 ft — Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

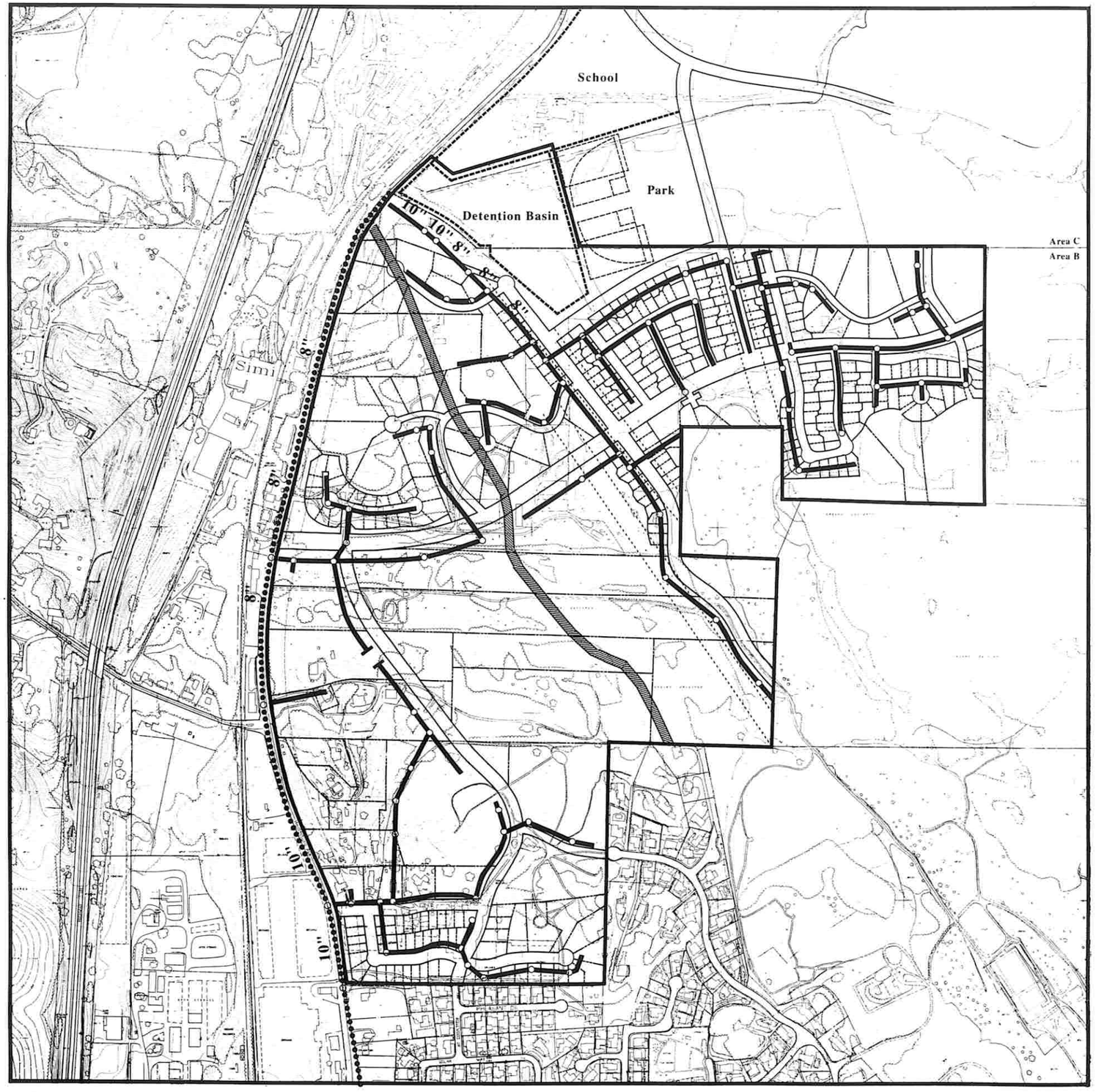
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 10B

# SEWER PLAN




## Legend

- Proposed Sewer (6" unless noted)
- Man Hole
- Proposed Trunk Sewer (15")
- Ridge Line

NOTE: Sewer line size and location are preliminary and subject to adjustment at the time of improvement plan final design.

- 50 ft — Setback From Fault Line
- 170 ft — Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

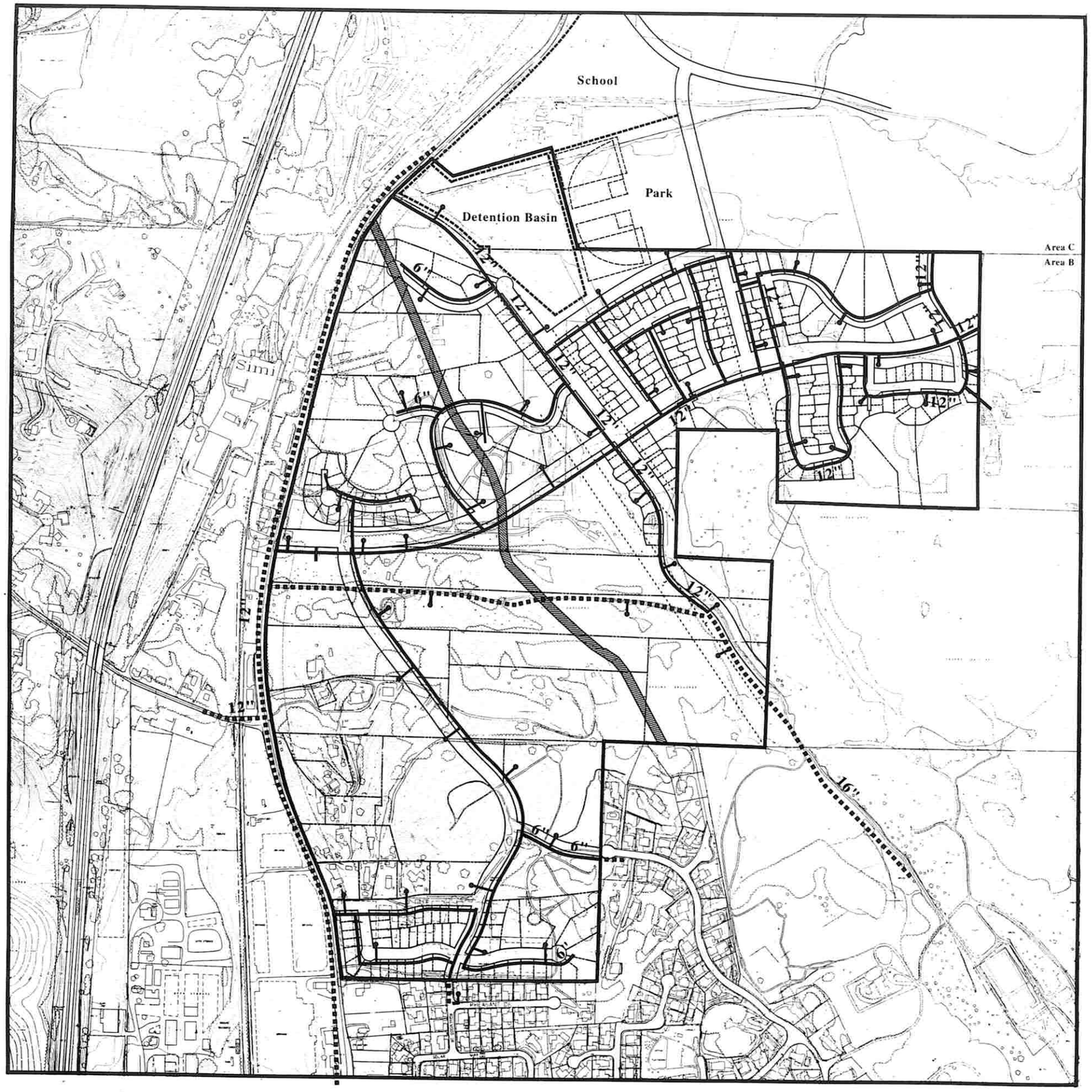



Figure 10C

# WATER PLAN

## Legend

- Proposed Water (8" unless noted)
- Fire Hydrant
- 6" Stub Unless Noted
- Existing Water
- BP — Requires Booster Water Pump
- Ridge Line

NOTE: Water line sizes are preliminary and subject to adjustment at the time of improvement plan final design.

Hydrant locations are preliminary and subject to adjustment at the time of improvement plan final design. Hydrant interval is 400' maximum in residential areas, 200' from structure to hydrant maximum.

- 50 ft — Setback From Fault Line
- 170 ft — Noise Setback From Healdsburg Avenue Centerline

# NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

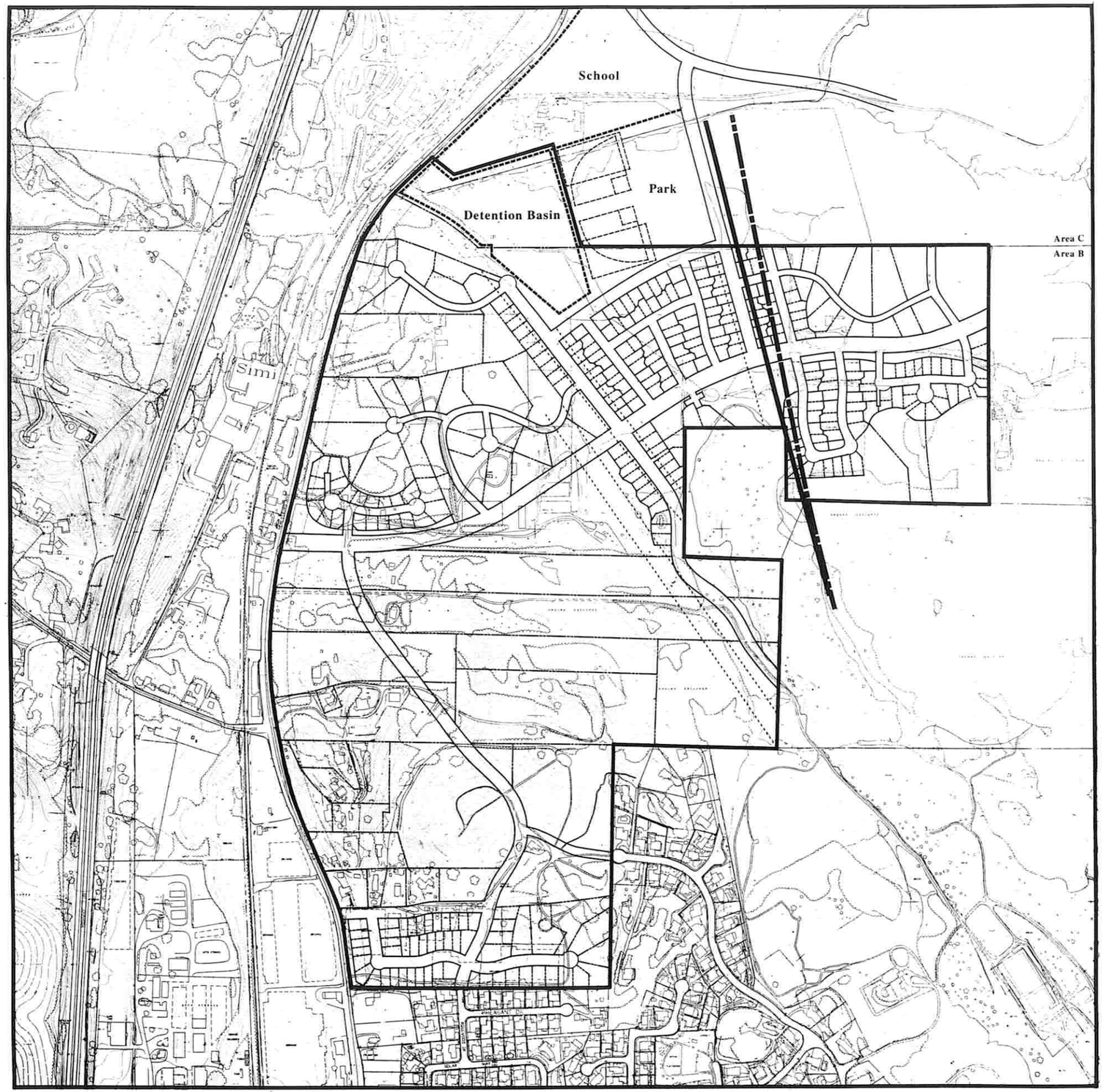
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 10D

# 60KV ELECTRIC LINE RELOCATION




## Legend

Approximate Location of Existing Line

Electric Line Relocation

Setback From Fault Line

Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

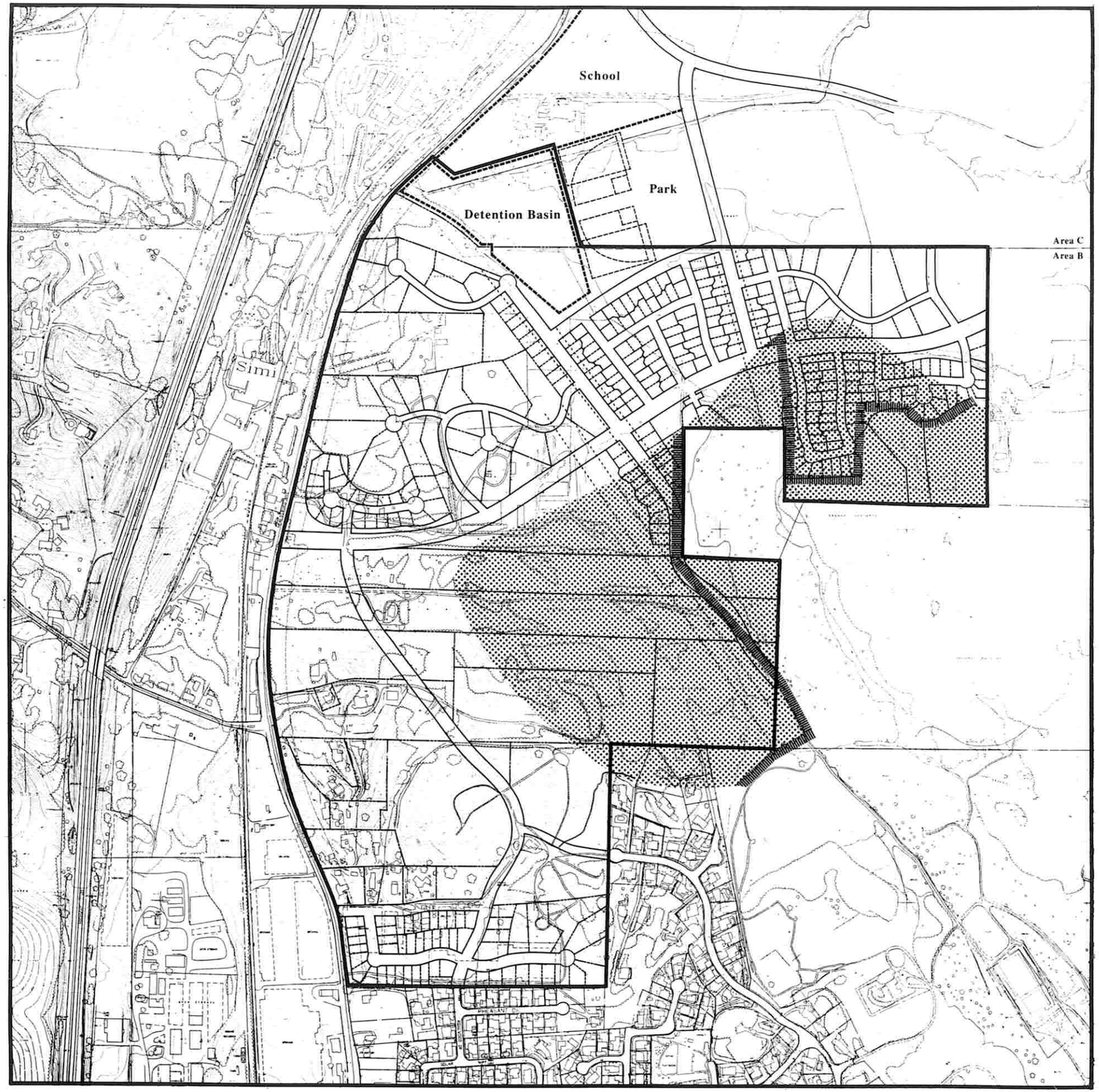
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 10E

# WILDLAND FIRE HAZARD




## Legend

Approximate Extent of Wildland High Fire Hazard Area

Approximate Location of Fuel Break

Setback From Fault Line

Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

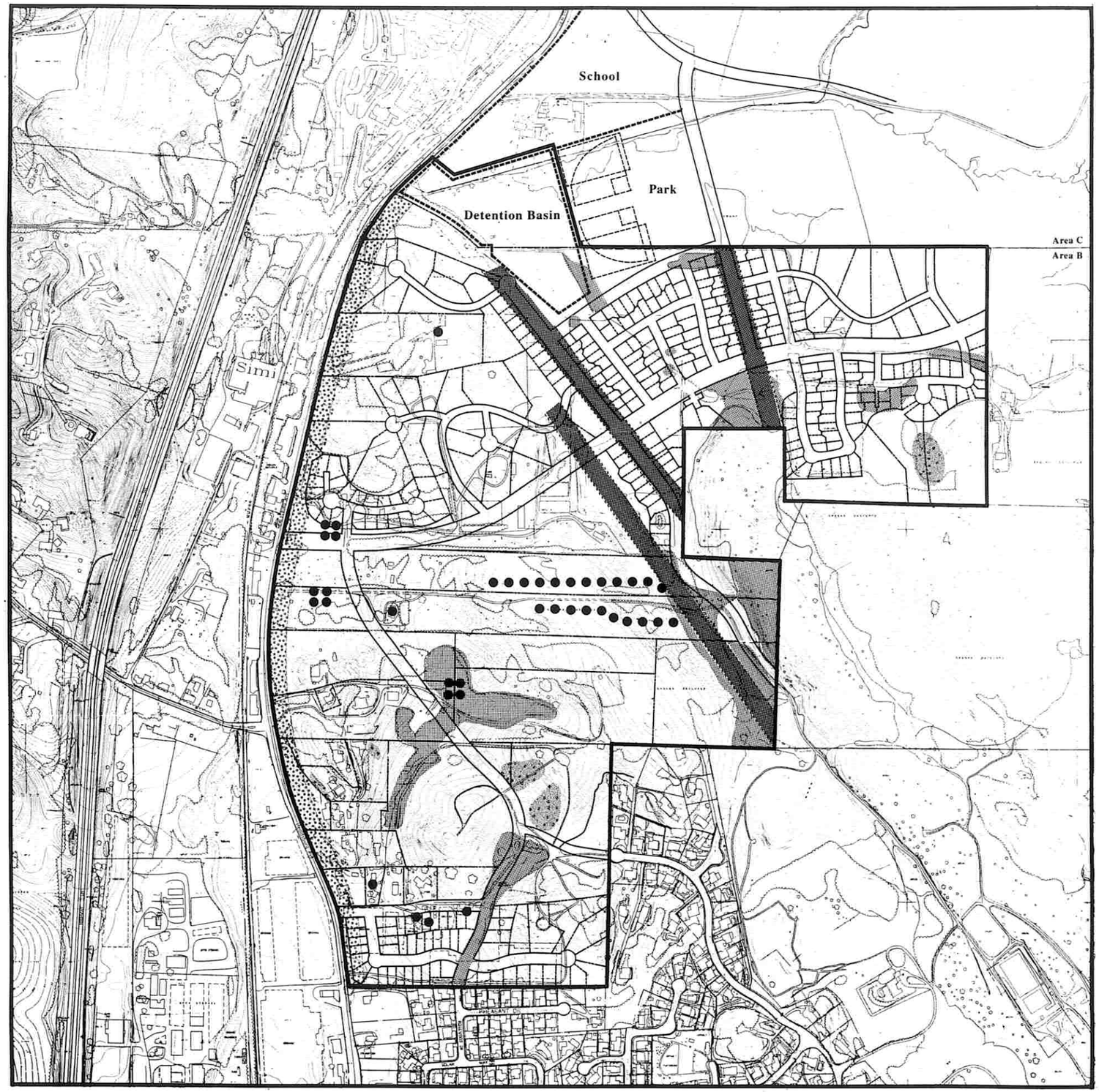



Figure11B

# SELECTED ENVIRONMENTAL CONSTRAINTS

## Legend

**Unacceptable Noise Level (over 60 dB)**

**Fault with 50' Setback**
(setback may vary subject to approval of city's geotechnical consultant)

**Landslide**

**High Value Habitat**
- Riparian Woodland
- Natural Wetland
- Serpentine Chaparral

**Historic Feature (s)**
(locations shown are approximate and subject to verification upon project application)

50 ft **Setback From Fault Line**

170 ft **Noise Setback From Healdsburg Avenue Centerline**

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

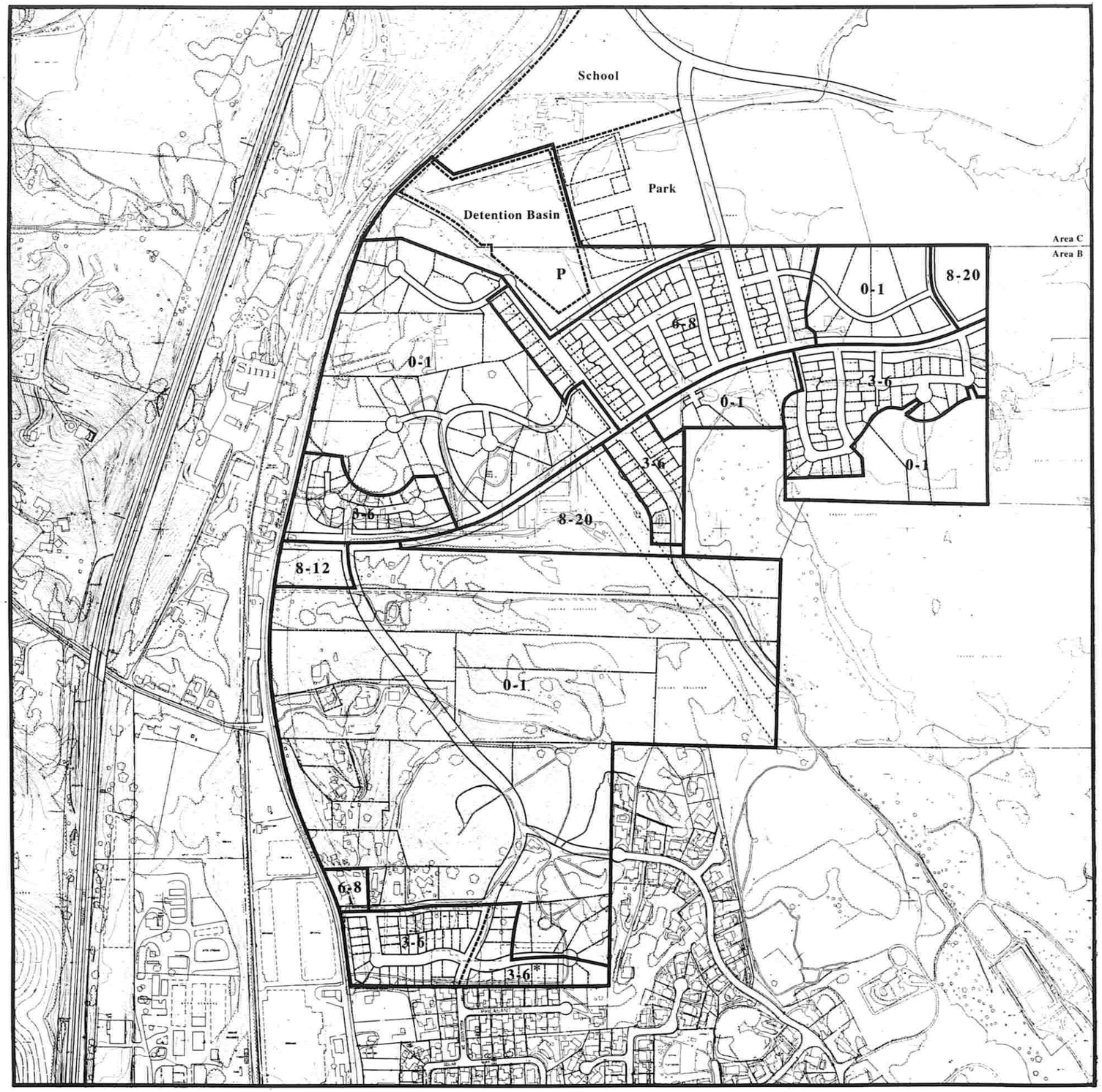
0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North

Figure 12A

# PREZONING PLAN




## Legend

| General Plan Land Use | | | Pre-Zoning Classification |
|---|---|---|---|
| 8-20 | Residential | 8-20 du/ac | R-M (AH-1) |
| 8-12 | Residential | 8-12 du/ac | R-M |
| 6-8 | Residential | 6-8 du/ac | R1-3500 |
| 3-6 | Residential | 3-6 du/ac | R1-3500 |
| 3-6* | Residential | 3-6 du/ac | R1-6000 |
| 0-1 | Residential | 0-1 du/ac | R1(H)-40000 |
| P | Public | | P-Public |

50 ft — Setback From Fault Line

170 ft — Noise Setback From Healdsburg Avenue Centerline

## NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
121 Second Street, 7th floor
San Francisco, CA 94105

0 200' 400' 600' 800' 1000' 1/4 Mile

Acres 1 5 10

North