

Forestville Planning Association

Note:
The Phasing portion herein and part of the Project Proposal was revised on 7-5-2022 by Jeff Blechel, Architect, on behalf of the Forestville Planning Association (FPA).

FORESTVILLE DOWNTOWN PARK AMENDED PERMIT APPLICATION AND PROPOSAL STATEMENT

Owner: Forestville Planning Association
Site Address: 6990 and 6710 Front St., Forestville
A P Nos.: 083-270-001 (1.43 ac.) and 083-270-002 (2.83 ac.)
Total Size: 4.26 acres
Zoning: **PC** — Planned Community (*3.84 acres*)
LG/116 — Highway 116 Scenic Corridor
PF — Public Facilities (Bike Trail)

Utilities: Water and Sewer available and incorporated into proposed park design layout.

- Forestville Water District — Forestville Central.

Project Description:

- Existing land uses:
 - Vacant park site with temporary park signs and picnic tables.
 - West County Trail (Sonoma County Regional Parks).

County General Plan: Property Land Use designations

- Limited Commercial and Rural Residential
- New highway oriented businesses encouraged within Urban Service Area.

BACKGROUND

The Agricultural Preservation and Open Space District approved acquisition funding for the Forestville Town Park 4.25 acre parcel, in 2013, to the Forestville Planning Association (FPA), the property owner. FPA is a community non-profit organization, has also partnered with Sonoma County Regional Parks in the recently completed West County multi-use trail. The proposed park project implements open space, oak, public park, scenic Highway 116, and County General Plan goals.

INTRODUCTION

The citizens of Forestville are eager to proceed with the enclosed amended permit application and park plans to develop a new Downtown Park. Following the 2018 discovery of wetlands onsite, a revision of the Forestville Planning Association's 2016 park master plan and permit application was required. FPA's newly revised park design avoids wetlands discovered by LSA during a 2018 biological survey conducted for the adjacent West County Bike Trail Extension commissioned by Sonoma County Regional Parks.

The LSA study identified potential Section 404 waters of the United States within the West County Trail Extension study area and the Downtown Park Site totaling 1.04 acres. The newly designed park has necessitated updates to the Noise, Traffic and Archaeological environmental studies (see included reports).

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FPA's new park design respects the wetlands perimeter and includes key features of the previous original plan, including a relocated parking lot, a gathering space and connecting pathways, amphitheater, a restroom/storage building, picnic area, and bike racks at the now-completed trailhead. The original park design would have required the removal of 12 oak trees, the new design will not remove or impact any tree and thus, further enhancing the project's conservation values.

The new redesigned park will require an Open Space District Conservation Easement and Building Envelope amendment. FPA has received favorable responses for the CE amendment from Supervisor Hopkins and District staff.

In coordination with District staff, an FPA amendment application will be filed in compliance with easement amendment procedures. FPA considers the amendment consistent with the District's goals, values, policies and procedures.

ZONING ORDINANCE CONSISTENCY

The proposed park project is consistent with Sec. 26-90-070. Highway 116 Scenic Corridor. The proposed project meets the purpose of the Highway 116 Scenic Corridor Study by providing land protection and park enhancement features along the State route.

PROJECT DESCRIPTION

This should be a detailed written description of the current and proposed uses of the property following the outline contained in the attached handout. A thorough, detailed and quantified project description is required for a complete application and will facilitate the permit process and reduce processing timelines.

The proposed project is to develop a 4.25 acre park containing the following public facilities:

- Picnic area — for 6-tables, including one ADA accessible table.
- Amphitheater — a covered stage structure with sound barrier / backdrop.
105 seating capacity.
- Gathering area — Small plaza for public events.
200 person capacity expected at any event.
Holiday tree insert surrounded by bench seating for lighting and other events (see schedule).
- Pathways and sidewalks — for pedestrian / bicycle use and ADA accessible.
24 Bike parking spaces at West County Trailhead.
- Restroom / Storage structure — 400 sf and ADA accessible
Nearby drinking fountain and seating.
- Parking and driveway — adjacent to State Hwy. 116.
17 vehicle spaces, including one ADA accessible space.
Proposed parking lot was sized to minimize impact on the site and to accommodate the number of people currently using the park.
- Bus Stop with shelter — adjacent to park and State Hwy. 116.
- Trash cans and trash storage area — adjacent to picnic area and restroom/storage area.
- Information kiosk, donor plaque displays.

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- Oak and wetlands preservation areas — 40 ft. wetland setback.

PROJECT PHASING — FPA's park development phasing timeline below includes the time required to complete project conditions, obtain design review approval, organize fundraising events, seek donors, prepare construction plans, obtain building permits, solicit construction bids and complete the construction.

FPA anticipates it will vest the project with completion of Phase 1; Phase 2 may require, a total of 4-5 years for full completion.

- **Phase 1 (2021)** -
- **Phase 1 (2022)** — Lay Utilities; Sonoma County Transportation and Public Works (DTPW) to coordinate frontage improvements such as curb, gutter and sidewalk, relocate County Bus Stop.
- **Phase 2 (2022-23)** — Parking lot with aesthetic envelope, picnic area and connecting pedestrian pathways.
- **Phase 2 (2023-24)** — Gathering area and Amphitheater Stage, Cover and Wall Seating
- **Phase 2 (2025 / 26)** — Restroom / Storage Building and landscaping improvements

Submitted Application Materials

The following materials were submitted or are available with FPA's Use Permit application:

1. **Application.** Signed planning application form [PJR-001](#) (PDF).
2. **Supplemental Application.** Additional supplemental application form ([PJR-126](#)).
3. **Indemnification Agreement.** Signed Indemnification Agreement form [PJR-011](#).
4. **Location/Vicinity Map.** 8.5 inches X 11 in. location/vicinity map
5. **Assessor's Parcel Map.** Current Assessor's Parcel Map.
6. **Project Description/Proposal Statement.** Included, see previous section.
7. **Site Plan.** Downloaded pdf site plan and related park development documents prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net).
8. **Restroom and Storage Building Plans.** Plans show areas open to the general public and areas for park staff only. Downloaded pdf Architectural plans prepared by Ken Smith (kensmith@sonic.net).
9. **Title Report.** A recent preliminary title report is available detailing all conditions, covenants and restrictions, easements, agreements, or other property restrictions. Copies of easements, agreements or restrictions on the property are available.
10. **Preliminary Site Grading, Storm Water Management and Drainage Plan.** Prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net) Location and square footage of existing wetlands, waterways and drainage are shown, as well as, proposed areas for storm water treatment.
11. **Preliminary Architectural Plans.** All building architectural elevations, floor plans identify the type, materials and colors and other exterior materials; trash enclosures, plus storage areas, and other exterior structures are shown. Building and site cross-section are included for all structures showing natural grade & building height.

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12. **Preliminary Landscape and Irrigation Plans.** Same scale and size plans as Site Plan has been prepared by the Landscape Architect.
13. **Accessibility.** All proposed park facility meet State of California accessibility requirements, including accessible parking spaces, accessible paths of travel and accessible restrooms.
14. **Fire & Emergency Services.** The Traffic study address the Fire and Emergency Services access and turning requirements in order to accommodate fire trucks.
15. **Filing Fee.** In 2016, the Board of Supervisors approved a project fee waiver to FPA
16. **At-Cost Agreement.** It is anticipated the above fee waiver will include all staff costs.