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SEWER:

Some council members questioned whether the city should use up so much of its limited sewer capacity on a single housing project while others were concerned about the adequacy of the Healdsburg Ave. sewer line which is in need of repair.

•Consultants note the addition of Orchard Park would increase to 74 percent the city's used allotment of sewer capacity, leaving 26 percent for future growth. The city is now updating its plan to replace the damaged sewer line on Healdsburg Ave. at an estimated cost of \$313,978. The city currently has \$339,000 in its Sewer Fund.

TRAFFIC:

•Council members cited increased traffic, both locally and cumulatively, as another reason for rejecting Orchard Park.

•The city's traffic engineer reports the development would add about 460 vehicle trips per day to city streets, but says it would not cause measurable delays at downtown intersections. One measure suggested by the city planner for easing traffic congestion near the development was to build a left turn lane along its frontage on Gravenstein Hwy. No. The project also included a pedestrian/bicycle pathway, which could eventually be connected to the proposed multi-use trail nearby, and a pedestrian pathway to the Redwood Marketplace shopping center.

SCHOOLS:

• Citing a recent letter from Sebastopol Union School District Supt. Mike Carey on the potential for overcrowding at the district's three schools, which would have to absorb an estimated 24 new students, council members stated this as a concern. Carey noted the possible need for up to three portable classrooms in the district.

•It was estimated that existing school impact fees on the project would have generated enough money to pay for one portable classroom. The developer stated he would be willing to purchase an additional portable classroom, but that could result in having to convert some affordable housing units to "market-rate" homes to cover the additional expense. School districts are now reviewing an increase of school impact fees by \$1. to \$2.60 per square foot, which the developer said he would pay. Anay High School concluded it would not be impacted by Orchard Park.