

SONOMA COUNTY PROJECT REVIEW AND ADVISORY COMMITTEE

Draft Conditions of Approval

Staff: Peter Kaljian
Applicant: John Gale trust
Owner: John Gale trust
Address: 681 Gossage Ave, Petaluma

Date: August 1, 2024
File No.: MNS23-0009
APN: 048-170-012

Project Description: Request for a Minor Subdivision of 6.68-acre parcel into three (3) parcels of 2.02-acres, 2.02-acres, and 2.59-acres, respectively.

GENERAL:

1. The PRAC decisions shall be final on the eleventh (11th) day after final PRAC action unless an appeal is taken.
2. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.
3. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
4. These conditions must be met and the application validated within 24 months unless a request for an extension of time is received before the expiration date.
5. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
6. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to PRMD - 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 subdivision application.
7. 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 conditions 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 Tentative Map. 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.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

PERMIT SONOMA BUILDING:

1. A grading permit shall be obtained from PRMD prior to the start of any earthwork, unless exempted under the most recent California Building Code (CBC). The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by PRMD prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

PERMIT SONOMA SURVEYOR:

"The conditions below have been satisfied" BY _____ DATE _____

(Contact Jon Olin, County Surveyor, (707) 565-3713, jon.olin@sonoma-county.org)

2. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor, showing all easements and parcels shall be submitted with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
3. Monuments shall be set at all lot corners and angle points.
4. The Parcel Map shall clearly delineate an Emergency Vehicle Access Easement (EVAE) encumbering the whole width of the Private Access Easement and also include the turnouts and hammerhead. The EVAE shall be offered for dedication in the Owner's Statement on the face of the map.
5. Building envelopes shall be shown on the subdivision map and shall be locatable.
6. This subdivision was approved, and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 25 feet from a County maintained road to the subdivision, (2) provide the necessary Public Utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.
7. The County acknowledges that there may be an existing private access roadway for this proposed subdivision. However, the project/subdivision is being conditioned for access from the nearest public road to the furthest proposed lot. Conditions allowing mitigation of some or all of that requirement follow the conditions requiring the improved access.
8. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the Board of Forestry Fire Safety Regulations 14 CCR §1270 et seq, including the Exceptions to Standards approved by the Fire Marshal, the Sonoma County Subdivision Ordinance and the following:
 - a) Construct, or provide, a private road from Lot 3 to Gossage Road as shown on the tentative map dated 4/4/2023 prepared by Almost Always Engineering. The road shall be 18 feet wide, with one-foot shoulders and as otherwise restricted by fire code. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with one-foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the baseline soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design.

After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for its intended use.

- b) All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c) The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d) A grading permit shall be obtained prior to the start of any earthwork.
 - e) Any roadway structure plans approved by the PRMD shall be attached to, and become part of, the subdivision's improvement plans.
9. The width of this road may be altered with written approval of the County Fire Chief and the County Surveyor only if found to be in compliance with Sonoma County Code Exceptions to Standards. Approval of the road will require an inspection by the County Fire Marshal and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
10. If altered road is approved, in order to provide emergency two-way access, passing turnouts shall be constructed at intervals not exceeding 300 feet or at locations approved by the County Fire Marshal. The turnouts shall be constructed per the current Sonoma County Code.
11. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing on-site private road does meet the Conditions of Approval may be submitted for approval by the County Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshal.
12. Roads outside of parcel boundaries shall be inspected by the Fire Marshal to assure that emergency equipment can traverse the road safely. The Fire Marshal and/or PRAC may require the applicant to make improvements to meet safety requirements and may include, but are not limited to, widening, turnouts, turnarounds and surfacing. These improvements shall comply with the Board of Forestry's Fire Safety Regulations, including the Exceptions to Standards that may be approved by the Fire Marshal. In complying with this condition, the subdivider may provide the County Surveyor with an Exception to Standard Form that has been reviewed and approved by the County Fire Marshal in accordance with Sonoma County Code.
13. An encroachment permit shall be obtained for all driveway approaches off of a County designated right of way.
14. The subdivider shall either complete all required private and public construction or enter into an Improvement Agreement and post security with the County of Sonoma, prior to the filing of the Subdivision Map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the Subdivision Map, the subdivider shall enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
15. A maintenance agreement shall be prepared for the private road right of way and be recorded concurrently with the parcel map.

16. Only the conditions entitled “NOTE ON MAP” and “NOTE ON PLANS” are required to be included on the Map & Improvement Plans, respectively.

PERMIT SONOMA WELL & SEPTIC:

17. To ensure compliance with current State and Federal regulations at the time of recording the map, additional requirements may be imposed by PRMD to supplement sewage disposal conditions listed below as required by government Code section 66498.6 (b). Note that Well and Septic fees are separate from planning fees, and Well and Septic charges per parcel fees for each individual step (pre-perc, percolation testing, wet weather groundwater, plan check, operating permit, etc.).
18. Prior to recording the map, on Lot(s) 1, 2, and 3:
 - a) All lots are subjected to wet weather groundwater determination requirements.
 - b) An interceptor drain shall be provided on all lots that have not had wet weather groundwater determinations (for example, lots with a slope of greater than 5 percent).
 - c) Lack of a confining layer in which to bed an interceptor drain will result in the need for wet weather groundwater determinations
 - d) Depending on the soil type, a percolation and/or wet weather percolation shall be required to meet current OWTs manual.
19. Prior to recording the map, on Lot(s) 2 and 3, the applicant shall submit septic construction permit (s) and/or septic design application(s) that meets the current Sonoma County Onsite Wastewater Treatment System also known as the OWTS manual. Well and septic approval and clearance shall be required.
20. Prior to recording the map, the location, type and proper function of the septic system on Lot 1 shall be verified by a registered Civil Engineer, registered Environmental Health Specialist. The applicant shall apply for a findings report review to meet the OWTS manual and address potential reserve area in the report. Well and septic approval and clearance shall be required.
21. Prior to recording the map, the applicant shall demonstrate that all portions of the proposed sewage disposal system(s) and reserve areas on Lot(s) 1,2, and 3 will maintain a 100 foot setback from the 10-year flood elevation of as determined by the Grading and Storm Water Section of Permit Sonoma.
22. **NOTE ON MAP:** “All future sewage disposal system repairs involving the sewage disposal area (not the septic tank, risers, sump, solid transmission lines or distribution boxes) shall be completed in the Designated Reserve areas and shall meet Code Compliant Standards. Alternate reserve areas may be designated with the approval of PRMD Well and Septic staff and without a Certificate of Modification, if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area.”
23. **NOTE ON MAP:** “The area tested for sewage disposal and shown on this map shall be reserved for the construction of future on-site wastewater disposal systems and shall not be encumbered by buildings, roads, soil borrow pits, ponds, parking lots, water wells, easements, or any use incompatible with use as an on-site wastewater disposal system, unless an alternative sewage disposal location on the parcel of similar capability has been tested and accepted by the County as suitable to provide wastewater disposal for a new dwelling, or unless the parcel has been connected to public sewer service.”
24. Prior to recording the map, the area tested for sewage disposal shall be shown on the map and shall be free of all encumbrances (building envelopes, roads, easements, etc.).

25. A check print of the map shall be submitted to the County Surveyor who will forward it to the Well and Septic Health Specialist for review and approval of the Health map notes prior to recording the map.
26. Prior to recording the map, provide a drainage plan prepared by a registered Environmental Health Specialist or registered Civil Engineer designed to show how private sewage disposal system(s) will be shielded from storm water infiltration on Lot(s) 1,2, and 3. Drainage easements shall be provided if discharge from drainage facilities will result in water flow being diverted to or concentrated on any adjacent parcels.
27. If Subdivision Improvement Plans are submitted, prior to recording the map, one additional copy of Subdivision Improvement Plans shall be submitted to the Survey and Land Development Section for Well and Septic Section review (fees apply). Subdivision Improvement Plans shall show the outline of all existing and proposed septic tanks, sumps, wastewater disposal areas, reserve wastewater disposal areas and water wells within 100 feet of the proposed on-site and off-site improvements. Any subdivision improvement requiring a cut three feet or deeper within 100 feet of a septic system component shall dimension that distance on the Improvement Plans. All setbacks to existing and proposed septic systems (including septic system reserve areas) shall be met prior to recording the map.
28. Prior to recording the map, the malfunctioning sewage disposal systems on any Lot(s) shall be repaired/replaced under permit from the Permit Sonoma Well and Septic Section in accordance with the Notice of Violation which has been issued.
29. **NOTE ON MAP:** "All private sewage disposal systems shall be designed by a registered Civil Engineer or Registered Environmental Health Specialist" shall be shown on the lots of the map where test results indicate that a system requires such a design.
30. **NOTE ON MAP:** "Prior to major grading, landscaping or location of ponds, contact should be made with the PRMD Well and Septic Section with regard to protection of the septic system and reserve area."

WATER:

31. **NOTE ON MAP:** "Prior to occupancy, Lot(s) 1,2, and 3 shall be provided with a separate water supply meeting all current standards for annular seal and setbacks."
32. Prior to recording the map, the well water shall be tested by a California State certified laboratory and found to meet California State and Federal standards for arsenic and nitrate contamination. If contamination exceeding the arsenic and nitrate standards is found, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot. If this is in the Petaluma Nitrate Area and contaminants exceeds maximum contaminant level, applicant shall apply for a well permit with a minimum 100' seal.
 - a) Prior to recording the map, a bacteriological sample from the proposed water source shall be analyzed for total coliform and E. coli by a California State certified laboratory. Samples shall be clearly marked to indicate which wells have temporary pumps installed for the purpose of collecting the sample. Wells with temporary pumps for sampling shall meet the State standard for E. coli, and all other water sources shall meet California State drinking water standards for total coliform and E. coli. If analysis does not meet the applicable standard, the applicant will be required to disinfect the well per County requirements and re-test the well. A copy of the analysis

shall be submitted to Well and Septic Health Specialist. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.

33. Prior to recording the map, provide the Well and Septic Health Specialist with a copy of the Drillers Log for the existing well to verify a minimum of a 20-foot annular seal (the property owner may access existing confidential State records by calling the Department of Water Resources at 916-376-9612). If it is not possible to demonstrate that the well meets minimum construction standards and setbacks a replacement well may be required. Water System Standards for pressure and flow (5gpm/25psi for two hours).
34. **NOTE ON MAP:** "Prior to occupancy, Lots 1,2, and 3 shall collect a sample of the water supply to be analyzed for total coliform and E. coli by a California State certified laboratory. The water supply to each parcel shall meet California State drinking water standards for E. coli, and shall meet the standard for total coliform if possible. If the analysis does not meet the applicable standard, the applicant will be required to flush the water line and re-test. If a passing test cannot be obtained by simple flushing, replacement of any broken parts in the water system, chlorination and flushing of progressively more of the water system may be required until a passing test is achieved. A copy of the analysis shall be submitted to the Well and Septic Health Specialist."
35. In accordance with Government Code 66411.1, the Project Review Advisory Committee finds that the stated conditions are necessary for reasons of public health and safety, and/or are necessary prerequisites to the orderly development of the surrounding area.
36. In accordance with Government Code 66424.6, the applicant shall enter into an agreement to complete all on-site wastewater disposal and water supply requirements applicable to the Designated Remainder or the omitted parcel; or the applicant shall record a Conditional Certificate of Compliance on the Designated Remainder concurrent with recording the map; or the applicant shall complete all of the on-site wastewater disposal and water supply requirements applicable to the Designated Remainder prior to recording the map.

ABANDONMENTS:

37. Prior to recording the map, abandon any septic tanks and/or inactive wells on Lot(s)1,2 and 3 under permit and inspection of the PRMD Well and Septic Section. If none are known or discovered, this shall be so stated in written correspondence to Well and Septic Health Specialist describing the precise level of research and field review done to determine that none exist.

PERMIT SONOMA GRADING AND STORM WATER:

38. **NOTE ON MAP:** "Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to the Permit and Resource Management Department (Permit Sonoma) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work including earthwork, drainage improvements, erosion prevention/sediment control measures, details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Grading, drainage improvements, and erosion prevention/sediment control measures shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations."
39. **NOTE ON MAP:** "All structures requiring a building permit or an agricultural exemption shall adhere to a building setback line measured, from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. If the top of the stream bank cannot be determined

by visual analysis, then the building setback line shall be determined by hydraulic analysis.”

40. **NOTE ON MAP:** “Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.”
41. **NOTE ON MAP:** “Each lot must consider and incorporate the off-site drainage from adjacent lands. Concentrated flow shall be converted to sheet flow to the maximum extent practicable.”
42. **NOTE ON MAP:** “The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of storm water discharges from the private road have been incorporated into the development of the subdivision. These post-construction storm water features shall not be altered or removed in any manner that may compromise their intended design. Prior to any changes to the location or design of the approved post-construction storm water features, the property owner(s) shall submit a revised Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (Permit Sonoma) for review. If any changes to the locations of the approved post-construction storm water features are proposed, then the property owner(s) shall revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised storm water control plan.”
43. **NOTE ON MAP:** “The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of the development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (Permit Sonoma) for review.”
44. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the subdivision map.
45. Private storm drain easements are required when conveying storm drainage through any neighboring private properties. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed subdivision. Storm drain easements shall be shown and noted on the subdivision map and improvement plans. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure.
46. The subdivision map shall delineate areas reserved for LID features as required by the approved improvement plans and Stormwater Control Plan (SCP). If any changes to the design or locations of the approved LID features are made after the subdivision map is filed, then the applicant shall submit a revised SW LIDS [SCP] to the Permit and Resource Management Department (Permit Sonoma) for review and revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SCP.
47. All improvement plan projects must be submitted to Permit Sonoma Engineering Land Development staff to initialize the application(s). As a multi-faceted project that includes encroachment and grading, the project will be reviewed at-cost and will be submitted as follows:
 - a) Submit one set of improvement plans that encompasses all on-site and off-site improvements including encroachment, grading, storm water, and utilities work. This will be one comprehensive plan set with all review fees charged at-cost and all permits issued at once after all have been approved. This will fall under an IMP record.
48. 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 improvement plans and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma). The drainage report shall include, at a minimum, a project narrative, on- 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 on the Drainage Report Required Contents (DRN-006) page.

49. The drainage report shall also include an exhibit of proposed and reasonably foreseeable development for each of the proposed subdivision lots including, but not limited to, roads, driveways, parking areas, structures, on-site wastewater, wells, and post construction best management practices, as applicable, demonstrating that of each of the proposed subdivision lots can accommodate all proposed and reasonably foreseeable development while meeting all set back requirements. If the exhibit demonstrates inadequate capacity to handle the proposed and reasonably foreseeable development, the applicant shall modify the layout of each lot to meet the setback requirements on each individual proposed lot.
50. The proposed project is subject to storm water Low Impact Development (LID) regulations. Post-construction storm water LID best management practices (BMP's) to mitigate impacts to the quality and quantity of storm water discharges from the project site shall be incorporated into the drainage design of the project. A final Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual, based upon the preliminary redlined SCP dated 02/04/2024, shall be submitted with the improvement plans and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to the issuance of any grading or building permits. LID BMP's must be installed per approved plans and specifications and working properly prior to final of the grading permit and associated building permits.
51. A Maintenance Agreement for Monitoring Storm Water BMP Facilities and Declaration of Covenants (Agreement) that runs with the land will be required and prepared by the county. The Agreement shall be signed and filed with Permit and Resource Management Department (Permit Sonoma) prior to final of the grading permit. Landowner shall accept sole responsibility for all inspection, maintenance, remediation, and replacement of the BMPs including any and all fees and costs arising therefrom. The Agreement shall include at the least the following Exhibits:
 - a) legal description of the subject property;
 - b) location map of BMPs on legally recorded document size either 8.5" x 14" or 8.5" x 11" that is measurable and legible and will include a site plan and description/identification of BMPs, stamped and signed by a civil engineer, currently registered in the State of California;
 - c) a BMP detail sheet on 8.5" x 11" legal recorded document size;
 - d) an operation and maintenance plan regarding the specific drainage patterns and treatment facilities on the Property (O&M Plan). The O&M Plan will include, but not be limited to the following information:
 - i. identify the responsible parties,
 - ii. figures from the Stormwater Control Plan delineating the Drainage Management Areas on the Property and showing the locations of the bioretention facilities on legally recorded document size either 8.5" x 14" or 8.5" x 11" and that are legible
 - iii. copies of final construction drawings on legally recorded document size either 8.5" x 14" or 8.5" x 11", and
 - iv. schedule of maintenance activities. If any changes and/or modifications to the design or locations of the approved LID features are made after the Agreement is filed then the applicant shall submit a revised Agreement with the revised SCP to (Permit Sonoma) for review and approval. Any approved modifications will need to be incorporated into the final

Agreement. Nothing herein shall be construed as a waiver of the other requirements applicant must comply with under the SCP.

52. Landowner shall submit to Permit and Resource Management Department (Permit Sonoma) annually the results of the Storm Water BMP inspection. Inspection shall include but is not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features.
53. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the improvement plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) 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 and Resource Management Department'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.
54. The applicant shall provide improvement 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) page.
55. As part of the improvement 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 on the Grading Permit Required Application Contents (GRD-004) page.
56. 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.
57. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
58. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the improvement plans.
59. Before construction may begin near a waterway, a protective construction fence shall be placed in such a manner to allow the proposed development while preventing land disturbance adjacent to the waterway. The protective construction fence shall be shown and noted on the improvement plans.

60. 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 the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.
61. The applicant is responsible to contact the San Francisco Bay Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.
62. The applicant is responsible to contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit work within 25 feet of a waterway.
63. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

SONOMA PUBLIC INFRASTRUCTURE:

Right of Way Requirements:

64. 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 Gossage Avenue. 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.
65. The Applicant shall dedicate right-of-way for Public use on the face of the Parcel Map.

Intersections of Roads and Driveways:

66. **NOTE ON MAP:** "To allow for the smooth and safe movement of passenger vehicles entering and exiting the public roads that provide access to the property, entry to Gossage Avenue shall conform to AASHTO standards. More specifically, the Applicant shall construct a driveway with a minimum paved throat width of twelve (12) feet or as required per the current Fire Safe Standards, whichever is greater, and entrance curves having a minimum pavement radius of 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Gossage Avenue. The Applicant shall surface the entry with asphaltic concrete pavement a minimum distance of 25 feet from the edge of pavement. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection

details. Note: Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention."

67. The Applicant shall construct a driveway entrance such that it conforms to Board of Forestry Fire Safety Regulations §1270 et seq. and County standards and meets the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Gossage Avenue) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entry to ___ Road) meets these requirements.
- a. A minimum paved throat width of twelve (12, 20) feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Gossage Avenue. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per Sonoma County Public Infrastructure Construction Standard Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma (PRMD).
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current County requirements for the speed traveled on Gossage Avenue. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum County required sight distance at each driveway. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. 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.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
 - g. Improvements shall be constructed prior to filing the parcel map.
68. 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 County required sight distance at any project driveway where it intersects a public roadway.
69. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.
70. **NOTE ON MAP:** "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the applicant shall obtain an encroachment permit from Permit Sonoma (PRMD). The intersection improvements shall be constructed in accordance Sonoma County Public Infrastructure standards and the adopted conditions of approval."

Traffic Safety Gate Setback:

71. Note on Map: "Driveway gates shall be located a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242."

Fees:

72. **NOTE ON MAP:** "New construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before issuance of any building permits, as required by Chapter 26, Article 98 of the Sonoma County Code."

Processing:

73. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.

PERMIT SONOMA FIRE PREVENTION:

74. Fire apparatus access roads. The applicant shall provide evidence that on each parcel including bridges and gate access, to buildings and building envelopes are in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fire apparatus access roads, including gate access and bridges are in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance.
- a) Roadway grades greater than 15% are not permitted without mitigation.
 - b) Roadways that provide vehicular access to more than one (1) parcel, to a commercial building or Industrial Building on a single parcel, or to more than two (2) residential buildings or two (2) residential buildings, containing more than three (3) dwelling units, on a single parcel are required to be two-way roads with a minimum width of 20 feet.
 - i. This Parcel is located in the Local Response area Property will be allowed to be reduced per subdivision conditions. the intersection shall remain 20 feet in width 30 feet back from the property line fronting the public road. then can be reduced with 10:1 tapers to the approved reduced width and shoulders.
 - c) A minimum of a 25'-0" foot wide fire right of way easement, (Emergency Vehicle Access Easement), shall be provided and offered for dedication on the face of the Parcel Map or be recorded in a Grant Deed by separate instrument per 13-34 (a) of the Fire Safe Standards. Unless otherwise approved to be reduced per code by the fire code official and the county surveyor.
75. Addressing, signing and building numbering is in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, and when located in the SRA, Board of Forestry Fire Safe Regulations, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention appropriate documentation that includes a scale plan-view drawing that graphically illustrates that the signing and building numbers are in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance.
76. Names of roads.
All roads serving more than two (2) parcels shall be identified by a road name.
All private roads requiring a road name shall be named by the director of Permit and Resource Management pursuant to procedures established by resolution or ordinance of the Board of Supervisors. Any private road having a road name may be renamed using the procedures for naming a private road.
77. Emergency water supplies. The applicant shall provide evidence that on each parcel are in compliance with Chapter 5 and Appendix-B of the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, when located in the SRA, Board of Forestry Fire Safe Regulations, and subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire

Prevention sufficient documentation which proves that the emergency water supplies are in compliance with the Sonoma County Fire Safety Ordinance.

- a) Water supply for buildings on non-urban parcels shall be provided in accordance with NFPA 1142. The minimum on-site storage is 2500 gallons. The minimum flow rate is 500 gallons per minute. Dwellings larger than 2000 square feet in area will require more than 2500 gallons of storage. Where the required storage is more than 10,000 gallons the flow rate is 750 gallons per minute.
78. Setbacks for buildings. For new parcels, the applicant shall provide evidence that on each parcel; (or building envelopes) will be in compliance with Section 13-55 of the Sonoma County Fire Safety Ordinance, when located in the SRA, Board of Forestry Fire Safe Regulations, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD.
79. Fuel modification and defensible space clearances. The applicant shall provide evidence that on each parcel for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance, when located in the SRA, Board of Forestry Fire Safe Regulations, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fuel modification and defensible space clearances for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance.
80. **NOTE ON MAP:** Under local agency required information shall be provided and indicate the following language.
- a) Development on this parcel or parcels is subject to the Sonoma County Fire Safety Ordinance and shall be reviewed and approved by the County Fire Marshal or Local Fire District when requested. Said plan shall include but not limited to: Emergency vehicle access, easements, turnarounds at building sites, addressing, water storage for fire protection, vegetation management. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the county fire marshal.
 - b) Designated remainders are not for sale or lease unless the designated remainder is approved by the County Surveyor and Sonoma County Fire to be in compliance with fire safety codes prior to the sale or lease.
 - c) All existing and newly created private roads shall be considered a Fire Emergency Vehicle Access Route (EVA) to facilitate emergency response and shall not be altered or obstructed without approval of the County Surveyor and Sonoma County Fire.

PERMIT SONOMA PLANNING:

70. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Parcel Map. Alternatively, at the request of the subdivider, fees may be paid prior to issuance of building permits for new residential construction on each lot. If fees are intended to be paid prior to issuance of building permits, the following NOTE shall be placed on the Parcel Map:

NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."

71. **NOTE ON MAP:** "Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection

District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.”

72. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and Zoning densities, then the number of lots must be reduced in order to comply with required densities.

73. **NOTE ON THE MAP:** “Prior to issuance of development permits involving ground disturbing activities or tree removal, a qualified biologist shall conduct pre-construction biological surveys for white hayfield tarplant, nesting birds, pallid bat, Townsend’s big-eared bat, fringed myotis, and American badger as recommended by the Biological Resource Assessment prepared by WRA, Inc., dated September 2023 (WRA Project # 330343). Proof of surveys and authorizations from the California Department of Fish and Wildlife (CDFW) shall be submitted to Permit Sonoma.”

74. Building envelopes shall be shown on the map as established through the Biological Resource assessment performed by WRA, Inc. dated September 2023. The envelopes shall be dimensioned and have ties to the parcel boundaries so that they can be established in the field.

a. Prior to recording the Final Map/Parcel Map, the Project Planner shall ensure that the building envelopes are shown on the Final Map/Parcel Map Check Print with dimensions that will allow them to be established in the field from the map.

75. **NOTE ON MAP:** “No building construction shall occur outside the envelopes. Modification of the building envelopes can only be accomplished through a Certificate of Modification which addresses visual, biotic, and archeological resources.”

a. The Project Planner shall ensure that the above note appears on the Final Map/Parcel Map Check Print prior to recordation.

76. All building and/or grading permits shall have the following note printed on plan sheets:

NOTE ON MAP AND IMPROVEMENT PLANS: “In the event that the archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from the tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant’s sole expense.

“If human remains are encountered, all work must stop in the immediate vicinity of the discovered

remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Building/grading permits shall not be approved for issuance by PRMD Project Review staff until the above notes are printed on the building, grading and improvement plans.

77. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.
 - a. PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD Project Review staff shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.
78. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. Landscape plans shall be subject to Design Review approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to issuance of grading or building permits.
79. All utilities shall be underground with service lines located in the entrance drives.
 - a. The Project Planner and the plan checker shall review the Improvement Plans to ensure that utilities are placed underground and within the driveways.
80. The improvement drawings shall include street lighting per County standards appropriate to each street. Prior to approval of Improvement Plans, the applicant shall apply for annexation of the property into a Lighting Assessment District. Prior to release of project improvement securities or final of the building permits on site, the applicant shall be responsible for installing conduit conductors, pull boxes, street light foundations and standards based on the approved plan. Upon release of security funds or final of the building permits, the applicant shall begin paying for maintenance and power of the lights.
81. **NOTE ON MAP:** "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."