



DRAFT
CONDITIONS OF APPROVAL

Date: January 21, 2022 (Rev 3/25/22) **File No.:** DRH21-0011
Site Address: 28901 to 29471 Arnold Dr, Sonoma **APN:** 068-150-050
Applicant/Operator: Speedway Sonoma, LLC
Applicant Address:
Business Owner(s):
Landowner:
Landowner Address:

Project Description:

Design Review to demolish and replace existing garages on the east and west sides of Turn 11 at Sonoma Raceway to allow for 1) 148,726 sq. ft. of new garages on east side and 2) 33,250 sq. ft. of new garages on west side of racetrack to support hospitality uses and year-round track use on a 8.51-acre parcel zoned SR.

Prior to commencing the use, evidence must be submitted to the file that all pre-operational conditions have been met.

CONDITIONS ON PLAN SETS:

1. Project conditions and mitigation measures (if applicable) must be printed or included in all plan sets submitted for permitting. Building permit plans shall have plan sheets that include all conditions as part of the submittal package.

COMMENTS

1. Drawing A-101A. Provide fire apparatus access roads to within 150 ft of all exterior walls. CFC Sec. 503.1.1. Where fire apparatus access road dead end length exceeds 150 ft provide an approved turnaround. This drawings appear to indicate a tunnel between Cluster A and Cluster B buildings. If this tunnel is part of the fire apparatus access road, obtain prior approval during fire plan review for required vertical and horizontal clearance, and fire-resistive construction requirements.
2. Provide a technical report by a fire protection engineer or qualified firm for the proposed race car and fueling storage, dispensing, use and handling of hazardous materials. CFC Sec. 104.7.2, CBC Sec. 414.1.3.
3. A fire site evaluation is required due to it being located in the SRA/LRA and the conditions may be revised after the evaluation is completed. Contact Steve.Mosiurchak@sonoma-county.org to make an appointment.



PERMIT SONOMA FIRE PREVENTION:

Compliance with the conditions below have been verified BY _____ DATE ____
Contact Fire Prevention at 707-565-2191

2. Prior to operation, written approval that the required improvements and comments have been addressed and/or corrected shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
3. The subject property (or properties) shall be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the building and use of the property, unless there is written approval by the fire code official.
 - a. A fire inspection shall be conducted by the Sonoma County Fire and Emergency Services Department to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
 - b. The Building(s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.
4. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay its costs of that inspection.

Operational Permits

1. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.
2. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay its costs of that inspection.

Emergency Planning and Response

A Fire Protection plan shall be provided and shall provide information about the property, including but not limited to the following. See Chapter 4 of the California Fire Code

- a. Emergency Contacts
- b. Address
- c. Property owner
- d. Site map with property lines
- e. Fire access roads including gates



- f. Water supplies and hydrants
- g. Location of hazardous materials
- h. Utilities
- i. Buildings and intended use
- j. Employee training for proper use of regulated materials in the fire code:

Access

- 5. Prior to operation the applicant and or operator shall at a minimum facilitate locating an emergency and to avoid delays in response, all existing and newly constructed or approved roadways and buildings, whether public or private, shall provide safe, concurrent access for emergency fire apparatus and civilian evacuation and unobstructed traffic circulation during an emergency, and shall cause the facility to be constructed and maintained, as required by the California Department of Forestry and Fire Protection Fire Safety regulations (14 California Code of Regulations §§1270-1276 and the California Fire Code, as adopted and amended by the Sonoma County Code. The following items shall be approved by the fire code official prior to operation:
 - a. All roadway structures, such as bridges and crossings, that are part of an emergency access shall have their allowable weight limit (as determined by an engineer qualified to evaluate roadway structures) posted as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. All existing roads providing access to new structures shall be provided with an access road not less than 20 feet in width. In addition, the private road on the property may be allowed by the Fire Code Official, if all of the following are met.
 - 1. Property owner shall maintain all existing turnouts.
 - 2. Property owner shall maintain all existing turnaround areas.
 - 3. Property owner will provide necessary access through locked gates in the form of Knox Access.
 - 4. Property owner will provide access to onsite water as approved by the fire code official after operation
 - c. All roadways and building shall be identified by approved road signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by the Board of Forestry Fire Safety Regulations.

Water Supply

- 6. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code, as adopted and amended by Sonoma County Code and the Board of Forestry Fire Safety Regulations.

Vegetation Management



7. To reduce the intensity of any conflagration near the proposed project, vegetation management shall be in accordance with the Board of Forestry Fire Safety Regulations and Chapter 13A of the Sonoma County Code.

GENERAL OPERATIONAL CONDITIONS:

The Use Permit and operation of the use are subject to the following general provisions:

8. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and additional environmental review, if warranted.
9. 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 condition(s) 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 permit. 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.
10. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions, or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.
11. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.



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Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

January 19, 2022

File No.: 21-1040

Adam Sharron, Project Planner
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

re: DRH21-0011 / APN 068-150-050 at 28901 – 29471 Arnold Dr., Sonoma / Tolay Springs LLC

Dear Adam Sharron,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: Design Review to demolish and replace existing garages on the east and west sides of Turn 11 at Sonoma Raceway to allow for 1) 148,726 sq. ft. of new garages on east side and 2) 33,250 sq. ft. of new garages on west side of racetrack to support hospitality uses and year-round track use on a 8.51-acre parcel zoned SR.

Previous Studies:

XX The below studies, combining for approximately 100% coverage of the proposed project area, identified one or more cultural resources (see recommendation below).

Report No.	Authors	Year	Title
S-011057	Rene Peron	1989	An Archaeological Investigation of the Proposed Parking Area for Sears Point International Raceway, a Parcel of Approximately 35 Acres at Highways 37 and 121, Sonoma, California
S-012038		1992	Historic Property Survey Report for the Proposed Roadway Reconstruction of Route 121 near the Town of Schellville, Sonoma County, 04-SON-125, P.M. 0.0/5.5, 04336-12980K
S-019455	Jennifer Ferneau	1997	A Cultural Resources Study for the Sears Point Raceway, Sonoma, Sonoma County, California
S-021688	Thomas M. Origer and Vicki R. Beard	1998	Archaeological Investigations at CA-SON-227 and CA-SON-2226, Sears Point Raceway, Sonoma County, California

Archaeological and Native American Resources Recommendations:

XX The proposed project area contains or is adjacent to an archaeological site, P-49-000199 (CA-SON-227). This site is known to contain human remains.

It is recommended that a qualified professional archaeologist update the conditions of this site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on these resources, and provide project-specific recommendations as warranted.

XX The proposed project area has the possibility of containing unrecorded archaeological features or sites. Due to the passage of time since the above listed surveys and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify archaeological resources.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

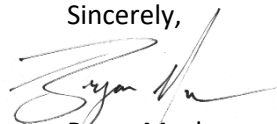
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if these, or similarly aged buildings, are present then it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Sonoma County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Bryan Much
Coordinator

From: [Brenda L. Tomaras](#)
To: [Adam Sharron](#)
Subject: Lytton Rancheria Response for DRH21-0011
Date: Monday, January 17, 2022 11:29:16 AM

Mr. Sharron:

This shall serve as the Lytton Rancheria's acknowledgment of receipt of the above-referenced referral for AB52 purposes. Based on the information provided, the Tribe is not requesting further consultation.

Thank you.

Brenda L. Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
(858) 554-0550
(858) 583-3482 Mobile
(858) 777-5765 Facsimile

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From: [Ayon, Llisel@DOT](mailto:Ayon.Llisel@DOT)
To: [Adam Sharron](mailto:Adam.Sharron)
Subject: DRH21-0011 Speedway Sonoma - Caltrans Comments
Date: Friday, January 7, 2022 1:14:56 PM
Attachments: [image001.png](#)

Hello Adam,

Thank you for including Caltrans in the review process for this project. The following comments are based on our review of the provided materials.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

If you have any questions regarding these comments or require any additional information, please feel free to contact me at this email address or the phone number listed below.

Thank you,

Llisel Ayon

Associate Transportation Planner
Local Development Review
California Department of Transportation – District 4



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From: [Laurel Putnam](#)
To: [Adam Sharron](#)
Subject: DRH21-0011 - 28901 – 29471 Arnold Dr., Sonoma
Date: Monday, January 24, 2022 3:23:36 PM

Hi Adam,

The Department of Transportation and Public Works (DTPW) has no comments regarding the above referenced project. However if planning requires some traffic analysis and would like DTPW to review it, please feel free to contact the Department with the study and questions you may have.

Let me know if you have any questions.

Regards,

Laurel Putnam | Engineering Technician IV

County of Sonoma | Transportation and Public Works - Traffic Engineering & Land Development

2300 County Center Drive, Suite B100 | Santa Rosa, CA 95403

Tel. (707) 565-2231 | Laurel.Putnam@sonoma-county.org

SAVE PAPER - Please do not print this e-mail unless absolutely necessary

From: [Tim Tillery](#)
To: [Adam Sharron](#)
Subject: RE: DRH21-0011 (28901 - 29471 Arnold Dr., Sonoma) Completeness Referral (Respond by January 20, 2022)
Date: Friday, January 7, 2022 8:56:10 AM
Attachments: [image001.jpg](#)
[20220107080421789_0001.pdf](#)

Adam,

The City of Sonoma's Water Division has reviewed the permit and attachments, we have no comments or concerns.

Tim Tillery
City of Sonoma – Interim Water Supervisor
ttillery@sonomacity.org
Office: 707-933-2231
Cell: 707-732-0013

From: Patrick Dirden <Patrick.Dirden@sonoma-county.org>
Sent: Thursday, January 6, 2022 10:50 AM
To: Larry Reed <Larry.Reed@sonoma-county.org>; Pat Gilardi <Pat.Gilardi@sonoma-county.org>; Andrea Krout <Andrea.Krout@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Robert Pennington <Robert.Pennington@sonoma-county.org>; Leann Clark <Leann.Clark@sonoma-county.org>; Rosalind Girard <Rosalind.Girard@sonoma-county.org>; Bryan Waters <Bryan.Waters@sonoma-county.org>; Christine Sosko <Christine.Sosko@sonoma-county.org>; Jennifer Lyle <Jennifer.Lyle@sonoma-county.org>; Leslye Choate <Leslye.Choate@sonoma-county.org>; Lisa Steinman <Lisa.Steinman@sonoma-county.org>; Tiffany Seder <Tiffany.Seder@sonoma-county.org>; TPW-LandDev-Referral <TPW-LandDev-Referral@sonoma-county.org>; Mark Cleveland <Mark.Cleveland@sonoma-county.org>; Steve Ehret <Steve.Ehret@sonoma-county.org>; Charles Rivers <Charles.Rivers@sonoma-county.org>; FirePrevention <FirePrevention@sonoma-county.org>; Robert ODell <Robert.ODell@sonoma-county.org>; Steve Mosiurchak <Steve.Mosiurchak@sonoma-county.org>; 'Ray Mulas (svfspd@schellvistafire.org)' <svfspd@schellvistafire.org>; Calvin Sandeen <Calvin.Sandeen@sonoma-county.org>; Ethan Brown <Ethan.Brown@sonoma-county.org>; Lauren Cartwright <Lauren.Cartwright@sonoma-county.org>; Steven Schmitz <steven@sctransit.com>; WEBSCTA <webscta@sctainfo.org>; John Molinari <John.Molinari@sonoma-county.org>; Carrie Johnson <Carrie.Johnson@sonoma-county.org>; Jacob Newell <Jacob.Newell@sonoma-county.org>; Colleen Ferguson <cferguson@sonomacity.org>; Jesse Mazza (Disabled) <jmazza@sonomacity.org>; 'Bryan Much' <nwic@sonoma.edu>; 'Milo Baker Chapter Conservation Comm.' <milobakerflora@gmail.com>; 'Jerry Roy Jr. (JRoyJr@recology.com)' <JRoyJr@recology.com>;

'Caltrans - State Dept of Transportation - Caltrans - State Dept of Transportation (LDIGR-D4@dot.ca.gov)' <LDIGR-D4@dot.ca.gov>; Ben Nicholls <Ben.Nicholls@fire.ca.gov>; 'James Hansen' <James.Hansen@wildlife.ca.gov>; 'Melanie Day' <melanie.day@wildlife.ca.gov>; 'Elizabeth Solorzano' <Elizabeth.Solorzano@waterboards.ca.gov>; 'Janice Oakley' <Janice.Oakley@waterboards.ca.gov>; 'Lareina Earls' <Lareina.Earls@waterboards.ca.gov>; 'Brendan O'Neil' <brendan.o'neil@parks.ca.gov>; 'Gary Shannon' <gary.shannon@parks.ca.gov>; 'Nicole Fairley-State SF Bay Regional Water Quality Control' <Nicole.Fairley@Waterboards.ca.gov>; 'David Vintze' <dvintze@baaqmd.gov>; 'Jackie Winkel' <jwinkel@baaqmd.gov>; 'Chris Thomas (cthomas@petk12.org)' <cthomas@petk12.org>; 'Rue Furch (pqrst@monitor.net)' <pqrst@monitor.net>; 'Patricia Hermosillo' <clvrldler61@aol.com>; 'Vickey Macias' <vpeppernut@cloverdalerancheria.com>; Chris Wright <chrisw@drycreekrancheria.com>; 'Buffy McQuillen' <bmcquillen@gratonrancheria.com>; 'Tribal Heritage Preservation Officer (THPO)' <thpo@gratonrancheria.com>; 'Anthony Macias' <anthony@stewartspoint.org>; 'Brenda Tomaras' <btomaras@mtowlaw.com>; Margie Mejia <margiemejia@aol.com>; 'Tribe Middletown Rancheria of Pomo Indians (THPO@middletownrancheria.com)' <THPO@middletownrancheria.com>; 'Scott Gabaldon' <scottg@mishewalwappotribe.com>; 'mmirelez@tmdci.org' <mmirelez@tmdci.org>; 'Kari@sonomachamber.org' <Kari@sonomachamber.org>
Cc: Adam Sharron <Adam.Sharron@sonoma-county.org>
Subject: DRH21-0011 (28901 - 29471 Arnold Dr., Sonoma) Completeness Referral (Respond by January 20, 2022)

Greetings,

Please see the following link to the Completeness Referral regarding the project in the subject line.

If you have any questions please feel free to reach out to the planner at Adam.Sharron@sonoma-county.org or (707) 565-7389. Please respond by January 20, 2022.

Kind Regards,
--Patrick

Patrick Dirden

Planning Secretary

[County of Sonoma](#)

2550 Ventura Avenue, Santa Rosa, CA 95403

Lunch from 12 to 1

Office: 707-565-2164 | Fax: 707-565-1103

www.PermitSonoma.org

Permit Sonoma logo



Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like

permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

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Date: 1/14/22
Preparer: Bryan Waters
Project #: DRH21-0011

Building Division Comments:

1. The applicant shall apply for and obtain building related permits from Permit Sonoma for each proposed structure. Construction inspections shall occur and the building permit finalized (or approved for occupancy) prior to occupancy of any structure.
2. The proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans. Building areas and exterior areas shall identify all proposed uses and occupant loads associated with all proposed uses. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.
3. The means of egress from all proposed occupied areas within the facility (interior and exterior) shall comply with the applicable sections of the California Building Code (CBC). The means of egress and all applicable code provisions shall be adequately justified for all proposed uses and special events proposed.
4. A geotechnical investigation, in accordance with CBC Chapter 18, shall be submitted if any new foundation elements are proposed, providing site specific foundation design criteria and other geotechnical recommendations for development.
5. Adequate CALGreen documentation shall be provided justifying adherence to the California Green Building Code. This documentation is required to be reviewed and approved by a CALGreen consultant who has been previously approved by permit Sonoma.
6. Minimum plumbing facilities for customers and employees, per the California Plumbing Code (CPC), shall be provided for all occupied areas, including during proposed special events.
7. The California Business & Professions Code requires plans and calculations affecting egress components, life safety, and structural elements to be prepared by California licensed design professionals (architects, engineers).
8. A registered design professional in responsible charge shall be identified on each building permit application and be responsible for reviewing and coordinating all submittal documents prepared by others, as required by CBC Section 107.3.4.
9. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division.
10. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

MEMORANDUM

TO: Adam Sharron
FROM: Steve Snow
LOCATION: 28901-29471 Arnold Dr, Sonoma
APPLICANT: Speedway Sonoma, LLC

DATE: 01/20/2022
FILE: DRH21-0011
APN: 068-150-050

Based on the information submitted with your referral and a review of the maps and data available to us in our office, we recommend the following conditions of approval as items subject to review by the Grading & Storm Water (G&SW) Section of the Permit and Resource Management Department (Permit Sonoma). Please consult G&SW staff prior to significantly modifying, altering or adding to the conditions of approval provided below.

1. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
2. 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 grading and/or building permit application, 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 in the *Drainage Report Required Contents* (DRN-006) handout.
3. 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 grading/site 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.
4. Portions of the proposed project are located within a Special Flood Hazard Area (SFHA) and is affected by flooding from **Tolay Creek and tributaries thereto**. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at **10** feet above mean sea level. The lowest floor elevation of any habitable structure must be at **11** feet or higher above mean sea level & non-habitable structures must be flood-proofed to at least 1 foot above the base flood elevation. The plans shall show all elevations based upon the North American Vertical Datum of 1988 (NAVD 88).
5. As part of the building 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 in the *Grading Permit Required Application Contents* (GRD-004) handout.

6. Residue or polluted runoff from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
7. 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 runoff. 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.
8. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
9. 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.

