



MEMO

DATE: January 19, 2021
TO: Design Review Committee
FROM: Eduardo Hernández, Staff Planner
SUBJECT: Revision to proposed condition 20

Upon recent public comments and questions in regards to the affordable aspect of the proposed development, Staff is proposing previously provided condition 20 to be revised by adding the underlined sentence, and adopt the condition as follows:

The developer and the County Community Development Commission (CDC) shall enter into an Affordable Housing Agreement (AHA) to provide a 100% affordable development of 91 units, plus 1 unit for the on-site manager. Ten units shall be affordable to extremely low, fifty-six very low, and twenty-five to low-income households; as proposed in the applicant's Affordable Housing Proposal dated December, 2020. The CDC shall record the AHA upon completion of all entitlement requirements by the developer and approval by Permit Sonoma. The first term of the AHA shall be at minimum of 55 years, as shown in the applicant's Proposal, and as dictated per Sonoma County Code Sec. 26-89-090(D).

Staff initially did not proposed the last sentence, as this is already embedded in our Code and our standard condition, 16 for this entitlement, covers "all applicable County, State, and Federal statutes, ordinances, rules, and regulations." However, this addition is proposed to acknowledge said code and raise awareness to all.



DRAFT CONDITIONS OF APPROVAL

Date:	January 20, 2021	File No.:	DRH20-0007 (PLP20-0020)
Applicant:	Milestone Housing Group, LLC	APNs:	056-511-029 and 056-511-046
Owners:	Shashikant Singapuri, Greg Baker, and Robert Sherwood	Site Address:	171 Siesta Way and 18503 Hwy 12, Sonoma

Project Description: Design Review Hearing to build a new 100% affordable 92-unit (one-bedroom) Multifamily Senior Housing Development on a 2.29-acre parcel, as described in the application materials and as modified by the DRC on January 20, 2021. See Parent Project Application PLP20-0020.

Prior to commencing the use, evidence must be submitted to the file that all of the following conditions have been met.

PLANNING:

The conditions below have been deemed satisfied by _____ on _____ (Date)

1. This approved design review allows for the construction and occupancy of an affordable housing multifamily senior housing development, and shall be developed in accordance with the proposal statement and application materials located in Files # PLP20-0020, DRH20-0007, and UPE20-0035; as modified by these conditions.
2. This "At Cost" entitlement is not final until all permit processing costs and development fees are paid in full.
3. The applicant shall submit to Permit Sonoma's 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 project application.
4. Within five working days after project approval, the applicant shall pay a mandatory Notice of Exemption (NOE) filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing, made payable to Sonoma County Clerk and submitted to the Permit Sonoma Project Planner, unless the applicant requests an alternate payment method in advance of the fee due date. NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
5. The applicant shall apply for a voluntary merger or lot line adjustment with Permit Sonoma's Project Review Division. The merger or adjustment shall be recorded prior to the issuance of building permits for structures crossing a property line.
6. A qualified Archaeological Monitor shall be present onsite during initial grading and ground disturbance activities of 12 inches and deeper from natural grade. Monitoring shall continue until, in the Archaeological Monitor's judgment, cultural resources are not likely to be encountered. If

archaeological materials are encountered during ground-disturbing activities, all work within 25 feet of the discovery shall be halted until the archaeologist assesses the finds, consults with the appropriate individuals and agencies, and makes recommendations for the treatment of the discovery. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to Permit Sonoma and the NWIC upon completion of the project.

7. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to issuance of a building permit, the applicant shall demonstrate compliance with the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). The landscape and irrigation plan shall be implemented by the applicant and verified by the landscape architect with a letter of clearance submitted to Permit Sonoma staff prior to final occupancy.
8. All exterior lighting shall be adhered to the approved lighting plan. In case a modification is required, the applicant shall submit a request to Permit Sonoma's Project Review staff, which may review and approve the modification or bring it to the Design Review Committee for their review and decision. Exterior lighting standards are as follows:
 - a. Low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.
 - b. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24 effective October 2005.
 - c. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
 - d. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).
9. A completed evacuation plan shall be provided to and accepted by Permit Sonoma prior to issuance of certificate of occupancy. It will be the project operator/owner's responsibility to ensure the on-site building manager to keep the plan at the building, and train any personnel responsible for duties described in the plan.
10. Special events were not requested and are not authorized by this entitlement.
11. The applicant shall adhere to the measures proposed in the Arborist Report dated December 9, 2020 and prepared by James McNair, including replacement and/or payment for the loss of trees as approved by Permit Sonoma Staff.
12. The applicant shall adhere to the measures proposed in the Biological Resources Assessment dated December 10, 2020 and prepared by Lucy Macmillan.

13. Public utility easements shall be shown on the construction improvement plans in accordance with the project approval.
14. Utility distribution facilities, except surface mounted transformers or pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and streetlights shall be placed underground. Appropriate easements shall be provided to facilitate these installations.
15. Any proposed modification, alteration, and/or expansion of the project authorized by this entitlement shall require the prior review and approval of Permit Sonoma or the Design Review Committee, as appropriate. Such changes may require a new or modified entitlement and additional environmental review, if warranted.
16. This project shall be constructed, maintained, and operated in conformance with all applicable County, State, and Federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of this entitlement, subject to revocation.
17. 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.
18. This permit may be subject to revocation or modification by Permit Sonoma's Director if:
 - a. the Director finds that there has been noncompliance with any of the conditions; or
 - b. the Director finds that the project 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.

19. In any case where the entitlement has not been used, or construction has not begun within two (2) years after the date of the granting thereof, such permit shall become automatically void and of no further effect. The applicant may submit a written request to Permit Sonoma for an extension prior to the entitlement's expiration. The request would be reviewed by the Design Review Committee, which may grant said extension.

COMMUNITY DEVELOPMENT COMMISSION:

The conditions below have been deemed satisfied by _____ on _____ (Date)

20. The developer and the County Community Development Commission (CDC) shall enter into an Affordable Housing Agreement (AHA) to provide a 100% affordable development of 91 units, plus 1 unit for the on-site manager. Ten units shall be affordable to extremely low, fifty-six very low, and twenty-five to low-income households; as proposed in the applicant's Affordable Housing Proposal dated December, 2020. The CDC shall record the AHA upon completion of all entitlement requirements by the developer and approval by Permit Sonoma. The first term of the AHA shall be at minimum of 55 years, as shown in the applicant's Proposal, and as dictated per Sonoma County Code Sec. 26-89-090(D).
21. Following the completion of the entitlement approval process for the development, Permit Sonoma will send the CDC a Referral. The Referral will identify the number of units, their affordability level (income groups), the bedroom size of each unit, the Conditions of Approval listing the incentives granted to the project, and any approved variations from the affordability requirements of the Housing Element or Zoning Code.
22. The CDC shall prepare the AHA after Permit Sonoma delivers the approved Referral and the developer submits an Affordable Housing Program Application along with a \$500 application fee. The CDC will then provide a copy of the AHA to the developer for review by its attorney prior to recording. Upon receipt of a letter Opinion of Counsel from the developer's attorney, the CDC will record the AHA. There currently is an annual \$75 monitoring fee per each affordable unit.

HEALTH:

The conditions below have been deemed satisfied by _____ on _____ (Date)

23. Prior to building permit final, connection shall be made to public sewer and water.
24. Prior to building permit issuance, areas within refuse enclosures shall:
 - a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
 - b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
 - c. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road.
 - d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
 - e. The trash enclosure shall be covered with a roof or awning. Overhead clearance and overhangs, wiring or other obstructions on the approach to the container area must be at least fourteen feet (14") high and at least nineteen feet (19') high at the location where the bins are tipped. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables

that are generated on the premises during the designated removal period per the Solid Waste Management Plan.

25. All garbage and refuse on this site shall be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall not be accumulated or stored from more than seven calendar days, and shall be properly disposed of at a County transfer Station or County Landfill before the end of the seventh day.
26. As operational requirement, a safe and potable water supply shall be provided and maintained.
27. During construction, adequate portable toilets and hand-washing facilities shall be placed and maintained on-site for the workers. The facilities shall be serviced at least once every three days when 24-hour operations are conducted, and once every seven days when only daytime operations are conducted. The permittee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
28. The following dust control measures shall be followed during construction and printed on the construction plans:
 - a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
 - b. Trucks hauling soil, sand, and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
 - c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.
29. Construction activities for this project shall be restricted as follows, and all measures printed on the construction plans:
 - a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
 - b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.

- c. There will be no start-up of machines nor equipment prior to 7:00 a.m., Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 5:00 p.m., Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays.
- d. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
- e. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- f. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- g. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

30. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use. An acoustic consultant shall verify compliance with the standards and, in case they are not met, to specify measures to be taken.

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.		

31. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise reduction measures if necessary. A copy of the Noise Study shall be submitted to the Project Review staff within sixty (60) days of notification from Permit Sonoma that a noise complaint has been received. The owner/operator shall implement any additional measures needed to meet noise standards.

32. Smoking is prohibited in dining and service areas, and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
33. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or cans.

BUILDING:

The conditions below have been deemed satisfied by _____ on _____ (Date)

34. The applicant shall apply for and obtain building related permits from Permit Sonoma for each new building or structure proposed. The necessary applications appear to be, but may not be limited to, building permit applications for each new building or structure. Construction inspections shall occur and the building permits finalized (or approved for occupancy) prior to occupancy of the altered structure.
35. 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.
36. The means of egress from all proposed occupied areas within the facilities (interior and exterior) shall comply with the applicable sections of the California Building Code (CBC).
37. The fire-resistance rating of proposed walls separating the proposed occupancies from adjacent uses, structures, and property lines shall comply with the applicable sections of the CBC.
38. A geotechnical investigation, in accordance with CBC Chapter 18, shall be submitted providing site-specific foundation design criteria and other geotechnical recommendations for development.
39. Minimum plumbing facilities, per the California Plumbing Code (CPC), shall be provided for all proposed building areas.
40. The California Business & Professions Code requires plans and calculations affecting structural elements or required exiting provisions to be prepared by California licensed design professionals (architects, engineers).

41. 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. Such accessibility requirements shall apply to all new construction and all interior and exterior routes of travel. Housing units and interior and exterior common areas of the proposed housing development shall meet applicable requirements of CBC Sections 11A and 11B.
42. The Unruh Civil Rights Act shall be adhered to in the proposed architectural design. The specific section of the Unruh Civil Rights Act that shall be addressed in the proposed architectural design of the facility is Section 51.2 (d) (2), "Walkways and hallways in the common areas of the development shall be equipped with standard height railing or grab bars to assist persons who have difficulty with walking."
43. Documentation shall be provided demonstrating compliance with the California Green Building Standards Code (CALGreen) for residential and nonresidential aspects of the proposed development. The applicable CALGreen checklists shall be reviewed and approved by a CALGreen consultant approved by Sonoma County.
44. 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. These revisions to previously approved plans shall be reviewed on an hourly fee basis. 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.
45. The applicant shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

FIRE PREVENTION:

The conditions below have been deemed satisfied by _____ on _____ (Date)

46. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:
 - a. The site plans indicate an existing property line across the middle of the project. Provide a copy of a recorded lot adjustment/merger.
 - b. Verify if available water supplies can supply the required fire flow. CFC Sec. 507.3 and Appendix B.
 - c. 3 story project will require NFPA 14 standpipe system. CFC Sec. 905.3.1.
 - d. Projects with 50 or more dwelling units shall be provided with two approved fire

apparatus access roads and minimum required separation. CFC D106.1. The proposed main entrance and existing EVA do not appear to provide the required minimum separation between fire apparatus access roads (at least one-half of the length of the maximum overall diagonal dimension per CFC Sec. D106.3). Provide a copy of any recorded fire apparatus access road easements.

- e. The overall length of the rear exterior wall near the North property line is approximately 375 ft. Provide fire apparatus access roads to within 150 ft of all first floor exterior walls. CFC Sec. 503.1.1.
- f. The 2nd and 3rd Floor Plans indicate dead end corridors serving Group R occupants. Verify 50 ft maximum dead end corridors serving Group R occupants. CFC Sec. 1020.4 Exception 2 (NFPA 13 sprinkler system).
- g. If 1st Floor Clubroom or Lobby/Leasing contain 50 or more occupants, doors shall swing in the direction of travel and shall have panic hardware, provide illuminated EXIT signs, emergency illumination and maximum occupant load signage.

(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)

- 47. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.
 - a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property/properties is/are currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
 - b. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.
 - c. The Building(s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type.
- 48. 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.
- 49. 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.

50. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2019 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the Fire Code Official.
51. To 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 for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.
52. 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.
 - a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.
53. Local Responsibility Area (LRA). Compliance with the general defensible space clearances per CCR Title 19 Div. 1, Chapter 1, Subchapter 1 §3.07.
54. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

TRANSPORTATION AND PUBLIC WORKS:

The conditions below have been deemed satisfied by _____ on _____ (Date)

55. 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 Siesta Way. 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.
 - c. To contain all new public improvements.

56. The applicant shall dedicate right-of-way as roadway easement. The applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to the County Surveyor's office for review and approval. A copy of the recorded deed shall be submitted to Permit Sonoma's Land Development Section prior to clearance of these conditions.
57. The applicant shall install an enhanced mid-block pedestrian crossing on Siesta Way at a location to be determined by DTPW's Traffic Section. The crossing shall include such items as roadway striping, a 'continental' style crosswalk, and MUTCD approved flashing beacons such as a Rectangular Rapid Flash Beacon (RRFB).
58. The applicant shall construct a driveway entrance such that it conforms to AASHTO standards and meets the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Siesta Way) that provides access to the property:
 - a. To allow for the smooth and safe movement of passenger vehicles and occasional trucks entering and exiting the public road that provides access to the property, the applicant shall construct a ramp-type driveway approach with a paved throat width of twenty (20) feet. The curb opening shall transition three (3) feet beyond the throat width on both sides of the driveway. The driveway improvements shall be in place prior to occupancy.
 - b. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Siesta Way. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
 - c. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - d. 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.
 - e. Refer to DTPW Construction Standard Drawing 808, latest revision, for private road and driveway intersection details.
59. 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 AASHTO required sight distance at any project driveway where it intersects a public roadway.
60. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.
61. The applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:
 - a. The entrance shall be of sufficient width to accommodate two-way traffic.

- b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
 - c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current AASHTO requirements for the speed traveled on the public roads providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
62. The applicant shall install street lighting along the project's frontage on Siesta Way to the satisfaction of DTPW. The County shall have sole ownership of the street light facilities (excluding the service point) upon activation of the system. Refer to DTPW Construction Standard Drawing 614, latest revision, for street light details.
63. The applicant shall construct concrete curb and gutter as necessary, along the applicant's frontage on Siesta Way.
64. The applicant shall construct 5-foot sidewalks as necessary, along the applicant's frontage on Siesta Way.
65. Sidewalk warps shall be constructed to provide a clear 4-foot walkway around surface obstructions.
66. Americans with Disabilities Act (ADA) compliant pedestrian ramps shall be constructed at all improved intersections. Refer to Caltrans Standard Plan RSP A88A and A88B, and DTPW Construction Standards 224A and 224B for details.
67. The applicant shall have an improvement plan for an Emergency Vehicle Access (EVA) prepared and submitted for approval by the County Fire Chief. The EVA shall be designed and constructed in accordance with Division B, Emergency Access, of the Sonoma County Fire Protection Ordinance.
68. The applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.
69. The applicant shall install traffic control devices as required by DTPW; including items such as traffic signs, roadway striping, pavement markers, etc.
70. This proposal accesses the public road system using a road under State of California jurisdiction. If Caltrans determines that improvements to the roadway are necessary, the applicant shall obtain a State of California Encroachment Permit before making any improvements, including driveways, within State highway right-of-way.
71. All improvements shall be constructed in accordance with the requirements from DTPW Standards.

72. The applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be a minimum 1 inch equals 40 feet, and shall be submitted on 24-inch by 36-inch sheets for review.
73. The applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying the project Average Daily Traffic (ADT) by the residential rate in effect at the time of permit issuance. Credit is granted for existing, legal uses.

Per the Traffic Impact Study provided for this project, this project will generate a net increase of 265 ADT.

74. Plans for all required improvements shall be submitted to County Surveyor's office in Permit Sonoma for review and approval; said office will coordinate review of the plans with DTPW. An initial review by DTPW and agreement in concept for the proposed improvements shall be required prior to the issuance of any grading permit for the project. Either the public road improvement plans shall be signed by DTPW's Director prior to the issuance of a building permit or the applicant shall obtain signed approval from DTPW's Director. The improvement plans shall be signed by DTPW's Director prior to the issuance of an encroachment permit for public road improvements.
75. The applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.
76. The applicant shall complete construction of all the required public improvements prior to occupancy of any new building, which results from this application.

SANITATION and WATER:

The conditions below have been deemed satisfied by _____ on _____ (Date)

77. Sonoma County Water Agency (Sonoma Water) operates Sonoma Valley County Sanitation District (District) under contract with District. References to District employees are understood to be Sonoma Water employees acting on behalf of District.
78. Development shall cause no new net increases in overflow, or threat of overflow, in the collection system. Prior to building permit issuance, and sewer permit issuance, this shall be accomplished by any manner that is selected by the owner, with Sonoma Water's concurrence. The method could include wet weather inflow/infiltration adequate reductions in the sewer-shed, dry weather (regular sewer discharge) reductions in the sewer-shed, or by completing a portion of the future project, as needed to maintain the pre-development hydraulic grade-lines.

The downstream capacity in Fairview Lane is near or possibly at risk of SSOs with existing flows. A design approved by Sonoma Water to upsize the sewer main in Fairview Lane is one possible method to cause no new net increases in overflow, or threat of overflow, in the collection system. Additional sewer flow evaluation and modeling to determine the pipe size increase and length of pipe would be required.

79. The applicant shall submit improvement plans to Permit Sonoma's Sanitation Section for review and approval of the sanitary sewer design. Improvement plans shall be submitted electronically on-line at Permit Sonoma's website, and be printable to scale on a 24 by 36 inch size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in accordance with Sonoma Water, Design and Construction Standards for Sanitation Facilities. The applicant shall pay Plan Checking fees to Permit Sonoma's Sanitation Section prior to the start of Improvement Plan Review.

Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit Sonoma under a separate permit.

Public sewer main design originals shall be signed by the Sonoma Water, Chief Engineer prior to the issuance of any permits for construction of the sanitary sewer facilities. The design engineer shall submit improvement plans to Permit Sonoma's Sanitation Section submitted electronically online at Permit Sonoma's website, and be printable to scale, on a 24 by 36 inch size for signature by Sonoma Water. All sanitary sewer inspection permits shall be obtained from Permit Sonoma's Sanitation Section prior to the start of construction.

80. The applicant shall obtain a Sewer Disconnect Permit from Permit Sonoma's Sanitation Section when disconnecting the existing structures, obtaining a Building Demolition Permit for the existing structures. Disconnection of the existing structure from the sewer shall be inspected by Permit Sonoma's Engineering Division to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property. Disconnection of the existing lateral shall be located at the sewer main, unless permission is provided by Sonoma Water to disconnect at a different location.
81. Prior to the start of construction within the County road right-of-way of Siesta Way, the applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from Permit Sonoma.
82. Prior to the start of construction within the State right-of-way of Hwy 12, the applicant shall have a licensed general contractor in possession of a valid Encroachment Permit. Encroachment Permits shall be issued by Caltrans.
83. At the time of sewer permit issuance, the applicant shall provide Permit Sonoma's Sanitation Section verification of the number of apartments for the purpose of correctly calculating sewer use fees, as defined by Sonoma Water's Sanitation Codes. Sewer use fees, including Connection and Annual Service fees, shall be paid prior to connection to sewer, temporary occupancy, occupancy, and building permit final.
84. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.

85. All Sewer Fees per the District's Ordinances (latest revision) shall be paid to Permit Sonoma's Sanitation Section prior to connection to sewer, temporary occupancy, occupancy, and building permit final.
86. The applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by Permit Sonoma.
87. In accordance with Section 3.09, of the District's Sanitation Code Ordinance, when shared laterals are proposed that the owner shall write a letter to the District requesting the sharing of the laterals. If the request is granted, a 'Declaration of Restriction and Acknowledgment', provided by the District shall be recorded at the Recorder's Office as required by the District.
88. Prior to merging of the two parcels, the applicant shall provide a letter to Sonoma Water clearly stating that the existing Equivalent Single-family Dwelling sewer billing units (ESD) are to be retained by the resultant parcel. The letter shall be addressed to the Chief Engineer at Sonoma Water, currently:

Jay Jasperse
Chief Engineer
Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403

Lynne Roselli and Kathy Badger at the same address shall be cc'd. Additional ESD may be required.

GRADING & STORMWATER:

The conditions below have been deemed satisfied by _____ on _____ (Date)

89. Grading and/or building permits require review and approval by Permit Sonoma's Grading & Storm Water Section (G&SW) 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.
90. 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 G&SW. The drainage report shall include, at a minimum, a project narrative, on-site 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.
91. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with Sonoma County's Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the grading/site plans and be submitted to

G&SW 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 Sonoma'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.

92. Any connection to existing county storm drain systems requires a hydraulic grade line analysis of the entire impacted system to demonstrate that there is adequate capacity downstream and that the new connection will not worsen drainage conditions upstream. Any reaches of the storm drain system found to have inadequate capacity (surcharging conditions) for the expected 10-year design storm flow rates will be required to be upgraded.
93. The applicant shall provide grading 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) handout.
94. As part of the grading 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.
95. 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.
96. 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.
97. 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 DTPW.

98. 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 G&SW prior to issuance of any grading permit for the proposed project.
99. The applicant is responsible to contact Caltrans and obtain any necessary permits or waivers for proposed work within Highway 12. The applicant shall provide said documentation to G&SW prior to issuance of any permit for work adjacent to Highway 12.