



Sonoma County Planning Commission STAFF REPORT

FILE: CMO20-0003
DATE: July 1, 2021
TIME: 1:05 p.m.
STAFF: Scott Hunsperger

Appeal Period: 10 calendar days

SUMMARY

Property Owner: Brian Gearing and Jane Yoosun Yang

Applicant: Brian Gearing

Address: 148 Meadowcroft Way Santa Rosa

Supervisorial District: First

APN: 029-070-037

Description: Request for a Certificate of Modification to expand the alternate building envelope by 0.182 acres on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" (Major Subdivision) recorded in Book 498 of Maps, Pages 31-36 in Sonoma County Records, on a 6.97 acre parcel. The proposed building envelope expansion extends west.

Environmental

Determination: Section 15305, minor alteration in land use

General Plan: Rural Residential 10-acre density

Specific/Area Plan: N/A

Land Use:

Ordinance Reference: Section 25-13.8

Zoning: RR (Rural Residential), B7 (Frozen Lot Size)



RECOMMENDATION:

The Permit and Resource Management Department (Permit Sonoma) recommends the Planning Commission approve the Certificate of Modification.

EXECUTIVE SUMMARY:

The applicant is requesting a Certificate of Modification to a recorded subdivision map to expand an alternate building envelope by 0.182 acres on a 6.97 acre residential parcel. The subject property is known as Lot 7 of Tract 926 - Fountain Grove Meadows Phase 1, a major subdivision map recorded in 1992 (File No. MJS90-597). Major subdivisions involve five or more parcels and are governed by the Subdivision Map Act, the Sonoma County Subdivision Ordinance, and the Sonoma County Zoning Code.

The Subdivision Ordinance allows for minor modifications (e.g. amending notes or non-substantial conditions) on a recorded Final or Parcel Map in accordance with the requirements of the Subdivision Map Act, Section 66472.1, by the advisory agency having jurisdiction over the original subdivision approval. As the Planning Commission approved the original Final Map for MJS90-597, the Planning Commission must review the Certificate of Modification request.

The building envelopes in the Fountain Grove Meadows subdivision were established for visual and geologic reasons and apply to all proposed future construction. Development of new structures within the subdivision must also comply with the County's design review, grading and stormwater, and building permit standards and requirements.

The Project Review and Advisory Committee (PRAC) reviewed and recommended approval of the requested Certificate of Modification on June 3, 2021. One issue was raised by a PRAC member in approving the recommendation. This resulted in the addition of a condition to modify Note 2 on the recorded map to reference the new Geotechnical report provided by the property owner and the applicant proposing to reduce the size of the building envelope expansion. No public comments were received at the hearing.

PROJECT SITE AND CONTEXT

Background

The Fountain Grove Meadows subdivision was separated into four phases and is located southeast of the intersection of Mark West Springs Road and Riebli Road and north of the Incorporated City of Santa Rosa. Development of the subdivision has been ongoing for several years. The portion of the subdivision subject to review under this application includes one parcel – Lot 7 of Fountain Grove Meadows, Phase 1.

The major subdivision, MJS90-597, was prepared and recorded including building envelopes on all parcels to guide the pattern of development as recommended by the geologic report performed by Giblin Associates dated July 31, 1990 and referenced in the subdivision application. The Final Map for MJS90-597 was recorded as "Tract 926 - Fountain Grove Meadows Phase 1" dated August 24, 1992, Book 498 of Maps, Pages 31-36, Sonoma County Records.

Area Context and Surrounding Land Uses

The subject property is located at 148 Meadowcroft Way in Santa Rosa (Attachment 1). The terrain on the subject parcels is gentle, rolling hill that slopes down to the northwest with graded building pad. Vegetation remaining on lots in the subdivision consists of native and nonnative trees and landscaping installed by each property owner.

Direction	Land Uses
North	Rural Residential designated land developed with residences.
South	Rural Residential designated land developed with residences.
East	Rural Residential designated land and Incorporated City of Santa Rosa developed with residences.
West	Incorporated City of Santa Rosa developed with residences

Significant Applications Nearby

None in unincorporated Sonoma County jurisdiction.

Access

Entrance to the subject property is via an easement accessed from Meadowcroft Way, a private road.

Wildfire Risk

The project site is located in a State Responsibility Area, within a Moderate Fire Hazard Severity Zone. New construction on the site must conform to County Fire Safe Standards and Wildland Urban Interface building requirements. Fire Safe Standards include requirements for emergency access, water supply and emergency vehicle access. Structures in Wildland Urban Interface zones are required to be built with exterior construction that will minimize the impact on life and property and help structures to resist the intrusion of flames and burning embers projected by a wildland fire and contributes to a reduction of losses.

Water/Wastewater/Utilities

All lots within the subdivision are served by private septic system and water well.

Agricultural Conditions/Land Encumbrances/Contracts

The residential lot is encumbered by a 125-foot PG&E utility easement south of the building envelope areas. The proposed expansion of the building envelope would be constructed outside of the easement encumbering the site. The lot is not under a Land Conservation Contract.

Other Environmental Conditions

N/A

PROJECT DESCRIPTION

Request for a Certificate of Modification to expand the alternate building envelope by 0.182 acres on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" (Major Subdivision) recorded in Book 498 of Maps, Pages 31-36 in Sonoma County Records, on a 6.97 acre parcel. The proposed building envelope expansion extends west.

Project History

The table below summarizes key project milestones and events.

Date	Project Event/Milestone
11/09/2020	Application submitted
3/21/2021	Application determined complete
11/13/2020	Application referred to prominent agencies
06/21/2021	Public Hearing Notice

Prior Review

The Table below summarizes prior actions undertaken for the Project.

Date	Authority	Action Taken
06/03/221	PRAC	Recommend Conditions to Planning Commission

General Plan and Area Plans

There are no Area or Specific Plans affecting the site.

The Sonoma County General Plan designates the site as Rural Residential with a 10-acre density (one primary dwelling unit/10 acres of land). Permitted uses within this land use designation include single family residential development consistent with the assigned density.

Zoning

The project site has a Zoning Classification of RR (Rural Residential) B7 (Frozen Lot Size). The table below summarizes the development standards that apply to the site as outlined in the Sonoma County Zoning Ordinance, the existing and proposed development, and whether the project is consistent with the Zoning Ordinance. Inconsistencies with the Zoning Ordinance are discussed below.

Standard	Ordinance	Existing Condition	Proposed Project
Lot Area	1.5 acres	6.97 acres	6.97 acres
Land Use	Rural Residential	Residential	Residential
Residential Density	10 acres per unit	B7 (Frozen Lot Size)	B7 (Frozen Lot Size)
Front Setback	20 ft	More than 20 ft	More than 20 ft
Side Setback	5 ft	More than 5 ft	More than 5 ft
Rear Setback	20 ft	More than 20 ft	More than 20 ft
Height	35 ft	Less than 35 t	Less than 35 ft
Lot Coverage %	35%	Less than 35%	Less than 35%
Parking Spaces	1 covered	3 covered	3 covered

Other Development Regulations or Guidelines

Section 25-13.8 of the Sonoma County Code which governs subdivisions allows for correction and modification of a recorded subdivision map as detailed below:

- a) A recorded final or parcel map may be amended to correct technical errors or omissions as set forth in Government Code Section 66469.(b)Upon application in writing, minor modifications regarding notes, conditions, etc., on a recorded final or parcel map may be made in accordance with the requirements of Section 66472.1 by the advisory agency having jurisdiction over the original subdivision approval, if, after public hearing, the advisory agency makes the following findings:
 - (1) That there are changes in circumstances which make any or all of the conditions of such map no longer appropriate or necessary; and
 - (2) That the modifications do not impose any additional burden on the present fee owner of the property; and
 - (3) That the modifications do not alter any right, title or interest in the real property reflects on the recorded map; and
 - (4) That the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.

The hearing shall be confined to consideration of and action on the proposed modification. The amended map or certificate of modification shall be accompanied by proof of ownership and documentation listing those with a record title interest in the property.

ANALYSIS

General Plan/ Specific Plan Consistency:

The site has a land use designation of Rural Residential 10-acre density and zoning designation of Rural Residential, B7 (Frozen Lot Size). The request does not affect the current zoning density allowance or increase development potential of the project site.

The requested Certificate of Modification does not hinder the allowable land uses on the site, the allowable development intensity or density, and it does not undermine service provision to the subject lots. Therefore, the requested Certificate is consistent with both the General Plan and Zoning.

Subdivision Ordinance Consistency:

Chapter 25 of the Sonoma County Code allows upon application in writing, minor modifications regarding notes, conditions, etc., on a recorded final or parcel map in accordance with the requirements of the Subdivision Map Act, Section 66472.1, by the advisory agency having jurisdiction over the original subdivision approval, if, after public hearing, the advisory agency makes the findings listed below.

Subdivision Map Act:

Changes to a recorded final or parcel map are allowed per Section 66472.1 or the Subdivision Map Act to make minor modifications to said maps. These changes, if found in compliance with the local zoning ordinance, may be made by recording an amended map or Certificate of Modification. A new final or parcel map would be required if there were changes exceeding minor modifications, such as the proposal of additional lots.

To amend a recorded Subdivision Map, the Planning Commission must make specific findings, as required by Section 66472.1 of the Subdivision Map Act. The findings include:

- 1. That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary;*

The request pertains to the expansion of the alternate building envelope as shown on that "Certificate Of Modification Site Map" dated June 11, 2021, as depicted on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" filed August 24th, 1992, in the office of the County Recorder Book 498 of Maps, Pages 31-36, Sonoma County Records. The building envelope was placed on the subdivision map to address geologic and visual impacts.

The County's design, grading and stormwater, and building permit review address the Building Code and drainage requirements for development of the subject parcel. According to the Permit Sonoma 2019 Visual Assessment Guidelines, this project has a moderate site sensitivity and subordinate visual dominance resulting in a less than significant visual impact. The area of

proposed construction is not visible from any public road and is substantially screened by existing vegetation on all sides. Proposed residential accessory structures within the expanded building envelope would also be exempt from the California Environmental Quality Act (CEQA) since they are considered ministerial building permits.

2. *That the modifications do not impose any additional burden on the present fee owner of the property;*

The current property owner of Lot 7 has requested the Certificate of Modification because they would like to construct a new inground pool and Accessory Dwelling Unit within the expanded building envelope. The property has obtained a Geotechnical Investigation from PJC and Associates dated March 11, 2021 that studied the area of the proposed expanded building envelope. The report states that the area is safe for new structures as long as the recommended engineered foundation systems and techniques are used during construction. As such, the present property owner is aware of the modification and no additional burden will be imposed.

3. *That the modifications do not alter any right, title or interest in the real property reflected on the recorded map;*

The interest in the property of owners of the other Lots as shown on the recorded map is not affected since the proposed modification only affects the subject parcel.

4. *That the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.*

In accordance with the provisions of the Subdivision Map Act, an amended Final Map or Certificate of Modification will be recorded depicting the expansion of the alternate building envelope as depicted on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" filed August 24th, 1992, in the office of the County Recorder Book 498 of Maps, Pages 31-36,. The amended Final Map or Certificate of Modification will conform to all the provisions of the Subdivision Map Act and local ordinances, as originally approved. Thereby, staff believes that all of the findings required by the California Subdivision Map Act can be made.

Environmental Determination:

The Certificate of Modification is exempt from the California Environmental Quality Act pursuant to section 15305 given that there will be a minor alteration in land use as a result of the project.

NEIGHBORHOOD/PUBLIC COMMENTS

None.

STAFF RECOMMENDATION

Adopt the Draft Conditions of Approval recommended by PRAC on June 3, 2021, and approve the request for a Certificate of Modification to expand the alternate building envelope by 0.182 acres on Lot 7 of subdivision map MJS90-597.

LIST OF ATTACHMENTS

- ATTACHMENT 1: Draft Resolution with Exhibit "A" Conditions of Approval
- ATTACHMENT 2: Vicinity Map
- ATTACHMENT 3: General Plan Map
- ATTACHMENT 4: Zoning Map
- ATTACHMENT 5: Aerial Photograph
- ATTACHMENT 6: Site Map - Certificate of Modification Map

SONOMA COUNTY PLANNING COMMISSION

Draft Conditions of Approval

Time:	1:05 p.m., or after	Date:	July 1, 2021
Staff:	Scott Hunsperger	File No.:	CMO20-0003
Applicant:	Brian Gearinger	APN:	029-070-037
Owner:	Brian Gearinger and Jane Yang	Address:	148 Meadowcroft Way, Santa Rosa

Project Description: Request for a Certificate of Modification to expand the alternate building envelope by 0.182 acres on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" recorded in Book 498, Pages 31-36 in Sonoma County Records, on a 6.97 acre parcel.

SURVEYOR:

1. In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:
 - a) that there are changes in circumstances which make any and all of the conditions of such map no longer appropriate or necessary, and
 - b) that the modifications do not impose any additional burden on the present fee owner of the property, and
 - c) that the modifications do not alter any right, title or interest in the real property reflected on the recorded map, and
 - d) that the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
2. An Amended Map or Certificate of Modification prepared by a Licensed Land Surveyor or someone authorized to practice land surveying, shall be submitted to the County Surveyor within one (1) year after date of approval. It shall be accompanied by a CURRENT Title Report showing proof of ownership and documentation listing those with a record title interest in the property. Upon recording the Amended Map or Certificate of Modification the original map will be deemed to have been modified.
3. Approval is given for the expansion of the alternate building envelope as depicted on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" filed August 24th, 1992, in the office of the County Recorder Book 498, Pages 31-36, Sonoma County Records to reflect that "Proposed Modified Building Envelope Location" as shown on that "Certificate Of Modification Site Map" dated June 11, 2021, made a part of the October 29, 2020 application and the November 13, 2020 Permit Sonoma referral for CMO20-0003.
4. NOTICE: Anyone with a record title interest in the property shall sign a statement on the map or certificate consenting to the preparation and recording of said map or certificate.

"I (We) have an interest in the property reflected on this certificate of correction (modification) and hereby consent to the preparation and recordation of this document."

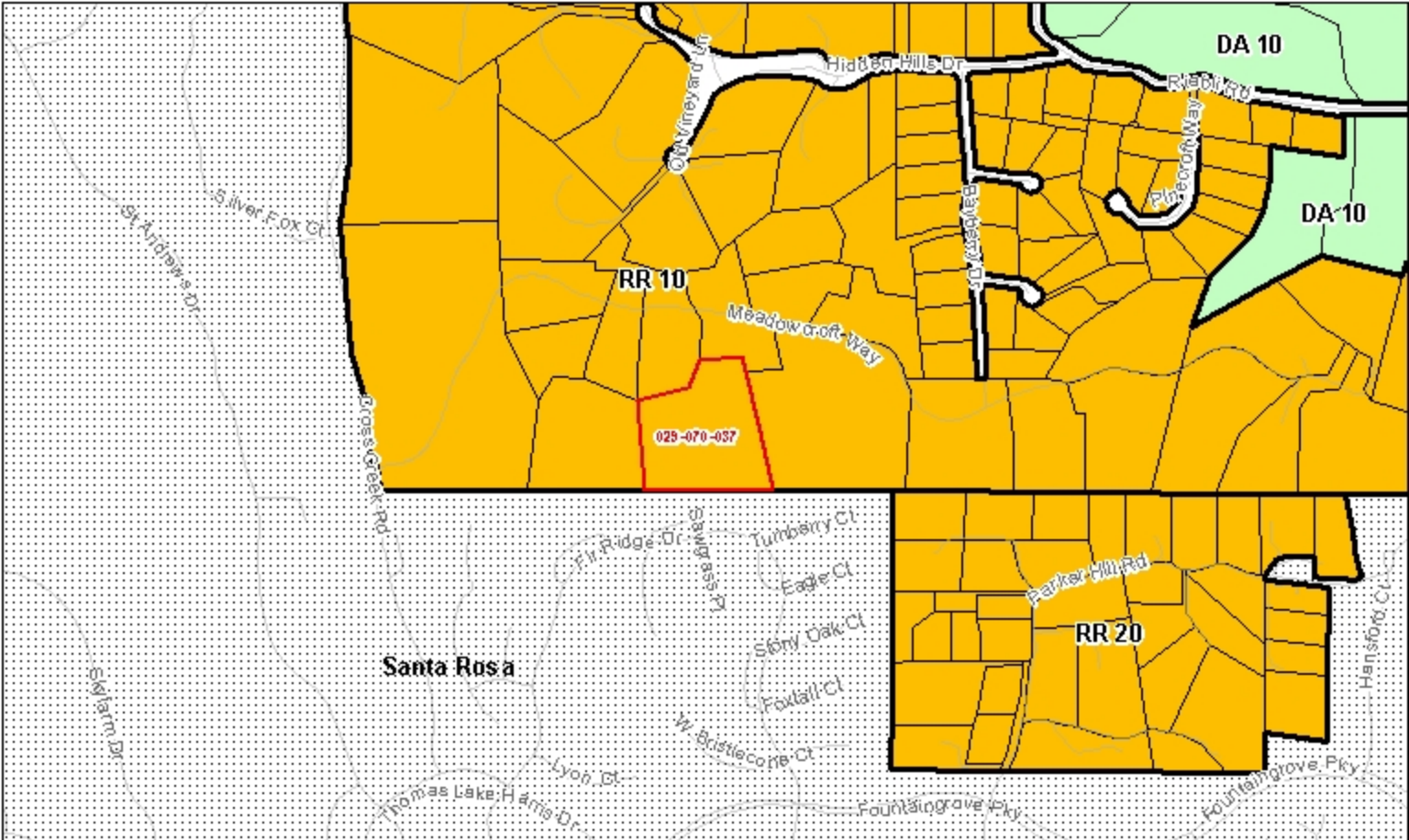
Signatures need to be acknowledged by a Notary Public.

5. PRAC Note 2 on the recorded document Book 498 of Maps, Page 36 shall be modified to state: "Building envelopes were established for visual and geologic reasons and shall apply to all construction on site. Foundation design and location shall be in compliance with the recommendations of the geologic report on site by Giblin Associates dated July 31, 1990. Future development on Lot 7 shall be in compliance with the recommendations of the geologic report onsite by PJC & Associates, Inc. dated March 11, 2021."

PLANNING:

6. The Director of PRMD 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 PRMD 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. PRMD 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 PRMD 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 PRMD, 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.

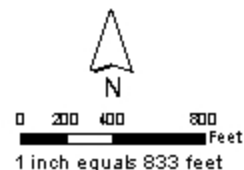


General Plan Land Use

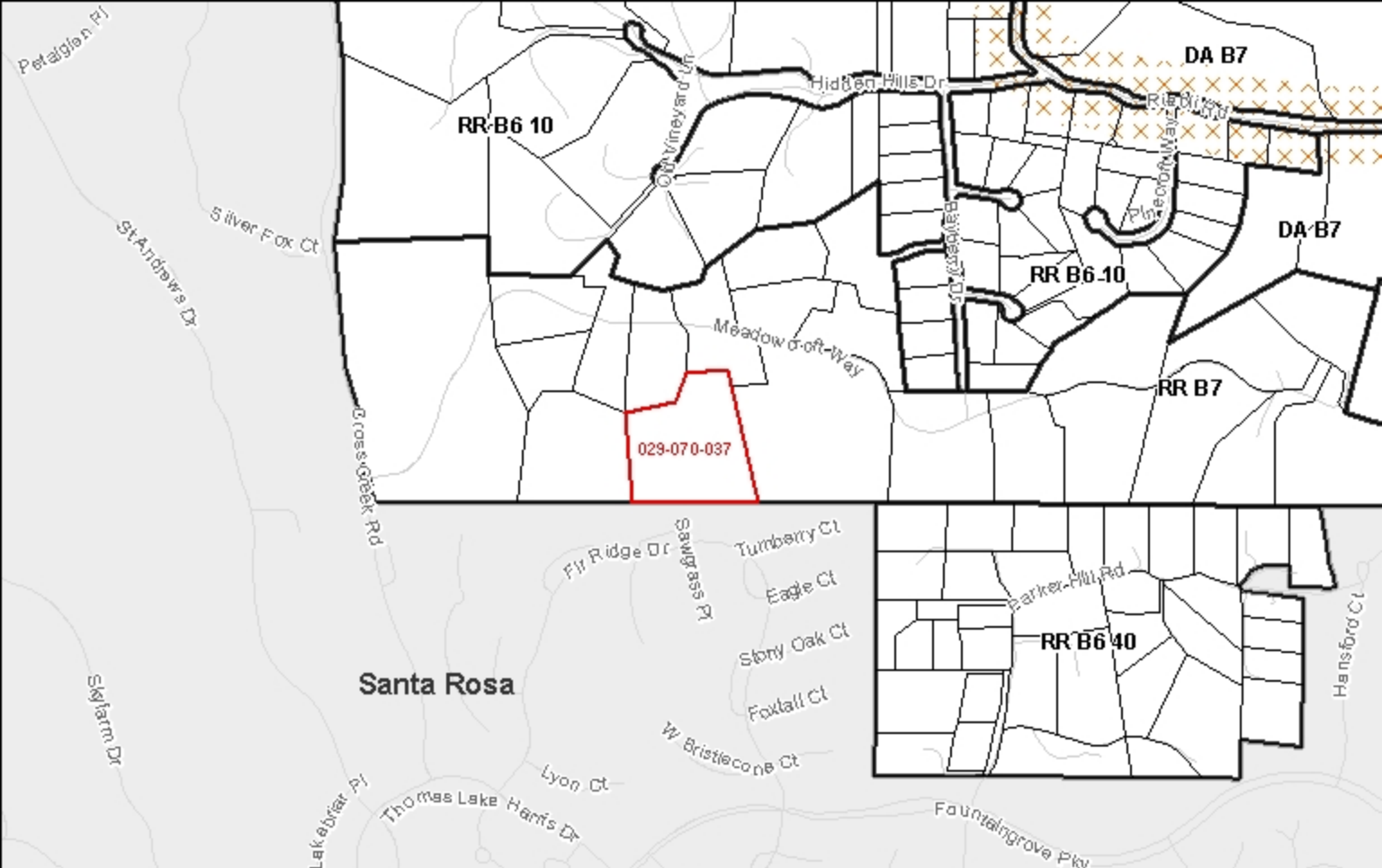
-  Land Use by Area
-  Due use Agriculture
-  Rural Residential

Base Map Data

-  City Limit
-  Street

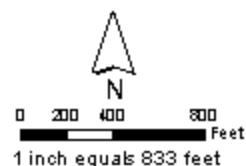


Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acre.



Base Map Data Zoning and Combining Districts

- Parcel
- Zoning by Area
- City Limit
- Street
- SR Scenic Resource





029-070-037

Project Site



0 40 80 160 Feet

1 inch equals 167 feet

Wyndemore

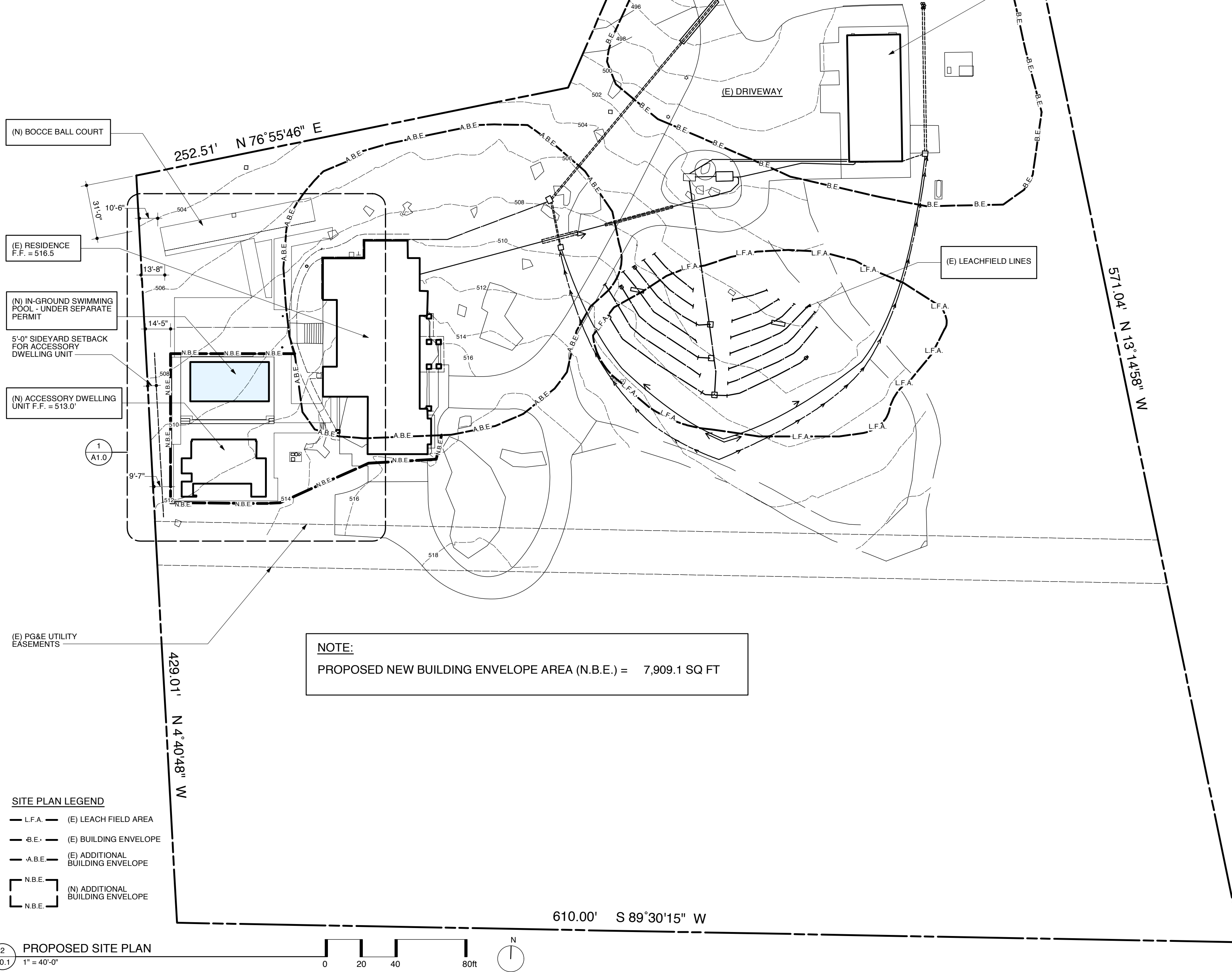
Preston Trail Cir

Fir Ridge Dr

ABBREVIATIONS					
&	and	G.D.	Garbage Disposal	R	Riser
@	at	G.F.I.	Ground Fault Interrupter	R.H.	Right Hand
ABV.	Above	G.S.M.	Galvanized Sheet Metal	R.J.	Root Joint
A.F.F.	Above Finish for	GA.	Gage, Gauge	R.O.	Rough Opening
A.B.	Anchor Bolt	GAL.	Gallon	R.W.L.	Rain Water Leader
A.C.	Asphalt Concrete	GALV.	Galvanized	RAD, or R.	Radiation
A.D.	Area Drain	G.L.	Glove Laminated	RD.	Round or Road
A.V.	Audio/Video	GBWB	Gypsum Board	RESIL.	Resilient
APPROX.	Approximate	H.W.	Hot Water	REV.	Revision
ARCH.	Architectural	HT.	Height	RFT.	Rafter
BLKG.	Blocking	H.C.	Hollow Core	RM.	Room
BLW.	Below	H.M.	Hollow Metal	R.S.	Recessed (Rough Sawn)
B.F.F.	Below Finish for	H.V.A.C.	Heating, Ventilation, and Air Conditioning	RWD.	Redwood
BM.	Beam	IB.	Insulation	RVD.	Redwood
BTM.	Bottom	HR.	Header	S.	South
BTM BM.	Bottom of Beam	HRD.	Hardwood	S.A.	Supply Air
BTM C.	Bottom of Concrete	HRDWD.	Hardwood	S.A.G.	Supply Air Grill
BTM STL.	Bottom of Steel	HORIZ.	Horizontal	S.C.	Solid Core
C. or C.W.	Cold Water	I.D.	Inside Diameter	S.M.	Sheet Metal
CON. JT.	Construction Joint or Control Joint	IN, or"	Inch	S.M.S.	Sheet Metal Screw
C.J.	Ceiling Joint	INCAD.	Incandescent	S.S.D.	See Structural Drawings
C.L.	Center Line	INSUL.	Insulation	S.S.	Sanitary Sewer
C.M.U.	Concrete Masonry Unit	INT.	Interior	S.S.	Southwest or Shear Wall
CANT.	Cabinet	J.B.	Junction Box	SHR.	Shower
CLG.	Ceiling	JT.	Joint	SHG.	Sheet
CLG. HT.	Ceiling height	JST.	Joint	SHNG.	Sheathing
CLO.	Closet	K.D.	King Dried	SK.	Sink
CLR.	Clear	KP.	King Post	SKLT.	Skylight
COL.	Column	KL.	Sliding	S.O.G.	Slab on grade
CONC.	Concrete	L.F.	Linear Foot	SPEC.	Specifications
CONT.	Continuous	L.S.	Lag Screw	SPKR.	Speaker
CPT.	Carpet	LAM.	Laminate	SQ FT	Square Foot/Foot
CSMT.	Cement	LAV.	Lavatory	SQ. YD.	Square Yard
CTR(D)	Center(ed)	LB.	Pound	ST	Street
d	Penny (nails)	()	Minute	ST. STL	Stainless Steel
D	Dryer	()	Machine Bolt	STL	Steel
D.F.	Douglas Fir	M.C.	Medicine Cabinet	STOR.	Storage
D.H.	Double Hung	M.R.	Moisture Resistant	SYM.	Symmetrical
DBL.	Double	M.S.	Machine Screw	T.	Tread, Top or Tempered
DEG.	Degree	MAX.	Maximum	T. & G.	Tongue and Groove
DEPT.	Department	MECH.	Mechanical	T.C.	Trash Compactor
DIAM.	Diameter	MEMB.	Membrane	T.D.	To be determined
DIAG.	Diagram	MF.	Metal Frame	T.B.S.	To be selected
DIM.	Dimension	MIN.	Minimum	T.O.B.M.	Top of Beam
DISP.	Disposal	MISC.	Miscellaneous	T.O.C.	Top of Curb or Concrete
DN.	Down	MTL.	Metal	T.O.F.	Top of Floor
DR.	Door or Drain	(N)	New	T.O.P.	Top of Pavement
DR.	Downspout	(N)	North	T.O. STL	Top of Steel
DW.	Dishwasher	(N.E.)	Northeast	T.O. W.	Top of Wall
DWG(S)	Drawings	(N.J.C.)	Not in Contract	T.N.	Toe Nail
DWR, D.	Drawer	(N.W.)	Northwest	T.S.	Tube Steel
(E)	Existing	(No. or #)	Number	TEMP.	Temporary
E.B.	Expansion Bolt	NOM.	Nominal	THK.	Thick
E.N.	Edge Nail	(N)	New	TL	Toilet
E.W.	Each Way	(N)	North	TYP.	Typical
EA.	Electrical	(N.E.)	Northeast	U.B.C.	Uniform Building Code
ELEC.	Electrical	(N.J.C.)	Not in Contract	U.L.	Underwriters Laboratory
ELEV.	Elevation	(N.W.)	Northwest	U.N.O.	Unless Noted Otherwise
EQUAL.	Equal	(NOM.)	Nominal	UC.	Unless
EQUIP.	Equipment	(O.C.)	On Center	UL.	Undercut
ETC.	Et cetera	(O.S.B.)	Oriented Strand Board	UP.	Upside
EXT. JT.	Expansion Joint	(OFF.)	Off	U.P.	Upside
EXT.	Exterior	(OPP.)	Opposite	V.I.F.	Verify In Field
F.A.U.	Forced Air Unit	(P.)	Pole	V.S.W.	Verify Sash Window
F.D.	Finish Floor	(P.C.)	Precast Concrete	VERT.	Vertical
F.F.	Finish Floor	(P.F.T.)	Prefabricated Truss	W.	With
F.H.S.	Flat Head Screw	(P.L.)	Property Line	w/	Without
F.I.	Face of Finish	(P.T.)	Pressure Treated	w/c	Water Closet
F.O.C.	Face of Concrete	(P.T.D.F.)	Pressure Treated Douglas Fir	w/f	Wide Flange
F.O.F.	Face of Form	(P.F.)	Perforated	W.R.	Water Resistant
F.O.M.	Face of Masonry	(PERF.)	Perforated	W.S.	Weather-stripping
F.O.P.L.Y.	Face of Plywood	(PERP.)	Perpendicular	W.W.M.	Welded Wire Mesh
F.O.S.	Face of Stud	(P.L.)	Plate	W.	Wood
F.S.	Floor Sink	(P.L. HGT.)	Plate height	WT.	Weight
FNDN.	Foundation	(P.L.YWD.)	Plywood	YD.	Yard
FN.	Finish	(PNT.)	Paint		
FIX.	Fixture or Fixed	(PR.)	Pair		
FLR.	Floor	(PREFAB.)	Prefabricated		
FLUOR.	Fluorescent	(PT.)	Point		
FTG.	Footing	(QT.)	Quart		
FLRR.	Furring				

SITE NOTES:

- EXISTING TOPOGRAPHY AND SITE INFORMATION FIELD DATA GATHERED AND PROVIDED BY HOGAN LAND SERVICES, INC. ON JULY 12, 2020. SEE TOPOGRAPHICAL MAP FOR ADDITIONAL INFORMATION.
- EXISTING SEPTIC INFORMATION PROVIDED BY OWNER. BUILDER TO VERIFY EXISTING CONDITIONS AS REQUIRED.
- GENERAL CONTRACTOR TO VERIFY GRADES ADJACENT TO NEW WORK AS NECESSARY FOR THE COMPLETION OF THE WORK AND REVIEW EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- PROPOSED SITE AND BUILDING DEVELOPMENT SHOWN.
- PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT. GENERAL CONTRACTOR RESPONSIBLE FOR DAILY SWEEPING DAILY.
- GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF SHUTDOWN AND REMOVAL OF (E) UTILITIES w/ CITY OF NAPA AND ANY ASSOCIATED AGENCIES AS REQUIRED.
- GENERAL CONTRACTOR RESPONSIBLE FOR PUBLIC AND SITE SAFETY AT ALL TIMES.



GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS. TITLE 24), 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE AND 2019 CALIFORNIA ENERGY CODE. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER TYPICAL NOTES AND DETAILS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- BEFORE STARTING ANY PORTION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREIN. ALL EXISTING CONDITIONS THAT HAVE BEARING ON HIS WORK, ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS, DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CORRECTING ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA WORK RESULTING FROM LACK OF COORDINATION BETWEEN TRADES.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED BY BUILDING HOME OWNERS ASSOCIATION, CITY AND COUNTY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY BRACING TO INSURE THE SAFETY OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING AND PATCHING AS REQUIRED TO MAKE THE SEVERAL PARTS FIT TOGETHER PROPERLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, PLUMBING, GRADING OR OTHER PERMITS AS MAY BE REQUIRED BY LOCAL AUTHORITIES. ISSUANCE OF A BUILDING PERMIT BASED ON THESE DRAWINGS DOES NOT CONSTITUTE GRANTING OF THESE SEPARATE PERMITS.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK HEREAFTER SPECIFICALLY NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMAN-LIKE MANNER AND CONFORM TO ALL PERTINENT REGULATIONS AND INSTRUCTIONS.
- ALL WORK SHOWN IS TO BE CONSTRUCTED OF NEW MATERIAL U.O.N. INSTALLATION AND / OR MAINTENANCE DIRECTIONS PROVIDED BY THE MANUFACTURER SHALL BE FOLLOWED FOR ALL MATERIALS U.O.N.
- ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM WALL BOARD (GWB) UNLESS OTHERWISE NOTED. AT WET AREAS SHALL BE WATER RESISTANT GWB (GREEN BOARD).
- OWNERS RESPONSIBILITY FOR MAINTENANCE TO ENSURE VIABILITY OF MATERIALS AND WATERPROOFING SYSTEM.

TREE PROTECTION NOTES:

- PROTECT EXISTING VEGETATION, INCLUDING OVERHANGING BRANCHES AND ROOTS FROM COMPACTION AND DAMAGE DURING MATERIALS STAGING AND CONSTRUCTION. TRENCING ADJACENT TO AND WITHIN TREE DRIPLINES TO BE DONE BY HAND TO AVOID ROOT DAMAGE. IF ROOTS LARGER THAN ONE (1) INCH DIAMETER ARE ENCOUNTERED, ALERT OWNER. DAMAGE TO ANY EXISTING PLANTS OR TREES TO REMAIN ARE TO BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. PROTECT TREES WITH FOUR (4) FOOT PLASTIC MESH FENCING WHERE NECESSARY.
- DO NOT PARK VEHICLES OR STORE MATERIALS OR EQUIPMENT WITHIN THE DRIPPLINES OF EXISTING TREES TO REMAIN.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
- NO TREE ROOTS GREATER THAN ONE (1) INCH IN DIAMETER MAY BE CUT DURING THE PERFORMANCE OF DEMOLITION WORK, INSTALLATION OF UTILITIES OR CONSTRUCTION OF FOOTINGS.
- WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE CAREFULLY UNCOVERED AND THE ADJACENT MATERIAL REMOVED WITHOUT ROOT DAMAGE, AFTER WHICH THE EXCAVATION SHALL BE IMMEDIATELY BACKFILLED.
- EXCAVATION SHALL BE DONE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR, AND IN AREAS WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING AND EXCESSIVE DRYING.
- WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE ROOTS SHALL BE HAND TRIMMED AT THE WALL OF THE TRENCH.
- WHERE IT IS NOT POSSIBLE TO AVOID CUTTING ROOTS GREATER THAN ONE (1) INCH IN DIAMETER, THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED, AND THE WORK SHALL BE DONE ONLY BY A QUALIFIED ARBORIST. ROOTS OF TREES SHALL BE CUT USING CLEAN, SHARP PRUNING TOOLS. ROOTS SHALL NOT BE BROKEN OR TORN LEAVING RAGGED ENDS.
- CLOSE TRENCHES ADJACENT TO TREES WITHIN 24 HOURS. IF THIS IS NOT POSSIBLE, KEEP SIDE OF TRENCH ADJACENT TO THE TREE SHADED WITH BURLAP OR CANVAS.
- CONTINUAL PUDDLING OR RUNNING OF WATER IN THE VICINITY OF THE TREE SHALL BE AVOIDED.
- THE CONTRACTOR SHALL TAKE EXTREME CARE AND PROTECT ALL TREES TO REMAIN.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) - SEE SHEET BMP FOR ADDITIONAL INFORMATION

THE POTENTIAL FOR STORM WATER POLLUTION EXISTS ON ANY CONSTRUCTION PROJECT. DEVELOPERS, CONTRACTORS AND PROPERTY OWNERS ARE EXPECTED TO PREVENT EROSION AND THE RELEASE OF SEDIMENT AND OTHER POLLUTANTS THROUGH BEST MANAGEMENT PRACTICES (BMPs). BMPs INCLUDE SCHEDULING CONSTRUCTION ACTIVITIES, EMPLOYING PREVENTION MEASURES AND INSTALLING CONTROL DEVICES. THE GOAL IS TO KEEP POLLUTANTS OUT OF STORM DRAINS, WATERWAYS AND ADJACENT PROPERTIES. POLLUTANTS SHOULD BE CONTAINED ON-SITE UNTIL APPROPRIATE DISPOSAL IS POSSIBLE.

COMMON POLLUTANTS AT CONSTRUCTION SITES

- SEDIMENT FROM GRADING OPERATIONS
- CONCRETE WASH FROM TOOLS AND TRUCKS
- SANITARY WASTE AND PATHOGENS FROM TEMPORARY RESTROOMS
- DEBRIS FROM DISCARDED BUILDING MATERIALS
- OIL AND GREASE FROM EQUIPMENT AND VEHICLES
- PAINT, CHEMICALS AND SOLVENTS
- LITTER

RECOMMENDED BEST MANAGEMENT PRACTICES

SCHEDULE CONSTRUCTION ACTIVITIES DURING DRY WEATHER. KEEP GRADING OPERATIONS TO A MINIMUM DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). YOU CAN PROPERLY PROTECT AN EXPOSED SLOPE ONCE BEFORE RAIN ARRIVES OR SEND OUT A CREW TO REPAIR A WET, MUDDY AND SLIPPERY SLOPE EVERY TIME IT RAINS. PROTECT AND ESTABLISH VEGETATION. THE ROOT STRUCTURES OF PLANTS AND TREES HELP KEEP SOIL IN PLACE WHILE LEAVES AND CANOPIES HELP DISSIPATE RAINFALL ENERGY TO PREVENT DISLOGGING AND TRANSPORTING OF SOIL.

TRAIN AND EDUCATE CONSTRUCTION CREWS AND PERSONNEL TO BETTER UNDERSTAND THE EFFECTS OF STORM WATER POLLUTION FROM CONSTRUCTION PROJECTS AND LEARN WAYS TO PREVENT OR MINIMIZE POLLUTION ON THE JOB.

STABILIZE CONSTRUCTION ENTRANCES AND EXITS TO PREVENT TRACKING ONTO ROADWAYS. AS VEHICLES ENTER AND LEAVE CONSTRUCTION SITES, POLLUTANTS SUCH AS SEDIMENT, GRAVEL, AND OTHER LOOSE PARTICLES ARE SPREAD ONTO ADJACENT ROADS. THOSE POLLUTANTS CAN GET WASHED INTO ROADSIDE DITCHES AND ARE A NUISANCE TO DRIVERS WHEN DAMAGE TO VEHICLE PAINT OR WINDSHIELDS OCCURS.

PROTECT EXPOSED SLOPES FROM EROSION THROUGH PREVENTATIVE MEASURES. COVER THE SLOPES TO AVOID CONTACT WITH STORM WATER BY HYDROSEEDING, APPLYING MULCH OR USING PLASTIC SHEETING.

INSTALL STRAW WATTLES (RIBER ROLLS) AND SILT FENCES ON CONTOUR TO PREVENT CONCENTRATED FLOW. STRAW WATTLES SHOULD BE BURIED 3 TO 4 INCHES INTO THE SOIL, STAKED EVERY 4 FEET, AND LIMITED TO USE ON SLOPES THAT ARE NO STEEPER THAN 3 UNITS HORIZONTAL TO 1 UNIT VERTICAL. SILT FENCES SHOULD BE TRENCHED 6 INCHES BY 6 INCHES INTO THE SOIL, STAKED EVERY 6 FEET, AND PLACED 2 TO 5 FEET FROM ANY TOE OF SLOPE. AVOID THE USE OF HAY BALES AS SEDIMENT CONTROL DEVICES. THEY HAVE HIGH FAILURE RATES AND THE HAY IS BETTER SUITED AS GROUND COVER. USE BROOMS AND SHOVELS WHENEVER POSSIBLE TO MAINTAIN A CLEAN SITE INSTEAD OF A HOSE. INTRODUCING MORE WATER THAN NECESSARY ONLY ADDS TO WATER POLLUTION.

DESIGNATE A CONCRETE WASHOUT AREA TO AVOID WASH WATER FROM CONCRETE TOOLS OR TRUCKS FROM ENTERING GUTTERS, INLETS OR STORM DRAINS. MAINTAIN WASHOUT AREA AND DISPOSE CONCRETE WASTE ON A REGULAR BASIS.

ESTABLISH A VEHICLE STORAGE, MAINTENANCE AND REFUELING AREA TO MINIMIZE THE SPREAD OF OIL, GAS AND ENGINE FLUIDS. THE USE OF OIL PANS UNDER STATIONARY VEHICLES IS STRONGLY RECOMMENDED.

PROTECT DRAINAGE INLETS FROM RECEIVING POLLUTED STORM WATER THROUGH THE USE OF FILTERS SUCH AS FABRICS, GRAVEL BAGS OR STRAW WATTLES. CHECK THE WEATHER FORECAST AND BE PREPARED FOR RAIN BY HAVING NECESSARY MATERIALS ON-SITE BEFORE THE RAINY SEASON.

INSPECT ALL BMPs BEFORE AND AFTER A STORM EVENT. MAINTAIN BMPs ON A REGULAR BASIS AND REPLACE AS NECESSARY.

ALL RECOMMENDED BMPs ARE SUGGESTIONS ONLY. EACH CONSTRUCTION PROJECT SHOULD EMPLOY SITE SPECIFIC BMPs. PROPERTY OWNERS AND PROJECT APPLICANTS ARE ENCOURAGED TO ENLIST PROFESSIONAL SERVICES TO ENSURE APPROPRIATE AND EFFECTIVE BMPs ARE USED DURING AND AFTER THE CONSTRUCTION PROCESS.

PROJECT DATA:

LOCATION: 148 MEADOWCROFT WAY
SANTA ROSA, CA 95403

OWNER: BRIAN & JANE GEARINGER
148 MEADOWCROFT WAY
SANTA ROSA, CA 95403

APN: 029-070-037

JURISDICTION: UNINCORPORATED SONOMA COUNTY

PLANNING AREA: 5 - SANTA ROSA

ZONE: RR B7 - NONE

LAND USE: RR 10

ACCESSOR USE CODE: 0051 (RURAL RES/SINGLE RES)

FIRE DISTRICT: RINCON VALLEY FPD

FIRE PROTECTION RESPONSE AREA: SRA = STATE

GROUND WATER AVAILABILITY: ZONE 3 - MARGINAL GROUNDWATER

FULLY SPRINKLERED: YES

CONSTRUCTION TYPE: VB

LOT AREA: 6.97 ACRES (303,612.50 SQ FT)

(SOURCE: ASSESSOR)

BUILDING CODES ENFORCED: 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS. TITLE 24)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE

AREA CALCULATION (FROM OUTSIDE FACE OF FINISH)

	EXISTING	PROPOSED	TOTAL
(E) RESIDENCE (APPROXIMATE)	5,540.3 SQ FT	—	5,540.3 SQ FT
(E) DETACHED GARAGE (APPROXIMATE)	2,204.7 SQ FT	—	2,204.7 SQ FT
(N) ACCESSORY DWELLING UNIT	—	1,192.6 SQ FT	1,192.6 SQ FT
TOTAL	7,745 SQ FT	1,192.6 SQ FT	8,937.6 SQ FT

TOTAL AMOUNT OF CUT = 34.6 CU YARDS
TOTAL AMOUNT OF FILL = 25.87 CU YARDS

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF 1,192.6 SQ FT ACCESSORY DWELLING UNIT (ADU) WITH NEW HARDSCAPE AND LANDSCAPE ELEMENTS INCLUDING REMOVAL OF (6) EXISTING TREES AND BRUSH.

(N) SWIMMING POOL TO BE UNDER SEPARATE PERMIT.

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF 1,192.6 SQ FT ACCESSORY DWELLING UNIT (ADU) WITH NEW HARDSCAPE AND LANDSCAPE ELEMENTS INCLUDING REMOVAL OF (6) EXISTING TREES AND BRUSH.

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SHEET INDEX

NO.	DESCRIPTION
A0.1	PROJECT DATA, VICINITY MAP, PROPOSED SITE PLAN, GENERAL NOTES
--	TOPOGRAPHICAL MAP
A0.2	EXISTING SEPTIC SYSTEM DOCUMENTS
A0.3	EXISTING SEPTIC SYSTEM DOCUMENTS
A1.0	PARTIAL SITE PLAN, EROSION CONTROL DIAGRAMS
A2.1	PROPOSED MAIN FLOOR PLAN
A2.2	PROPOSED ROOF PLAN
A3.1	DOOR & WINDOW SCHEDULES, ARCHITECTURAL DETAILS, SPECIFICATIONS
A4.1	PROPOSED EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS
A5.1	PROPOSED BUILDING SECTION, ARCHITECTURAL DETAILS
A5.2	PROPOSED BUILDING SECTION, ARCHITECTURAL DETAILS
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EM1.0	ELECTRICAL / MECHANICAL NOTES, SPECIFICATIONS
EM2.1	ELECTRICAL / MECHANICAL PLAN, SPECIFICATIONS
T24.1	TITLE 24 ENERGY DOCUMENTS - CERTIFICATE OF COMPLIANCE
T24.2	TITLE 24 ENERGY DOCUMENTS - MANDATORY MEASURES
GB-1	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANATORY MEASURES, SHEET 1
GB-2	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANATORY MEASURES, SHEET 2
BMP	BEST CONSTRUCTION MANAGEMENT PRACTICES (BMPs)
STRUC	STRUCTURAL
S0.0	GENERAL NOTES
S1.0	MAIN FLOOR / FOUNDATION PLAN
S1.1	ROOF FRAMING PLAN
S2.0	FOUNDATION DETAILS
S3.0	FRAMING DETAILS
S3.1	FRAMING DETAILS
ST-1	TYPICAL DETAILS
ST-2	TYPICAL DETAILS
ST-3	TYPICAL DETAILS

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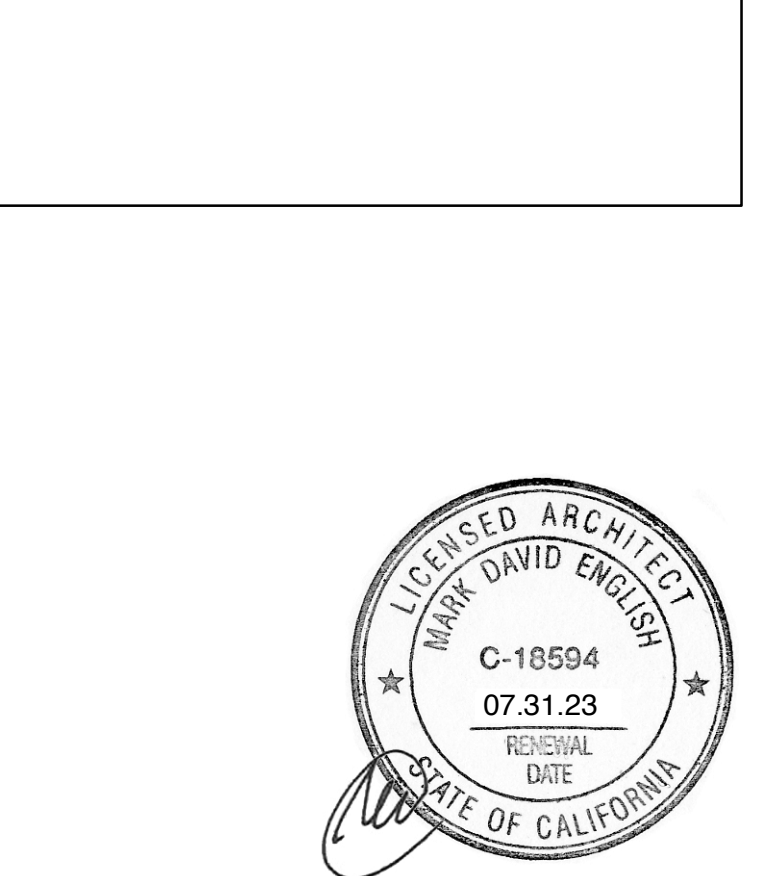
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DEFERRED SUBMITTALS:

- FIRE SPRINKLERS
- PHOTOVOLTAIC SYSTEM



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**ACCESSORY DWELLING UNIT
148 MEADOWCROFT WAY
SANTA ROSA, CA 95403**

APN: 029-070-037
PROJECT NUMBER: 28-12

DRAWING: PROJECT DATA, VICINITY MAP, GENERAL NOTES, PROPOSED SITE PLAN

Resolution Number XX-XXX

County of Sonoma
Santa Rosa, California

July 1, 2021
CMO20-0003 Scott Hunsperger

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING THE REQUEST BY BRIAN GEARINGER FOR A CERTIFICATE OF MODIFICATION TO EXPAND BUILDING ENVELOPE ON PROPERTY LOCATED AT 148 MEADOWCROFT WAY, SANTA ROSA; APN 029-070-037.

WHEREAS, the Planning Commission approved ZC/MJS90-597, a Major Subdivision, which created the subject parcel; and

WHEREAS, the applicant, Brian Gearinger, filed an application with the Sonoma County Permit and Resource Management Department for a Certificate of Modification to expand the alternate building envelope by 0.182 acres on Lot 7 of "Tract 926 Fountain Grove Meadows - Phase 1" recorded in Book 498, Pages 31-36, Sonoma County Records on a 6.97 acre parcel located at 148 Meadowcroft Way, Santa Rosa, APN 029-070-037; Zoning: RR (Rural Residential), B7 (Frozen Lot Size); Supervisorial District 1; and

WHEREAS, in accordance with the provisions of law, the Project Review and Advisory Committee held a public hearing on June 3, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Project Review and Advisory Committee moved to recommend Findings and Conditions to the Planning Commission and passed with a 6-1-0-0 vote; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on July 1, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission finds that there will be no impacts from the proposed modifications to the final map by expanding the alternate building envelope; and

WHEREAS, this project has been found to be categorically exempt from CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The Certificate of Modification is consistent with the land use and zoning designation of the subject parcels.
2. The Certificate of Modification is consistent with the Sonoma County Subdivision Ordinance.

3. In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:
 - a. That there are changes in circumstances which make any and all of the conditions of such map no longer appropriate or necessary. This project has a moderate site sensitivity and subordinate visual dominance resulting in a less than significant visual impact. Residential accessory structures within the expanded building envelope would also be exempt from the California Environmental Quality Act (CEQA) since they are considered ministerial building permits.
 - b. The expansion of the alternate building envelope does not impose any additional burden on the present fee owner of the property because the new building area will allow for the new inground pool and Accessory Dwelling Unit as proposed by the property owner. The expanded alternate building envelope area has been studied by PJC and Associates Consulting Engineers and Geologists and the report dated March 11, 2021 shows the area to be safe for construction as long as the Engineer's recommendations are followed.
 - c. The expansion of the alternate building envelope does not alter any right, title or interest in the real property reflected on the recorded map because it only affects the subject parcel.
 - d. The map, as modified, conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
4. The Certificate of Modification is exempt from the California Environmental Quality Act pursuant to section 15305 given that there will be a minor alteration in land use as a result of the project.

BE IT FURTHER RESOLVED that the Planning Commission grants the requested Certificate of Modification, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, California 95403.

BE IT FURTHER RESOLVED that the Planning Commission's action shall be final on the 11th day after the date of this Resolution unless an appeal is taken.

Resolution # 21-
July 1, 2021
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THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: 0 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.