

MEMORANDUM

DATE: December 15, 2022

TO: Project Review Advisory Committee

FROM: Derik Michaelson, Project Planner

RE: File No: MNS19-0005; Minor Subdivision
Owner: John & Maria Fagundes
Applicant: Hogan Land Services
Address: 182 Mountain View Ave, Santa Rosa
APN(s): 045-022-019

Request

Mitigated Negative Declaration and Tentative Map for Minor Subdivision of 8.52 acres into two parcels of 5.18 and 3.34 acres within the Santa Rosa Plain Conservation area. Mountain View Avenue runs alongside the northerly frontage of the site and will serve both lots via separate driveways.

Lot 1: 5.18 acres Developed; residential and agricultural use
Lot 2: 3.34 acres Undeveloped; non-native grassland

Project Description

Hogan Land Services on behalf of property owners John and Maria Fagundes proposes a minor subdivision to split an 8.52-acre parcel into two separate lots, including 8.15 (Lot 1) acres for continued residential and agricultural use, and 3.34 (Lot 2) acres for additional single-family development potential.

Lot 2 development potential includes future construction of one primary residence and one accessory dwelling unit. Related site improvements include required grading and construction of a new driveway, septic system, and domestic well. The total anticipated development footprint includes approximately ± 0.6 acres. The tentative map identifies the size and location of the proposed building envelopes and septic system boundary for Lot 2. Construction of a 12-wide driveway is assumed in the total footprint area. No other buildings or site development potential is planned under the current proposal for Lot 2. County Public Works and Transportation also recommends improvements for Lot 1 to bring into conformance with current standards its existing secondary access driveway on Mountain View Ave.

Site Details

The developed Lot 1 portion of the site includes an existing residence, barn, septic field, private well, and driveway improvements. The undeveloped Lot 2 portion of the site consists of mostly non-native annual grassland habitat. The site details below apply to this parcel.

General Plan: RR 3 (Rural Residential, 3-acre density)
Zoning: RR B6 3, VOH (Valley Oak Habitat)
Parcel Size: 8.65
Parcel Policy: N/A
GP Policies: 2.2 Residential Use Policy
Fire Protection: LRA – Local Responsibility

Fire Severity: N/A
Groundwater: Class 1 - Major groundwater basin
NPDES: Phase I
Water Board: North Coast Region
Williamson Act N/A

Development Standards

The County's Rural Residential (RR) zoning designation for the property provides for allowable lot creation and development potential conforming to the following standards:

Maximum density: 1 primary dwelling per 3 acres (8.52 acres / 3 = 2.8 dwellings);
Lot standards: 1.5-acre min. parcel size / 80-foot min. lot width;
Building setbacks: 45 feet from street centerline, 20 feet from front and rear lot lines, and 5 feet from side lot lines;
Minimum septic size: 3-bedroom capacity with 200% reserve area footprint

All new lot development will conform to Sonoma County zoning requirements for Rural Residential (RR), and current standards for site grading, storm water management, emergency vehicle access, and water storage for fire suppression. The Permit Sonoma Well and Septic Section has reviewed and accepted related permit requests for soil percolation (WSR18-0235) and groundwater (SEV15-0202) testing on the portion of property proposed for division as Lot 2.

Considerations

The project site is located within the critical habitat area for the *California Tiger Salamander* (CTS) and subject to the Santa Rosa Plain Conservation Strategy program. The Conservation Strategy identifies mitigation requirements for disturbance of CTS critical habitat. As recommended per the analysis contained within Mitigated Negative Declaration (MND), the CTS mitigations requirements have been incorporated into the draft conditions of approval for the project. Additional considerations for the project are listed below.

- The MND finds that with incorporation of recommended mitigation measures the project will not adversely impact the environment, including CTS mitigation.
- Public Review of the MND has been in circulation for the required 30-day period. No formal agency comments or concerns have been received at this time.
- A neighboring property owner has submitted written concerns regarding septic suitability and additional groundwater demands of the project. The letter is attached.

Recommendation

Staff recommends the Committee adopt the MND and approve the project with the attached conditions as proposed, which include the recommended mitigation measures.

Attachments

1. Conditions of Approval– Draft
2. Proposal Statement
3. Assessor's Map
4. Tentative Map
5. Public Comment Letter
6. Mitigated Negative Declaration
- download site: <https://share.sonoma-county.org/link/IWUQytZHATU/>



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



**COUNTY OF SONOMA
PROJECT REVIEW ADVISORY COMMITTEE**

Conditions of Approval

Staff:	Derik Michaelson	Date:	December 15, 2022
Applicant:	Hogan Land Services	File No.:	MNS19-0005
Owner:	John & Maria Fagundes	APN:	052-251-034 & 052-251-039
Address:	182 Mountain View Ave, Santa Rosa		

Description: Mitigated Negative Declaration and Minor Subdivision of 8.65 acres into two parcels of 5.18 and 3.34 acres in size within the Santa Rosa Plain Conservation Area, at 182 Mountain View Ave, Santa Rosa; APN 045-022-019; Supervisorial District 3.

GENERAL

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,354.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,404.75 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. The PRAC decisions shall be final on the eleventh (11th) day after final PRAC action unless an appeal is received.
3. These conditions must be met and the application validated within 24 months of this approval date unless a request for an extension of time is received before the expiration date.

SURVEYOR:

"These conditions have been satisfied" BY _____ DATE _____

4. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
5. This subdivision was approved and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 20 feet from a County maintained road to the subdivision, (2) provide the necessary Public Utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.

HEALTH

"These conditions have been satisfied" BY _____ DATE _____

Septic:

6. To insure compliance with current State and Federal regulations at the time of recording the map,

additional requirements may be imposed by PRMD to supplement sewage disposal conditions listed below as required by government Code section 66498.6 (b). Note that Well and Septic fees are separate from planning fees, and Well and Septic charges per parcel fees for each individual step (pre-perc, percolation testing, wet weather groundwater, plan check, operating permit, etc.).

7. Prior to recording the map, on Lot 2 the applicant shall provide evidence of soils suitable for subsurface sewage disposal to the PRMD Well and Septic Section. This will include, but not be limited to soil profiles, percolation tests, and preliminary septic system designs done in accordance with current standards of the Well and Septic Section. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist, refer to this subdivision number, and shall be submitted to the PRMD, Well & Septic District Specialist.
8. Prior to recording the map, Lots 1 and 2 shall contain a minimum area of 1.5 acres exclusive of easements and rights-of-way, in order to qualify for use of private sewage disposal and individual domestic wells; or 1.0 acres exclusive of easements and rights-of-way, in order to qualify for use of private sewage disposal with connection to an approved public water system.
9. Prior to recording the map, the applicant shall provide by means of a (topographic) Plot Plan drawn to a 1"=20' scale, that Lot 2 contains sufficient area to accommodate a three-bedroom private sewage disposal system and a 200% unencumbered future reserve area. The plan shall include the location of any existing and potential domestic well site(s). Location of neighboring wells and septic systems within 150 feet of the proposed lots shall be shown, as well as existing and proposed driveways, grading cuts, and drainage ways. The plan is to be prepared by a registered Civil Engineer or Environmental Health Specialist and submitted to the PRMD Well and Septic Section. This condition may be modified or waived by the PRMD Well and Septic Section if the consultant can clearly demonstrate that adequate primary and reserve area is available.
10. NOTE ON MAP: "The area tested for sewage disposal and shown on this map shall be reserved for the construction of future on-site wastewater disposal systems and shall not be encumbered by buildings, roads, soil borrow pits, ponds, parking lots, water wells, easements, or any use incompatible with use as an on-site wastewater disposal system, unless an alternative sewage disposal location on the parcel of similar capability has been tested and accepted by the County as suitable to provide wastewater disposal for a new dwelling, or unless the parcel has been connected to public sewer service."
11. Prior to recording the map, the area tested for sewage disposal shall be shown on the map and shall be free of all encumbrances (building envelopes, roads, easements, etc).
12. A check print of the map shall be submitted to the County Surveyor who will forward it to the Project Review Health Specialist for review and approval of the Health map notes prior to recording the map.
13. Prior to recording the map, the location, type and proper function of the septic system on Lot 1 shall be verified by a registered Civil Engineer, registered Environmental Health Specialist or C-42 contractor. Septic systems lacking a permit shall be replaced with a permitted system meeting all current standards. Repairs of existing permitted septic systems may be required based on inspection reports. The septic system repairs must meet a minimum of the new system standards in effect at the time of the existing septic system permit and be within the Designated Reserve areas. If reserve areas were not designated (pre-July of 1978 permits), the septic system shall be repaired to a minimum of Class 3 Standards. All repairs shall be done under permit of this department. The septic system must be located upon the same lot as the house being served by

- that septic system. The septic system may not serve additional dwelling units on other lots.
14. If Subdivision Improvement Plans are submitted, prior to recording the map, one additional copy of Subdivision Improvement Plans shall be submitted to the Survey and Land Development Section for Well and Septic Section review (fees apply). Subdivision Improvement Plans shall show the outline of all existing and proposed septic tanks, sumps, wastewater disposal areas, reserve wastewater disposal areas and water wells within 100 feet of the proposed on-site and off-site improvements. Any subdivision improvement requiring a cut three feet or deeper within 100 feet of a septic system component shall dimension that distance on the Improvement Plans. All setbacks to existing and proposed septic systems (including septic system reserve areas) shall be met prior to recording the map.
 15. NOTE ON MAP: "All private sewage disposal systems shall be designed by a registered Civil Engineer or Registered Environmental Health Specialist" shall be shown on the lots of the map where test results indicate that a system requires such a design.
 16. Prior to recording the map, for a mound, pressure distribution, pretreatment units, at-grade, filled land, or shallow sloping sewage system, the applicant shall submit to the Project Review Health Specialist an approved form of Declaration of Restrictions with either a Grant Deed/Straw Transfer or Owner's Statement on the map. Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.
 17. NOTE ON MAP: "Prior to major grading, landscaping or location of ponds, contact should be made with the PRMD Well and Septic Section with regard to protection of the septic system and reserve area."

Water:

18. Prior to recording the map, appropriated water rights approval shall be obtained from the State Water Resources Control Board, Division of Water Rights, for use of any well serving subdivided lots which draw water from the underflow of a perennial stream.
19. NOTE ON MAP: "Prior to occupancy, Lot 2 shall be provided with a separate water supply meeting all current standards for annular seal and setbacks."

Alternatively, the applicant may complete conditions a. through d. below prior to recording the map:

- a. A legal Covenant and Easement Agreement acceptable to PRMD, in compliance with Sonoma County Code, Chapter 7, Section 7-12, shall be drafted to operate and maintain any common water supply system. Contact the Project Review Health Specialist at (707) 565-1924 for requirements. A copy of the Draft Covenant must be reviewed and approved prior to recording the map or Deed.
- b. Water supply easements shall be shown on the map, and shall be conveyed at the time of property sale.
- c. Water system plans shall be submitted to the PRMD Project Review Health Specialist for review and distribution to the appropriate PRMD Plan Check Sections, including the Sanitation Section which shall review for compliance with Sonoma County Water System Standards. To the extent practicable, all portions of an existing system shall be shown on the Water System plans, and shall be labeled, "As Built" or "Existing". Repairs of, or additions to the existing water system may be required, based upon the information provided about the existing system.
- d. The applicant shall construct water mains and appurtenances or post securities to insure that water supply facilities are installed in accordance with Sonoma County Water System

Standards where applicable, and/or specific details, as shown on approved Improvement Plans. No construction of the water system shall begin until the Improvement Plans have been approved by PRMD, and construction inspection permits have been issued to the applicant or the applicant’s contractor. Exposing portions of the existing water system will not be required unless it is necessary to understand the functioning of the existing system, to determine the number of service connections, or when it is deemed necessary by the design engineer.

- e. Prior to recording the map, Lot(s) _____ served by a common water system shall be tested simultaneously by an acceptable licensed professional and found to meet Sonoma County Water System Standards for pressure and flow (5gpm/25psi for two hours).
20. Prior to recording the map, the well water shall be tested by a California State certified laboratory and found to meet California State and Federal standards for arsenic and nitrate contamination. If contamination **exceeding the arsenic and nitrate** standards is found, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.
 21. Prior to recording the map, a bacteriological sample from the proposed water source shall be analyzed for **total coliform and E. coli** by a California State certified laboratory. Samples shall be clearly marked to indicate which wells have temporary pumps installed for the purpose of collecting the sample. Wells with temporary pumps for sampling shall meet the State standard for E. coli, and all other water sources shall meet California State drinking water standards for total coliform and E. coli. If analysis does not meet the applicable standard, the applicant will be required to disinfect the well per County requirements and re-test the well. A copy of the analysis shall be submitted to Project Review Health. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.
 22. Prior to recording the map, provide the Project Review Health Specialist with a copy of the Drillers Log for the existing well on Lot 1 to verify a minimum of a 20-foot annular seal (the property owner may access existing confidential State records by calling the Department of Water Resources at 916-376-9612). If it is not possible to demonstrate that the well meets minimum construction standards and setbacks a replacement well may be required. Water System Standards for pressure and flow (5gpm/25psi for two hours).
 23. In accordance with Government Code 66411.1, the Project Review Advisory Committee finds that the stated conditions are necessary for reasons of public health and safety, and/or are necessary prerequisites to the orderly development of the surrounding area.

NATURAL RESOURCES

“These conditions have been satisfied” BY _____ DATE _____

24. No further conditions relating to groundwater supply or monitoring are recommended at this time.

GRADING AND STORM WATER:

“These conditions have been satisfied” BY _____ DATE _____

25. NOTE ON MAP: “Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to the Permit and Resource Management Department (PRMD) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work including earthwork, drainage improvements, erosion prevention/sediment control measures, details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Grading, drainage improvements, and erosion prevention/sediment control measures shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.”
26. NOTE ON MAP: “All structures requiring a building permit or an agricultural exemption shall adhere to a building setback line measured, from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. If the top of the stream bank cannot be determined by visual analysis, then the building setback line shall be determined by hydraulic analysis.”
27. NOTE ON MAP: “Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank”
28. NOTE ON MAP: “The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of the development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (PRMD) for review.”
29. NOTE ON MAP: “Property owners shall be responsible for obtaining information, permits, or waivers from local, state or federal agencies that regulate work in or near waterways.”
30. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the subdivision map.
31. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) 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.

TRANSPORTATION AND PUBLIC WORKS

“These conditions have been satisfied” BY _____ DATE _____

Right of Way Requirements:

32. 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 thirty (30) 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 Mountain View Avenue. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
 - b. To contain all Public drainage facilities.

33. The Applicant shall dedicate right-of-way for Public use on the face of the Parcel Map.
34. NOTE ON MAP: "When fencing along Mountain View Avenue is modified or replaced, it shall be relocated a minimum of six (6) inches (0.5 feet) behind the right-of-way line shown on this Parcel Map."

Intersections of Roads and Driveways

35. NOTE ON MAP: "To allow for the smooth and safe movement of passenger vehicles entering and exiting the public roads that provide access to Lot 2, entry to Mountain View Avenue shall conform to AASHTO standards. More specifically, the Applicant shall construct a driveway with a minimum throat width of twelve (12) feet or as required per the current Fire Safe Standards, whichever is greater, and entrance curves having a minimum pavement radius of 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Mountain View Avenue. The Applicant shall surface the entry with asphaltic concrete pavement a minimum distance of 25 feet from the edge of pavement. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details. The improvements shall be in place prior to Lot 2 dwelling occupancy. Note: Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention."
36. THE Applicant shall construct two driveway entrances onto Lot 1 that conform to AASHTO standards and meet the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Mountain View Avenue) that provides access to the property. This condition shall be void if the existing entries meet these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entries to Mountain View Avenue) meet these requirements.
 - a. A minimum throat width of twelve (12) feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Mountain View Avenue. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Mountain View Avenue. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
 - d. The entries shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entries shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
 - g. Improvements shall be constructed prior to filing the parcel map.
37. 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.

38. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.

Emergency Vehicle Access

39. NOTE ON MAP: "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the applicant shall obtain an encroachment permit from Permit Sonoma (PRMD). The intersection improvements shall be constructed in accordance with the Department of Transportation and Public Works standards and the adopted conditions of approval."
40. NOTE ON MAP: "Driveway gates shall be located a minimum distance of 30 feet from the edge of the public road traveled way, in accordance with Sonoma County Mandatory Fire Safe Standards, Section 13-38."

Fees

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

Processing

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

FIRE AND EMERGENCY SERVICES

"These conditions have been satisfied" BY _____ DATE _____

43. Fire apparatus access roads. The applicant shall provide evidence that on each parcel including bridges and gate access, to buildings and building envelopes are in compliance with the California Fire Code, as adopted and amended by Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fire apparatus access roads, including gate access and bridges are in compliance with the California Fire Code, as adopted and amended by Sonoma County Code.
 - a. Roadways that provide vehicular access to more than one (1) parcel, to a commercial building or agricultural operation on a single parcel, or to more than two (2) residential buildings or two (2) residential buildings, containing more than three (3) dwelling units, on a single parcel are required to be two-way roads with a width of at least 18 feet plus shoulders. Unless otherwise approved to be reduced per code.
 - b. A minimum of a 25-0 foot wide fire right of way easement shall be provided and recorded as a deed restriction per 13-34 (a) of the Fire Safe Standards. Unless otherwise approved to be reduced per code by the fire code official and the county surveyor.
44. Addressing, signing and building numbering. Shall comply with the California Fire Code, as adopted and amended by Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention appropriate documentation that includes a scale plan-view drawing that graphically illustrates that the signing and building numbers are in compliance with the California Fire Code, as adopted and amended by Sonoma County Code.

45. Emergency water supplies. The applicant shall provide evidence that on each parcel are in compliance with Chapter 5 and Appendix-B of the California Fire Code, as adopted and amended by Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention sufficient documentation which proves that the emergency water supplies conform to Chapter 5 and Appendix-B of the California Fire Code, as adopted and amended by Sonoma County Code.
46. Setbacks for buildings. For new parcels larger than 1 acre in size, the applicant shall provide evidence that on each parcel; (or building envelopes) will be in compliance with Section 13-55 of the Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD.
47. Fuel modification and defensible space clearances. The applicant shall provide evidence that on each parcel for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at PRMD. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fuel modification and defensible space clearances for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Code.
48. Affirmative covenant, Covenants or Deed Restriction, which shall run with the land in perpetuity, shall be created that includes: an agreement to maintain commonly shared roadways in compliance with fire regulations; an agreement to maintain vegetative fuels along commonly shared roadways and in commonly shared areas in compliance with fire regulations; and an agreement to maintain the commonly shared emergency water supply system in compliance with fire regulations. This condition shall be met by providing Sonoma County Fire Prevention and the County Surveyor a copy of a recorded covenant or deed restriction which includes the noted items.
49. NOTE ON MAP: "Development on this parcel or parcels is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal or Local Fire District when requested. Said plan shall include but not limited to: Emergency vehicle access, easements, turnarounds at building sites, addressing, water storage for fire protection, vegetation management. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the county fire marshal."
50. NOTE ON MAP: "All existing and newly created private roads shall be considered a Fire Emergency Vehicle Access Route (EVA) to facilitate emergency response and shall not be altered or obstructed without approval of the County Surveyor and Sonoma County Fire."

PLANNING

"These conditions have been satisfied" BY _____ DATE _____

51. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Parcel Map. Alternatively, at the request of the subdivider, fees may be paid prior to issuance of building permits for new residential construction on each lot. If fees are intended to be paid prior to issuance of building permits, the following NOTE shall be placed on the Parcel Map:
52. NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance.

Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits.”

53. NOTE ON MAP: “Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit.”
54. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
55. This “At Cost” entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
56. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to PRMD - Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This “At Cost” fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the subdivision application.
57. The following notes shall be placed on the Parcel Map:

NOTE ON MAP:

“NOTE ON PLANS: The applicant shall include these Conditions of Approval on a separate sheet with all permitting and improvement plan sets submitted with building and grading permit applications.

- a. Agricultural activities occur in the area and noise, dust, odor, smoke and pesticide use may occur and are consistent with the Sonoma County General Plan Land Use designation for the area.”
 - 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.”
 - d. All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code) and erosion control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code and Building Ordinance (Chapter 7, Sonoma County Code).
 - e. All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.”
58. NOTE ON MAP: “All utilities shall be underground with service lines located in the entrance drives.

Monitoring: The Project Planner and the plan checker shall review the Improvement Plans to ensure that utilities are placed underground and within the driveways.”

59. NOTE ON MAP: “Prior to Issuance of any building permit for new residential construction, an exterior lighting plan shall be submitted under a Zoning Permit application for review and approval. Building plans shall include the preapproved exterior lighting plan. Exterior lighting shall be “Dark Sky Compliant”, International Dark Sky Association approved and fully shielded, directed downward to prevent “wash out” onto adjacent properties, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Motion sensors shall control security lighting. Floodlights and uplights are prohibited. The lighting shall be installed in accordance with the approved lighting plan during the construction phase. If light and glare complaints are received, Permit Sonoma shall conduct a site inspection and require the property be brought into compliance or initiate violation procedures.

Monitoring: The Project Review Planner shall confirm the above notes on the map. Building permits shall not be issued until the Zoning Permits for exterior lighting plans have been submitted and approved by Permit Sonoma verifying compliance with these conditions. “

60. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.
61. PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD Project Review staff shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project’s landscape architect or contractor, that the tree protection measures were complied with.

MITIGATION MEASURES

62. The following mitigation measures shall be printed on the Final Parcel Map, and on all subsequent building, grading, or improvement plans permits.

NOTE ON MAP:

“NOTE ON PLANS: The following mitigation measures shall be printed on all related building, grading, or improvement plans submitted for this project. Permit Sonoma staff shall verify these mitigation measures are noted accordingly prior to permit issuance.

‘AIR QUALITY’

Mitigation AIR-1:

The following dust control measures shall be included in the project:

- 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.

Monitoring AIR-1: PRMD staff shall ensure that the measures listed under *Mitigation AIR-1* are included on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. “

‘BIOLOGICAL’

Bent-Flowered Fiddleneck / Two-Fork Clover

Mitigation BIO-1: Developer for Lot 2 shall perform pre-construction surveys for presence of *bent-flowered fiddleneck* and *two-fork clover* during the most recent blooming period (May through June) preceding construction, and if identified, delineate on a site plan the general location and boundary of each occurrence.

Monitoring BIO-1: Prior to issuance of any permit involving ground disturbing activities for development of Lot 2, the developer shall submit to Permit Sonoma the conclusions of the required pre-construction surveys conducted for bent-flowered fiddleneck and two-fork clover during the last blooming period between May and June.

Mitigation BIO-1.1: Developer for Lot 2 shall include the pre-construction survey results from *Mitigation BIO-1* as part of the final grading permit submittal, and if either *bent-flowered fiddleneck* or *two-fork clover* has been identified, shall clearly demonstrate on the final grading plans those locations, and avoidance thereof by all ground-disturbing activities.

Monitoring BIO-1.1: Should the required pre-construction surveys under Mitigation BIO-1 identify presence of either species (bent-flowered fiddleneck or two-fork clover), applicant shall clearly demonstrate on submitted permit plans avoidance of ground disturbing activities within 25 feet of the identified species location(s).

Mitigation BIO-1.2: Should survey results identify any occurrence of bent-flowered fiddleneck in the absence of two-fork clover, and avoidance is determined infeasible, Developer shall consult with USFWS and/or CDFW to establish a translocation plan and appropriate compensatory mitigation for temporal impacts.

Monitoring BIO-1.2: Should avoidance be infeasible where concerning the surveyed presence of bent-flowered fiddleneck under Mitigation BIO-1, and where not involving any presence of two-fork clover, developer shall submit evidence of having consulted with USFWS and/or CDFW to implement an approved translocation plan and appropriate compensatory mitigation for temporal impacts prior to commencement of any ground disturbing activities requiring a permit from the County of Sonoma.

California Tiger Salamander

Mitigation BIO-2.0: To mitigate the loss of CTS critical habitat, the project sponsor shall purchase mitigation credits equivalent to a 0.2:1 ratio, or 0.2 acre-credits for every acre of land disturbed, currently proposed at 0.6 acres on Lot 2, for a required purchase amount of 0.12 acre-credits from an approved mitigation bank.

Monitoring BIO-2: Prior to issuance of a grading permit for development of Lot 2, developer shall submit evidence (such as a bill of sale) of having purchased CTS mitigation credits accordingly at a 0.2:1 ratio, as required under the Santa Rosa Plain Conservation Strategy for all identified areas of land disturbance, currently proposed at 0.6 acres, for a total purchase of 0.12 acre-credits.

Mitigation BIO-3: Developer of Lot 2 shall implement the following measures as prescribed by the 2007 Programmatic Biological Opinion to minimize potential take of CTS:

- d. Grading and clearing shall be conducted during the dry season only between April 15 and October 15, of any given year, depending on the level of rainfall and/or site conditions.
- e. A Service approved biological monitor will be on site each day during initial ground disturbing activities to monitor for CTS; if found, all work will be halted and CDFW contacted.
- f. The biological monitor will conduct a training session on CTS for all construction workers before work is started on the project.
- g. Before the start of work each day, the biological monitor will check for animals under any equipment such as vehicles and stored pipes. The biological monitor will check all excavated steep-walled holes or trenches greater than one foot deep for any CTS.
- h. All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day and removed from the site every three days.
- i. No more than a maximum speed limit of 15 mph will be permitted.
- j. All equipment will be maintained such that there will be no leaks of automotive fluids such as gasoline, oils, or solvents.
- k. Project areas temporarily disturbed by construction activities will be re-vegetated with locally-occurring native plants.

Monitoring BIO-3: Prior to issuance of a grading permit for development of Lot 2, developer shall submit a tentative schedule accompanied by appropriate plans detailing the implementation of the required measures listed under Mitigation BIO-3 to minimize potential take of CTS as prescribed by 2007 Programmatic Biological Opinion.

Mitigation BIO-3.1: Should the on-site biological monitor as required under Mitigation BIO-3 identify presence of CTS during the course of activities, all work shall be halted and CDFW consulted for obtaining a CEQA Section 2081 Take Permit.

Monitoring BIO-3.1: Should the required biological monitor under Mitigation BIO-3 identify presence of CTS during the course of activities, developer shall submit a report of the incident and evidence of having halted work and consulted CDFW for obtaining a CESA Section 2081 Take Permit prior to receiving a final County inspection on the issued grading permit.

White-tailed kite

Mitigation BIO-4:

- a. To the extent practical, all construction activities should be performed outside the nesting season.
- b. If work must be performed during the nesting season, a pre-construction nesting bird survey should be performed in all areas within the proposed Project Site.
- c. If nests are found, an appropriately sized no-disturbance buffer should be placed around the nest at the direction of the qualified biologist conducting the survey.
- d. Buffers should remain in place until all young have fledged, or the biologist has confirmed that the nest has been naturally predated."

Monitoring BIO-4: Prior to issuance of a grading permit for development of Lot 2, developer shall submit a tentative schedule accompanied by appropriate plans detailing the implementation of the required measures listed under Mitigation BIO-4 to minimize potential impacts on *White-tailed kite*.

'CULTURAL'

Mitigation CUL-1: If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find

and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.

Monitoring CUL-1: Building/grading permits shall not be approved for issuance until PRMD Project Review staff confirms these notes on submitted building, grading and improvement plans.”

‘NOISE’

Mitigation NOI-1:

- 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 am and 5:00 pm on weekdays and 9:00 a.m. and 5:00 pm 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 am, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 am nor past 5:00 pm Monday through Friday or prior to 9:00 am nor past 5:00 pm on weekends and holidays and no servicing of equipment past 5:00 pm, Monday through Friday, or weekends and holidays. 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.
- d. Pile driving activities shall be limited to 8:00 am to 5:00 pm weekdays only.
- e. 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.
- f. 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.

Monitoring: PRMD Project Review Division staff shall ensure that the measures are listed on all

site alteration, grading, building or improvement plans, and prior to issuance of grading or building permits. PRMD staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. "

63. 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 conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved Tentative Map. Changes to conditions that may be authorized by 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.

Prior Actions: N/A

HOGAN LAND SERVICES

A CALIFORNIA CORPORATION

Parcel Map - Proposal Statement January 22, 2019

SITE ADDRESS	184 Mountain View Avenue, Santa Rosa, CA 95407
APN	045-022-019
ACREAGE	8.52 Acres
GENERAL PLAN	Rural Residential
ZONING DISTRICT	RR B6 3, VOH
OWNERS	Maria & John Fagundes 184 Mountain View Ave Santa Rosa CA, 95407 707-318-3835 9islands@sbcglobal.net
PROJECT REPRESENTATIVE	Hogan Land Services c/o Logan Fischl, Assistant Planner II 1702 4 th Street Santa Rosa CA 95404 lfischl@hoganls.com HLS Project # 3504

EXISTING CONDITIONS

The existing parcel is 8.52 acres of flat grazing land. The residence, barn and other accessory structures are located in the north-west corner of the parcel. The remaining portions of the parcel consists of grassland which is used for cattle grazing. The property is surround by parcels with a rural residential land use. A small subdivision touches the south-west corner of the property while open grasslands sit to the north and south.

PROPOSED PARCEL MAP

The purpose of this Parcel Map is to divide the original parcel of APN 045-022-019 into two parcels for estate planning. The proposal would split the property down the middle. The western side of the property will maintain 5.18 acres and the current structures, while the newly created parcel on the eastern side will be 3.34 acres of vacant land. Any new development including access roads will have fire safety features including fire safe turnarounds, adequate water for fire suppression and removal of dead or unsafe vegetation. All new development will conform with Sonoma County stormwater management requirements.

"We'll Get The Permit"

1702 4th Street • Santa Rosa, CA 95404 • T 707.544.2104 • F 707.522.2105 • hoganls.com

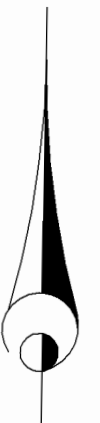
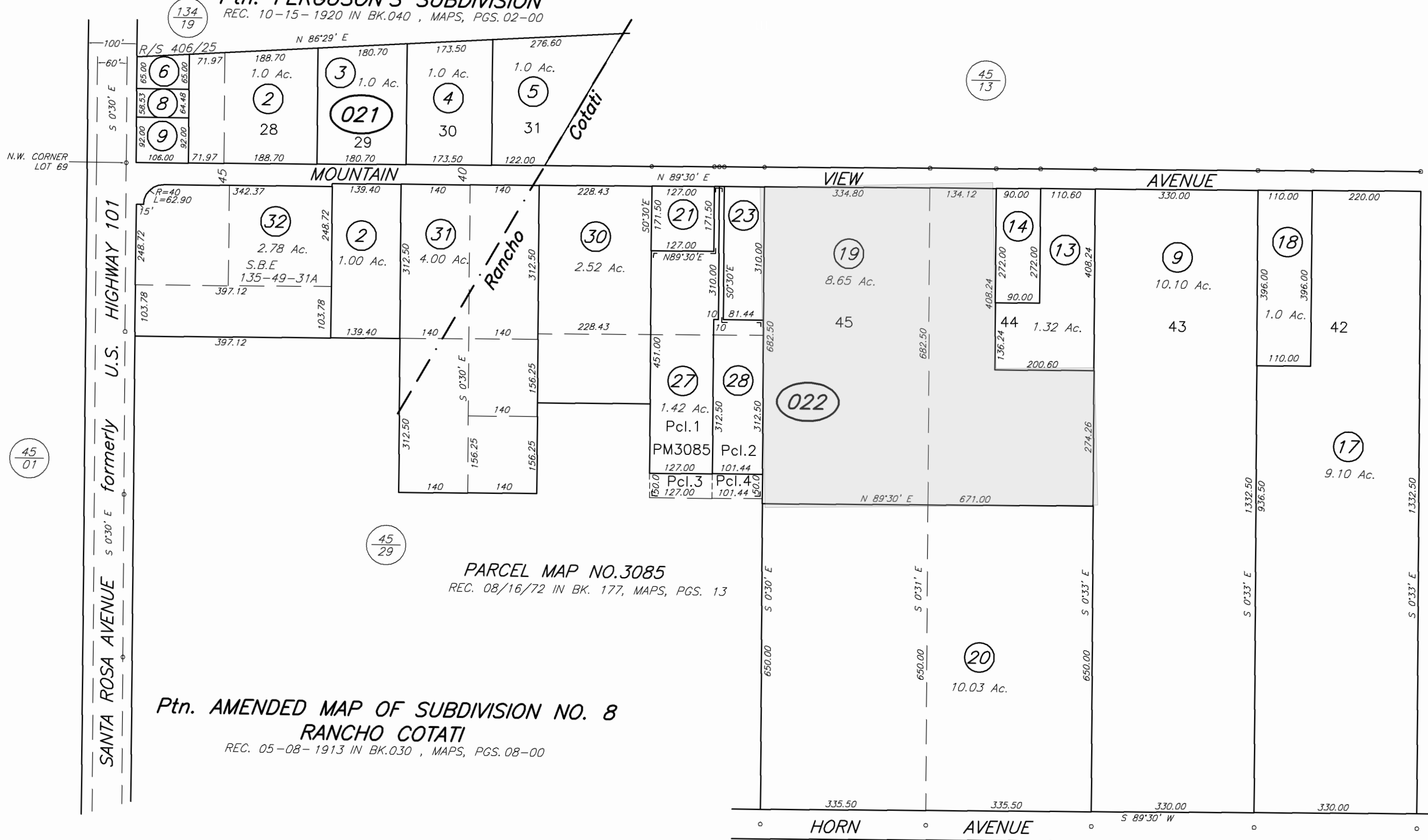
Surveying • Civil & Structural Engineering • Construction Management • Violation Resolution

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
58-000

45-02

Ptn. FERGUSON'S SUBDIVISION
REC. 10-15-1920 IN BK.040 , MAPS, PGS.02-00



SCALE: 1"=200'

REVISED
03-06-07=32(022) LW
03-13-07=Cor. LW
07-29-10=Cor-KB

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

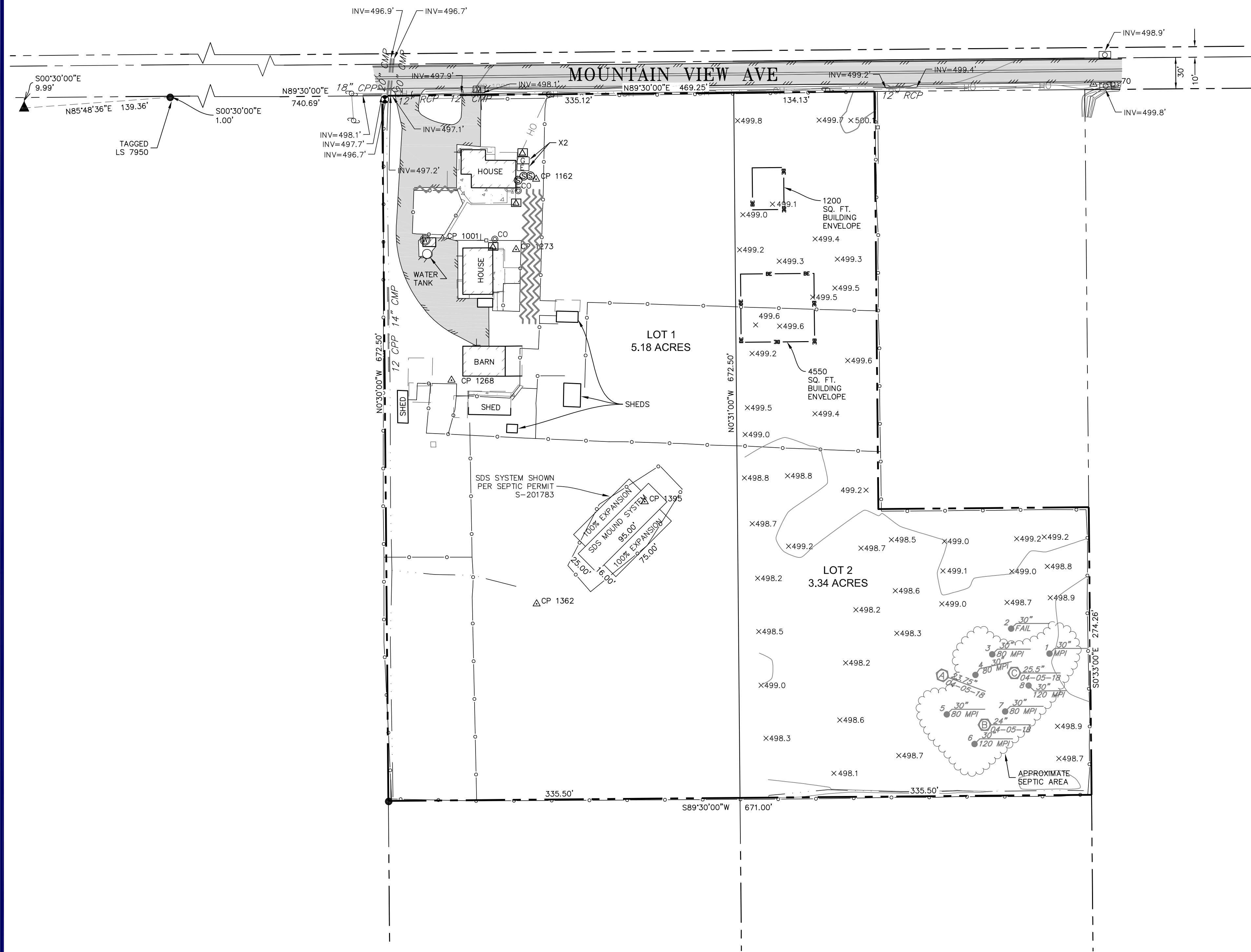
45/04

Assessor's Map Bk. 45, Pg. 02
Sonoma County, Calif. (ACAD)

KEY 9/16/09 MLH

TENTATIVE PARCEL MAP

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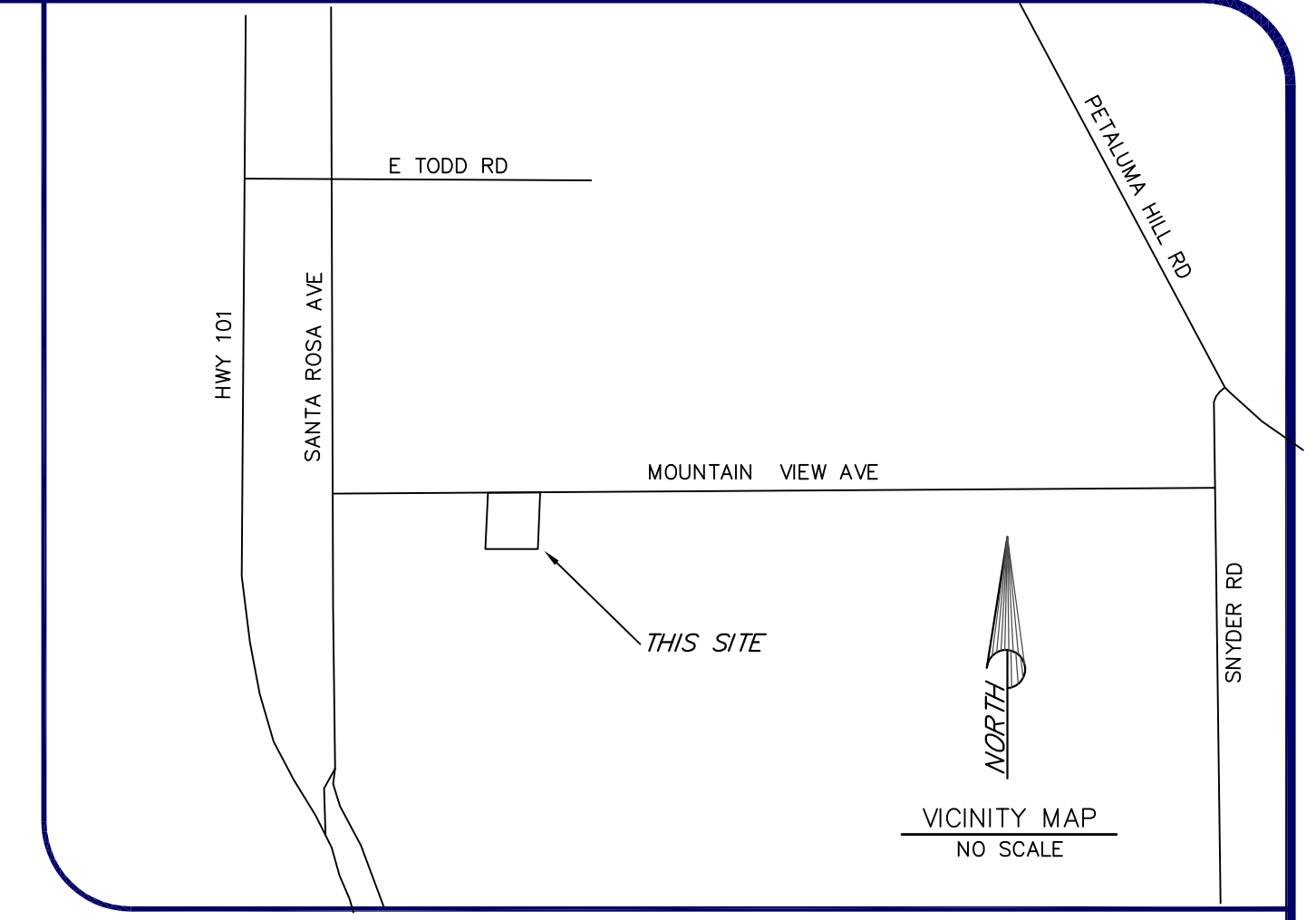


LEGEND

	RECORD BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	RECORD ADJOINING BOUNDARY LINE
	RECORD EASEMENT LINE
	RECORD CENTERLINE
	FLOWLINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT CONCRETE
	EDGE OF BUILDING
	OVERHANG STRUCTURE
	BUILDING ENVELOPE
	WOOD FENCE
	WIRE/METAL FENCE
	CHAINLINK FENCE
	OVERHEAD WIRE
	VINE ROW
	MINOR CONTOUR
	MAJOR CONTOUR
	STORM-DRAIN W/SIZE & TYPE
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	IRRIGATION VALVE
	HOSE BIB
	POWER POLE
	ELECTRIC METER
	GAS METER
	MAIL BOX
	SEPTIC LID
	SEPTIC CLEANOUT
	CATCH BASIN
	WELL
	RANDOM CONTROL POINT W/#
	FOUND 2" IRON PIPE TAGGED PG&E L.S. 2757
	FOUND 1/2" IRON PIPE NO TAG UNLESS NOTED OTHERWISE
	FOUND 3/4" IRON PIPE MEASURED AT P.O.R
	PERC HOLE W/DEPTH & MINUTES PER INCH
	GROUNDWATER HOLE W/DEPTH & DATED TESTED
	SPOT ELEVATION
	TREE TYPE & DIA.

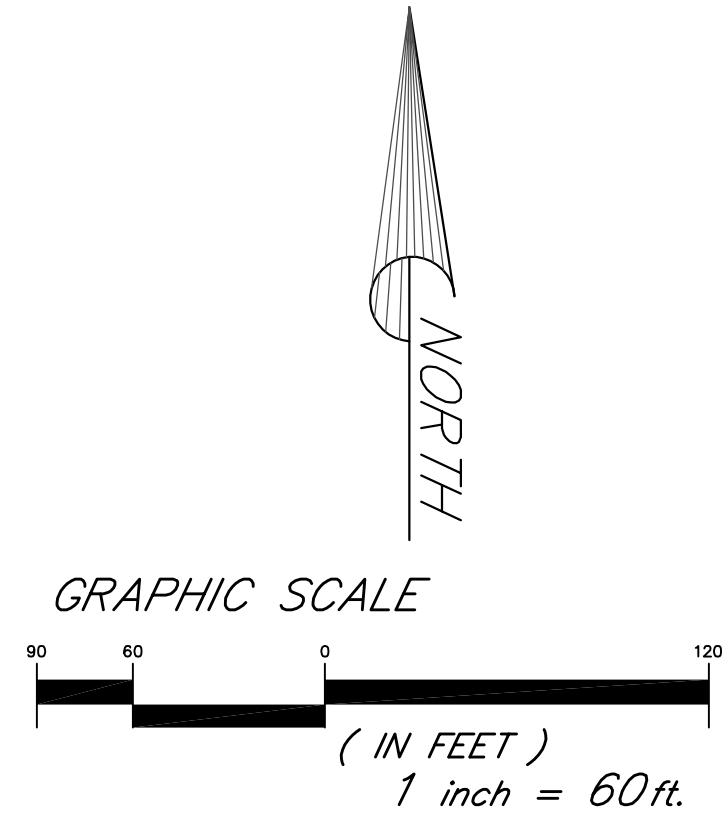
ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT



PROJECT SITUS
 MARIA AND JOHN FAGUNDES
 184 MOUNTAIN VIEW AVE
 SANTA ROSA, CALIFORNIA
 (707) 318-3835

EXISTING ZONING = RR B6 3
 PROPOSED ZONING = RR B6 3
 PROPOSED DENSITY = 1 DWELLING PER 3 ACRES
 TOTAL SITE ACREAGE = 8.52
 TOTAL NUMBER OF LOTS = 2
 SMALLEST LOT SIZE = 3.34 ACRES
 LARGEST LOT SIZE = 5.18 ACRES
 AVERAGE LOT SIZE = 4.26 ACRES



- NOTES:**
- THE PURPOSE OF THIS MAP IS FOR PLANNING AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
 - THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD OF SURVEY FILED IN BOOK 745 AT PAGES 49-50 SONOMA COUNTY RECORDS.
 - HORIZONTAL CONTROL: IRON PIPES FOUND ON THE NORTHERLY BOUNDARY OF LANDS OF THE ORTHODOX CHURCH OF AMERICA (N85°48'36"E)
 - VERTICAL CONTROL: ASSUMED ELEVATION OVER CP 1000 (500.00 FEET)

PRELIMINARY

ADAM S. RIVERA PLS 8451 EX. 12/31/18

TENTATIVE SUBDIVISION MAP

OF THE LANDS
 OF JOHN AND MARIA FAGUNDES
 AS DESCRIBED IN DOCUMENT NO. 2000-035732,
 ALL BEING OFFICIAL RECORDS OF SONOMA COUNTY AND LYING WITHIN RANCHO COTATI

COUNTY OF SONOMA SCALE: 1" = 60'
 STATE OF CALIFORNIA APN: 045-022-019 DATE: OCTOBER, 2018

HOGAN LAND SERVICES
 A CALIFORNIA CORPORATION
 1702 4TH STREET SANTA ROSA, CA 95405
 Tel (707) 544-2104 Fax (707) 522-2105
 www.hoganls.com
 JOB # 3504
 THIS SHEET ONLY

Z:\HLS-Projects\3504-Tentative Map-CSD.dwg, 7/30/2020 3:19:21 PM, Bluebeam PDF

Nov. 12, 2022

Hello Derek Michealson:

Thank you again for returning my phone call.

I had received the notice in the mail, that John Fagundes, at 182 Mountain View Ave that he wants to split his 8.65 acres into parcels of 5.18 and 3.34 acres.

I am at 200 Mt. View Ave, there is a field ~~of~~ between his house and mine.

I am very concerned that if this is to happen, there could be a very bad well problem, my well is only 40 ft. deep, I have been here since 1964, have not had a problem yet, but with two additional buildings on it (house and granny unit) I could very well have a VERY Big Problem his wells cost thousands to dig deeper ~~was~~ which I do not have.

also there is the perk problem also, I know there was trouble with a perk close to me on the other side of the street and further back and would not perk, I ~~can~~ can only pray that John's F. property will not perk either.

I am not a young person and right

now this feels like a nightmare.

John already has been a thorn in my side for many many years, and now this.

I told you on the phone and I do not have a computer or a cell phone, I do not like technology, so all I can do is write this letter to you. I pray that it helps.

Thank You

Quina Balcan

707 5858552

P.S. Please excuse the bad writing as my eyes are not so good.
200 Mt. View Ave Santa Rosa, Calif. 95407

Have a Happy Thanksgiving
and Happy Holidays.