

# SONOMA COUNTY PROJECT REVIEW AND ADVISORY COMMITTEE

## Draft Conditions of Approval

**Staff:** Joshua Miranda **Date:** December 15, 2022  
**Applicants:** Matt Theobald and Sarah Chandler **File No.:** CMO22-0005  
**Owners:** Same as Applicants **APN:** 127-022-100  
**Addresses:** 17008 and 17106 Gehricke Road, Sonoma

**Project Description:** Certificate of Modification to expand the building envelope on Lot 2 of "Parcel Map MNS07-0018" recorded in Book 741 of Maps, Pages 26-28 in Sonoma County Records, on a 38.59 acre parcel. The proposed expansion is to accommodate a new garage near an easement road ("Gehricke Road").

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### 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 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 two (2) years after the 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 modified.
3. Approval is given for the modification of the northern "Building Envelope" as shown on that map entitled "Supplemental Sheet Parcel Map MNS07-0018" filed in the office of the Sonoma County Recorder in Book 741 of Maps, Pages 26-28, Sonoma County Records, to reflect that "Proposed Modified Building Envelope Location" as shown on that "Site Plan, by Bear Flag Engineers + Surveyors" submitted with the application and now made a part of this application. NOTE THAT the request is not to increase the building envelope, but to shift to the west, and the provided site plan only shows the proposed western boundary of the affected building envelope and not the revised eastern boundary.
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.
  - a. 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.
  - b. Signatures need to be acknowledged by a Notary Public.

### PLANNING:

5. Prior to recordation of the Certificate of Modification the property owner shall obtain a Zoning Permit to allow for a setback reduction for any structures to be located within the required Front Street Centerline Setback along Gehricke Road.
6. Prior to building permit issuance or exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by Permit Sonoma.

7. NOTE ON MAP: "The subject property is located within a designated Scenic Landscape Unit Sonoma County Code Section 26-64-020 and is located within the Local Guidelines Taylor/Sonoma/Mayacamas Mountains (MTN) Combining District Sonoma County Code Section 26-16-120. New structures are subject to design review approval prior to the issuance of building permits. In addition to the design review requirement the following standards shall apply to new development within the designated building envelope:
- a. "New structures proposed within the required Front Street Centerline Setback along Gehricke Road shall be limited to 16 feet in height."
  - b. "The property owner shall install and maintain native landscaping to substantially screen the structure from views along Gehricke Road. A landscaping plan shall be submitted with Design Review application in compliance with Sonoma County Water Efficiency Landscape Ordinance (WELO) standards."
  - c. "All exterior lighting shall be "Dark Sky Compliant" and fully shielded in order to avoid nighttime light pollution. Reference can be made to the International Dark Sky Association website for guidance on exterior lighting: [www.darksky.org](http://www.darksky.org). All exterior lighting shall be downward facing, 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. Security lighting shall be put on motion sensors. Flood lights and up-lights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux."
8. All grading and building permit plans involving ground-disturbing activities shall include the following notes:
- "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."
9. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

10. 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 the 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.

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