

applicable permits for these programs from the Hazardous Materials Division of Sonoma County Department of Emergency Services.

10. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L ₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L ₀₂ is the sound level exceeded 1 minute in any hour.		

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

11. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

SANITATION:

12. The Applicant shall construct sanitary sewer mains and appurtenances in accordance with Sonoma County Water Agency (SCWA) Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.
13. The Applicant shall have Improvement Plans for sanitary sewer design prepared by a licensed civil engineer, registered in the State of California, and designed in accordance with SCWA Design and Construction Standards for Sanitation Facilities.

Prior to the start of improvement plan review, the Applicant shall submit four (4) sets of improvement plans for sanitary sewer design, (blue-line or blackline, 24 inch by 36 inch in size), one (1) copy of the Conditions of Approval for UPE07-0112 and Plan Checking fees, to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD). The sanitary sewer design shall include "plan and profile" diagrams of the proposed sewer, in addition to all other requirements of the sewer design standards.

Sanitary sewer Improvement plans shall be signed by the General Manager/Chief Engineer of SCWA prior to the issuance of any sanitary sewer inspection or sewer connection permits. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of PRMD prior to the start of construction.

NOTE: Review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.

14. All easements necessary for installation of the proposed sewer facilities shall be granted to the SCWA Airport/Larkfield/Wikiup Sanitation Zone by separate document, and shall be shown on the required Improvement Plans prior to signing by SCWA. A copy of each easement for sewer construction shall be submitted with the Improvement Plans for sewer design review.
15. No building shall be connected to the mainline sewer until the mainline sewer has been inspected and accepted by the Engineering Division of PRMD, and a Sewer Connection Permit has been issued for the building. A Sewer Completion Final is required PRIOR to Occupancy.
16. In accordance with SCWA Design and Construction Standards for Sanitation Facilities, the Applicant shall construct a Sampling Manhole per Standard Drawing Nos. 100-A and 120-C, and dual waste lines for the discharge of both domestic and "process" waste from the proposed building. The Sampling manhole and dual waste lines serving the proposed building shall be shown on the required improvement plans, and shall be constructed under a separate permit issued with the building permit or foundation permit, if applicable.
17. In accordance with Sanitation Zone Ordinances, the Applicant shall obtain a permit to construct sanitary sewer facilities PRIOR to obtaining a building permit. All sewer work shall be inspected and accepted by the Engineering Division of PRMD PRIOR to occupancy or temporary occupancy. A Sewer Completion Final is required prior to Occupancy.
18. Prior to submitting Improvement Plans for review, the Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements from the Sonoma County Permit and Resource Management Department (PRMD), and shall return the completed Survey, and two (2) each of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD.
19. All Sewer Fees per Airport/Larkfield/Wikiup Sanitation Zone Ordinances (latest revision) shall be paid to the Sanitation Section of PRMD prior to obtaining building permits. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of obtaining building permits.

The estimated Sewer Connection fee and Annual Service Charges for this project will be based upon 1.00 ESD (Equivalent Single-family Dwelling billing units). The current rate per "ESD" for connection in this sanitation zone is \$8,587.96, The current Annual Sewer Service Charge is \$471.00. Both fees are subject to increase as of July 01 each year.
20. The Applicant shall construct water mains and appurtenances in accordance with Town of Windsor Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.
21. Prior to approval and signing of the Improvement Plans, the Applicant shall submit a letter from the Town of Windsor to the Sanitation Section of PRMD, stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the Town of Windsor have entered into an agreement for water service.
22. Prior to construction of any sanitary sewer facilities that will be located within a County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.
23. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the

issuance of a completion notice, unless otherwise specifically approved in advance by the PRMD.

24. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the SCWA Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Sanitation Section of PRMD for review and approval prior to acceptance of the construction of the sanitary sewer facilities.

TRANSPORTATION AND PUBLIC WORKS:

25. Copperhill Lane is a private road that has an unimproved intersection with Brickway Boulevard west of the site and an improved entrance with Copperhill Parkway south of the site. Due to limited sight distance at the Brickway Boulevard intersection, right-turns from Copperhill Lane onto Brickway Boulevard are prohibited for this use.

Mitigation Monitoring: Prior to initiation of operations, PRMD staff shall perform a site inspection to confirm that the signage is posted.

26. Prior to issuance of any building permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

Mitigation Monitoring: The owner/developer shall pay the traffic mitigation fees prior to issuance of building permits for any structures on the property.

FLOOD AND DRAINAGE:

27. Drainage improvements shall be designed by a civil engineer, in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

28. The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by PRMD staff until the above items are submitted to Storm Water staff for review.

29. The project is subject to Standard Urban Storm-Water Mitigation Plan (SUSMP) guidelines. Measures to mitigate project impacts to the quantity and quality of storm water discharge from the site are to be incorporated in the drainage and erosion control design of the project. (This condition may be removed based on project design.)

Mitigation Monitoring: This project shall not be approved by the Sonoma County Project Review and Advisory Committee until a Preliminary SUSMP is submitted to Storm Water staff for review and approval. The issuance of grading or building permits for the project will not be approved by the Project Review Division until the Final SUSMP plans have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

30. If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to the National Pollutant Discharge Elimination System (NPDES) requirements and coverage under the State Water Resources Control Board's General Construction Permit (General Permit) must be obtained. Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to permit construction issuance.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division unless a copy of the Notice of Intent (NOI) filed with the RWQCB, as well as the Waste Discharge Identification Number (WDID) issued by that agency have been reviewed and approved by the Storm Water Section of the Permit and Resource Management Department.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

31. This Use Permit allows the establishment of a concrete mixing facility on a 1.2 acre portion of a 6.78 acre site which includes a batch plant, on-site aggregate and materials storage, a 250 square foot mobile office and on-site parking for 8 vehicles and 8 trucks. Hours of operation are from 5:00 a.m. to 5:00 p.m. with up to five employees and 45 estimated truck trips per day. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE07-0112 as modified by these conditions.
32. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
33. The project is located in the Traffic Pattern Zone (TPZ) for the Sonoma County Airport according to the Sonoma County Airport Land Use Plan (ALUP) and occupancy of any structures shall be limited to a maximum of 150 persons/acre. A minimum of 15% of the site shall remain open space as required by the ALUP and the generation of smoke and water vapor which could affect aircraft operations shall be prohibited. An aviation easement shall be required prior to final occupancy of the building.
34. The applicant shall pay all applicable development fees prior to issuance of building permits.
35. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
36. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, and \$1,876.75 (or latest fee in effect at the time of payment) because a Negative Declaration was prepared, for a total of \$1,926.75 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.
37. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance

in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.

38. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
39. The applicant shall include these Conditions of Approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
40. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

41. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
42. 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 dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.
43. The project shall comply with all provisions of the County Low Water Use Landscaping Ordinance.
44. The applicant shall maintain a minimum of eight vehicle and eight truck parking spaces on-site to serve the concrete batch plant. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.

45. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
46. All new structures, lighting and signs shall require final design review by PRMD Project Review staff prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.
47. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Mitigation Monitoring: No building permits shall be finalized until the project planner verifies the installation of the lighting fixtures per approved plans. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance. If compliance is not achieved, staff will initiate procedures to restrict operations or revoke the permit and terminate the use.

48. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
49. The operation shall utilize the Stephen's Mfg. Co. dust suppress and collection system as specified in the applicant's submittal documents. In addition, the truck circulation areas and materials piles shall be watered down, as necessary, during business operations to suppress dust. Obtain permits from BAAQMD as necessary.

Mitigation Monitoring: The dust suppression equipment shall be included on the batch plant and shall be inspected by staff prior to commencement of operations.

50. Install an impervious asphalt or concrete curb/berm along the north, south and easterly sides of the batch plant project site area and all drainage shall be collected and drained to the west, away from the undeveloped portion of the larger property.

Mitigation Monitoring: Proposed curb/berming shall be installed prior to commencement of operations and inspected by PRMD staff.

51. Ensure that best Management Practices (BMP's) are employed in order to minimize the amount of sediment and other pollutants leaving the site during construction and after construction. Include landscape swales along parking areas to capture and treat stormwater run-off and cover all dumpsters.

Mitigation Monitoring: Include all BMP's and landscape swales on the grading and building plan sets.

52. The applicant/developer shall mitigate for impacts to potential CTS habitat at a minimum ratio of 0.2:1 for all area disturbed by construction activities including but not limited to grading for all roads, building pad sites and parking areas. Mitigation can be achieved by providing funding for restoration and long term management at a mitigation bank or mitigation site or through payment into a Species Fund managed by the California Wildlife Foundation in an amount equal to the cost of mitigation plus a 2.5% administrative cost.

Mitigation Monitoring: The developer shall provide proof of mitigation credits or payment of fees prior to issuance of any grading or building permits.

53. The applicant shall provide PRMD staff with a spill containment plan and a location on-site where the plan will be available to employees along with necessary spill containment materials and equipment.

Mitigation Monitoring: The plan and equipment shall be located on-site and be inspected by PRMD staff prior to commencement of operations.

54. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

55. 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.

56. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.