

SONOMA COUNTY BOARD OF ZONING ADJUSTMENTS

Exhibit “A”

Conditions of Approval – UPE19-0072

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|-------------------|---------------------------------|------------------|-------------------|
| Staff: | Adam Sharron – Project Planner | Date: | March 28, 2024 |
| Applicant: | Kamal Azari | File No.: | MNS21-0001 |
| Owner: | Kamal Azari | APN: | 110-210-012; -013 |
| Address: | 1321 Spring Hill Road, Petaluma | | |

Project Description: Request for a Use Permit to construct a new 2,809-square foot tasting room building on a 16.6-acre parcel. Restrooms are proposed in a separate 302-square foot building located approximately 8-feet from the proposed tasting room building. An approximate total of 4,973-square feet of patio/walkways are proposed and an approximately 2,000-square foot terrace for viewing. No more than 20 wine tasting guests are allowed per day. Ten winery events (8 Agricultural Promotional Events and 2 Industry-Wide Events) per year are proposed at the tasting room with 200 guests per event and 3 employees, which include the 2 tasting room employees. A new parking lot is proposed adjacent to the new tasting room building and an overflow parking area is proposed to the east. Two new driveways are proposed to allow access to the proposed parking lot from Spring Hill Road.

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

GENERAL:

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

1. Within five working days of the project approval, the applicant shall submit to the Project Planner a request for Permit Sonoma to file on its behalf with the County Clerk’s Office the mandatory Notice of Determination (NOD) and required filing fees for the Mitigated Negative Declaration (MND) or other type of environmental document prepared for the project. The request shall acknowledge the applicant’s responsibility to pay the required filing fees once billed and posted to the project’s At-Cost/Trust account. If the required filing fees are not paid, the project will not be operative, vested, or final and any local permits issued for the project will be invalid pursuant to Section 711.4(c)(3) of the Fish and Game Code. NOTE: Filing the NOD within five days of the project approval reduces the allowable time frame for filing subsequent CEQA legal challenges.

The effective annual filing fees are listed below as confirmed on the California Department of Fish and Wildlife’s website: <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

| <u>Effective Filing Year</u> | <u>2023</u> | <u>2024</u> |
|------------------------------|-------------------|-------------------|
| County Clerk Processing: | \$50.00 | \$50.00 |
| Document Filing (ND/MND): | \$2,764.00 | \$2,916.75 |
| Total: | \$2,814.00 | \$2,966.75 |

2. The BZA decisions shall be final on the eleventh (11th) day after final BZA action unless an appeal is taken.
3. These conditions must be met and the application validated within 24 months unless a request for an extension of time is received before the expiration date.

BUILDING:

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

4. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
5. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
6. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

GRADING & STORMWATER:

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

7. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma 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.

8. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the *Drainage Report Required Contents* (DRN-006) handout.
9. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit Sonoma's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.
10. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the *Grading Permit Required Application Contents* (GRD-004) handout.
11. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the *Grading Permit Required Application Contents* (GRD-004) handout.
12. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s), or adjacent lands. Crush pads and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
13. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and

outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.

- 14. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure.
- 15. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board’s General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any grading permit for the proposed project.

FIRE:

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

- 16. 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 sites, 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 Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

SONOMA PUBLIC INFRASTRUCTURE:

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

Right of Way Requirements:

- 17. The applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
 - a. As necessary to create public right-of-way a total of 25-feet wide on the applicant’s side of the road, as measured from the existing pavement centerline, for the full length of the property’s frontage on Spring Hill Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirements(s) described above.
 - b. To contain all public drainage facilities.

18. The applicant shall dedicate right-of-way as roadway easement. The applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of Permit Sonoma prior to clearance of these conditions.

Intersections of Roads and Driveways:

19. The Applicant shall construct driveway entrances such that they conform to Board of Forestry Fire Safety Regulations §1270 et seq. and County standards and meet the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Spring Hill Road) that provides access to the property. This condition shall be void if the existing entrances 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 driveways (project's entries to Spring Hill Road) meet these requirements.
 - a. A minimum paved throat width of twenty (20) 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 Spring Hill Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current County requirements for the speed traveled on Spring Hill Road. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum County required sight distance at each driveway. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
20. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.
21. 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 County required sight distance at any project driveway where it intersects a public roadway.

Traffic Safety Gate Setback:

22. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.

Fees:

23. The Applicant shall pay Traffic Mitigation fees to the County of Sonoma, as required by Chapter 26, Article 98 of the Sonoma County Code, prior to issuance of a building permit *for any new building or prior to any new use of an existing building*. Evidence of payment shall be submitted to the Land Development Section of Permit Sonoma prior to clearance of these conditions. Credit is granted for existing, legal uses.

Processing:

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

Traffic Study:

25. Left turns from the project's entries onto Spring Hill Road shall be prohibited as presented in the Traffic Study.

NATURAL RESOURCES:

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

Fees:

26. **Permit Sonoma Annual Well Monitoring Fee.** Prior to building permit final or issuance of a Use Permit Certificate to operate the use, the applicant/operator shall submit to Permit Sonoma an Annual Well Monitoring fee of \$224.00 (or other amount consistent with the adopted fee schedule in effect at the time). The applicant/operator shall be responsible for payment of additional annual well monitoring fees for each year over the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.

Prior to Building Permit and Vesting the Use Permit:

27. An Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well or other water source serving this project and any required monitoring well or water meter to collect groundwater level measurements and water meter readings. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by Permit Sonoma Project Review staff and County Counsel prior to recordation.

28. Water well(s) serving this project shall be equipped to enable regular groundwater level monitoring, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.
29. Totalizing water meter(s) to measure all groundwater extracted for the use shall be installed, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.
30. A Site Plan showing the location of the well(s) with the groundwater level measuring device(s), water storage ponds, tanks, and reservoirs, and the location of all water meter(s) shall be submitted to Permit Sonoma. The monitoring well(s) shall be marked with a measuring reference point. The well's Global Positioning System (GPS) coordinates (in NAD83 California State Plane II or WGS 84lat./long.) shall be noted. The height of the water level measuring reference point above the ground surface shall be specified. Attached to the Site Plan should be the monitoring well(s) well completion reports (with owner information redacted, as is publicly available through California DWR).

Operational Requirements:

31. Groundwater Monitoring and Meter Calibration
 - a. Groundwater levels and quantities of groundwater extracted for the use shall be measured quarterly. Data shall be reported to Permit Sonoma in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Data should be provided on template monitoring forms provided by Permit Sonoma.
 - b. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma at least once every five years.
 - c. If the County determines that groundwater levels are declining the local groundwater basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by Permit Sonoma.
32. Total groundwater use from the project well shall not exceed 1.0-acre feet per year. In the event that average water use over 3 years exceeds 1.0-acre feet per year, the applicant shall update the Water Conservation Plan to utilize the best available technologies to reduce water use, subject to review and approval by Permit Sonoma. In the event that average water use over 3 years exceeds the estimated water use of the approved Water Conservation Plan by more than 10%, Permit Sonoma shall bring this matter back to the BZA for review of additional measures to reduce net groundwater use.
33. The project shall comply with all applicable regulations, monitoring, and fees associated with the Groundwater Sustainability Agency as applicable to the project site.

PLANNING:

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

34. **Condition Compliance Fee.** Prior to commencement of event activities, the owner/operator shall submit a Condition Compliance Review fee deposit sufficient to cover the Use Permit review of event activities as described above.
35. At the time of submitting a building permit application, the applicant shall submit to Permit Sonoma 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.
36. 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.
37. This Use Permit is for the construction of a new 2,809 square foot tasting room building on a 16.6-acre parcel. Restrooms are proposed in a separate 302 square foot building located approximately 8 feet from the proposed tasting room building. An approximate total of 4,973 square feet of patio/walkways are proposed and an approximately 2,000 square foot patio/terrace for viewing.

No more than 20 wine tasting guests are allowed per day. Ten winery events (8 Agricultural Promotional Events and 2 Industry-Wide Events) per year are proposed at the tasting room with 200 guests per event and 3 employees, which include the 2 tasting room employees. The agricultural promotional events must promote and market agricultural products grown or processed in the County and be secondary and incidental to agricultural production. All event activities must be directly related to and promote agricultural products grown or processed on the property.

A new parking lot is proposed adjacent to the new tasting room building and an overflow parking area is proposed to the east. Two new driveways are proposed to allow access to the proposed parking lot from Spring Hill Road.

Hours of operation are proposed to be Thursday – Sunday, 11am-5pm for the tasting room, and special events will be limited to the hours of 11am – 5pm.

Portable toilets will be utilized for the winery events and the events will utilize outdoor areas adjacent to the proposed tasting room, with possible visits to the vineyards.

Winery events will utilize music and amplified sound. No amplified sound shall be heard from the property line.

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. The use shall be operated in accordance with the proposal statement and site plan (as amended by this application) located in File No. UPE19-0072.

38. This Use Permit (UPE19-0072) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
39. The facility shall not be rented out to third parties for events.
40. Weddings and concerts were not requested in this Use Permit and therefore are not authorized by this Use Permit.
41. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. Landscape plans shall be subject to Design Review approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs, and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to issuance of grading or building permits.
42. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by Permit Sonoma or Design Review Committee). 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 streetlights shall be full cut-off fixtures. Lighting shall shut of automatically after closing and security lighting shall be motion sensor activated.
43. Exterior lighting shall be shown on the construction plans. 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 streetlights shall have full cut-off fixtures. Lighting shall shut of automatically after closing and security lighting shall be motion sensor activated.
44. The following dust control measures will be included in the project:
 - a. Water or dust palliative shall be sprayed on unpaved construction 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.
 - d. Water or other dust palliative will be applied to stockpiles of soil as needed to control dust.

Permit Sonoma staff shall ensure that the measures are listed on all site alteration, grading, building, or improvement plans, prior to issuance of grading or building permits.

45. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building

permit issuance, subject to Permit Sonoma review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by Permit Sonoma staff prior to Certificate of Occupancy or operation of the use.

46. All grading and building permit plans involving ground-disturbing activities shall include the following notes:

NOTE ON MAP:

“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 ‘Permit Sonoma – Planning Division – 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 Permit Sonoma. 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 Permit Sonoma 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.”

47. **NOTE ON MAP:**

“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.”

48. 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.
49. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
50. 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.
- Permit Sonoma 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). Permit Sonoma – 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.
51. 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 or modification.
52. **Two-Year Review.** A review of event activities under this Use Permit shall be undertaken by the director two (2) years after commencement of the first event to determine compliance with the Conditions of Approval applicable to agricultural promotional events. The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to events or that event activities constitute a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit with regard to events. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.
53. **Annual Report.** After commencement of event activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of agricultural promotional events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending each event, the purpose of each event, and any other information required by the director. The annual report shall also include the proposed events for the coming year.

54. **Customer and Site Visitor Management.** The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours.
55. In order to provide for the orderly and efficient movement of vehicles entering the site, and to minimize traffic impacts on the public road, the applicant shall provide on-site traffic control for all events requiring overflow parking. Traffic control shall be located off of the public road.
56. **Staff Training.** Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.
57. 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.
58. In any case where a Use Permit has not been used within two (2) years 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.
59. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the 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. Permit Sonoma 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 Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.

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.