

# SONOMA COUNTY PLANNING COMMISSION

## EXHIBIT "A"

### Draft Conditions of Approval

**Staff:** Claudette Diaz  
**Applicant:** Blake Miremont  
**Owner:** The Sonja Miremont 2017 Trust  
**Address:** 156 Shelina Vista Way, Petaluma, CA 94952

**Date:** November 4, 2021  
**File No.:** CMO21-0002  
**APN:** 021-060-042

**Project Description:** Certificate of Modification to expand the building envelope on Lot 4 of "Tract 984 Two Rock Estates Subdivision" recorded in Book 565, Pages 6-10, Sonoma County Records. Project site is located on a 3.12 acre parcel. The proposed building envelope expansion extends north to allow for construction of future development and will restrict the maximum building height for structures to 16 feet within the expanded area. The project includes the following PRAC note addition "The maximum building height for the expanded building envelope area, shown in shaded hatch pattern, on Lot 4 will be 16 feet. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately."

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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 and all of the conditions of such map no longer appropriate or necessary, and
  - b. that the modifications do not impose any additional burden on the present fee owner of the property, and
  - c. that the modifications do not alter any right, title or interest in the real property reflected on the recorded map, and
  - d. that the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
2. An Amended Map or Certificate of Modification prepared by a Licensed Land Surveyor or someone authorized to practice land surveying, shall be submitted to the County Surveyor within two (2) years after date of approval. It shall be accompanied by a **CURRENT** Title Report showing proof of ownership and documentation listing those with a record title interest in the property. Upon recording the Amended Map or Certificate of Modification the original map will be deemed to have been modified.
3. Approval is given for the modification of the expansion of the building envelope on Lot 2 of Two Rock Estates Subdivision Map filed in Book 565 Maps Page 6-10, Sonoma County Records. And also as shown on Adobe Associates Site Map Lands of Miremont dated April 12, 2021.
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. Note on Map: the applicant shall record a new note on Book 565, Pages 6-10 in Sonoma County Records: "The maximum building height for shaded area on Lot 4 will be 16 feet. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately."
6. All grading and building permits 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 (Permit Sonoma) – 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."

7. 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."
  8. 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.
  9. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.
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