

# EXHIBIT A

## Final Conditions of Approval

<b>Staff:</b>	Joshua Miranda	<b>Date:</b>	May 2, 2024
<b>Applicant:</b>	Rick Rosenbaum	<b>File No.:</b>	MJS23-0001
<b>Owner:</b>	James G. Laier	<b>APN:</b>	039-025-028 & -026
<b>Address:</b>	175 & 245 Airport Boulevard, Santa Rosa		

**Project Description:** Major Subdivision of a 4.78 acre lot into 57 residential lots ranging from 1,322 square feet to 3,414 square feet in size, and one 0.20-acre common area lot for a for-sale residential development, consisting of single family and duet units, with reductions in minimum lot size, lot width, setbacks, and lot coverage. The project proposes 43 new detached single-family units and 14 new attached duet units between 1,230 to 2,058 square feet in size, and 136 parking spaces for residents and guests. The applicant requests a density bonus under State law to achieve the 57-unit project by providing six units for low-income households and six units for moderate income households.

---

### 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 \$2,548.00 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. No construction shall be initiated until plans have been approved by the appropriate entity. All construction shall conform with existing County Design and Construction Standards, Subdivision Ordinance, and State Map Act.
3. Street names and location shall be approved by the Permit and Resource Management Department and shall occur prior to Improvement Plan signature or Subdivision Map, whichever occurs first.
4. Public utility easements shall be shown on the map in accordance with the map on file with PRMD.
5. All underground utilities within the road right-of-way shall be installed prior to street construction.
6. Utility distribution facilities, except surface mounted transformers, for pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and street lights shall be placed underground. Appropriate easements shall be provided to facilitate these installations.
7. Prior to recording the map, the applicant shall complete an apportionment of assessment and pay necessary fees to process apportionment to the Sonoma County Treasurer's Office, or the

City, or applicant shall pay off in full all special assessments.

8. The Planning Commission's decision shall be final on the eleventh (11<sup>th</sup>) day after final Planning Commission action unless an appeal is taken.
9. These conditions must be met and the application validated within 24 months of approval unless a request for an extension of time is received before the expiration date.
10. Only the conditions entitled **"NOTE ON MAP"** and **"NOTE ON PLANS"** are required to be included on the Map and Improvement Plans, respectively.
11. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
12. 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.
13. 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.

**SURVEYOR:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

14. A Final Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer authorized to practice land surveying, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
15. Monuments shall be set at all lot corners and angle points as well as road centerline intersections and curve points which shall have monument well boxes on the new roads, subject to approval by the Sonoma County Surveyor's Office
16. No traffic calming devices shall be allowed on any roads or on any Emergency Vehicle Access's (EVA).

17. Emergency Vehicle Accesses (EVA's) shall meet the Board of Forestry for dead end roads
18. The Emergency Vehicle Access (EVA) shall be an irrevocable offer of dedication to the County of Sonoma. The Emergency access easement shall consist of twenty feet (20') wide all-weather surface, designed and maintained to support the imposed loads of fire apparatus per California Fire Code 503.2 and shall bear the stamp and signature of a State of California engineer, or as approved by the local fire protection district.
19. All private roads shall have a driving surface a minimum of 20 feet wide and as otherwise restricted by fire code.
20. 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.
21. Prior to the issuance of permits required for residential development or the recording of the final map, whichever occurs first, all roads necessary to access the subdivision shall be named if they serve 3 parcels or more (new or existing parcels). All newly named roads must connect to an existing road with an approved name. A road sign shall be posted at all intersections on the existing and/or new access roads. The signs shall meet the Sonoma County Department of Transportation and Public Works standards. All road names and addresses used shall be reviewed and approved by Permit Sonoma. This condition may be altered or waived with written approval of the Sonoma County Fire Marshal, and the County Surveyor. Any alteration or waiver of this condition may require other conditions to mitigate the required road standards. NOTICE: Fees must be paid for processing and approval of a road name application.
22. The subdivider shall either complete all required private and public construction or enter into an improvement agreement and post security with the County of Sonoma, prior to the filing of the subdivision map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the subdivision map, the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
23. Only the conditions entitled "NOTE ON MAP" and "NOTE ON PLANS" are required to be included on the Map & Improvement Plans, respectively.
24. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the Permit Sonoma's Engineering Section in accordance with the Board of Forestry Fire Safety Regulations 14 CCR §1270 et seq, including the Exceptions to Standards approved by the Fire Marshal, the Sonoma County Subdivision Ordinance, and the following:

- a. Construct private roads as shown on the tentative map dated June 8, 2023. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be a minimum of 20 feet wide. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if the designer wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for the intended use.
  - b. All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
  - c. The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
  - d. A grading permit shall be obtained prior to the start of any earthwork.
  - e. Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the subdivisions improvement plans.
25. Show all public utility easements on Final Map.
26. CC&Rs addressing shared road maintenance and other typical items shall be submitted for review to the Planning Section and the County Surveyor and shall be recorded concurrently with the Final Map. A maintenance agreement for roads shall be obtained or modified with all parties that have an interest/right in the road right of way and be recorded concurrently with the final map; may be included in the CC&R's.
27. An encroachment permit shall be obtained for all driveway approaches off a County designated right of way.
28. Prior to recording the map, the applicant shall pay all necessary fees required by the Sonoma County Treasurer/Tax Collectors office.

**BUILDING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

29. The applicant shall apply for and obtain building related permits from Permit Sonoma for each proposed structure. Construction inspections shall occur and the building permit finalized (or approved for occupancy) prior to occupancy of any structure.

30. All proposed building permit applications shall demonstrate compliance to all applicable requirements of the Sonoma County code adoption ordinance in effect at the time of building permit application.
31. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of all adopted codes and relevant laws, ordinances, rules and regulations, as determined by the building official.
32. All dwellings shall be designed as all-electric dwellings, in accordance with the County of Sonoma's currently adopted amendment to the 2022 California Green Building Standards Code (CALGreen) Section 4.509.
33. A geotechnical investigation shall be prepared, in accordance with the 2022 California Building Code (CBC) Chapter 18, providing site specific foundation design criteria and other geotechnical recommendations for development of each proposed structure. A geotechnical plan review letter will be required for each application, verifying that applicable geotechnical design criteria has been adequately incorporated into project plans, details, and specifications of each structure.
34. Adequate CALGreen documentation shall be provided justifying adherence to the California Green Building Code for each application. This documentation is required to be reviewed and approved by a CALGreen consultant who has been previously approved by permit Sonoma.
35. The California Business & Professions Code requires plans and calculations affecting egress components, life safety, and structural elements to be prepared by California licensed design professionals (architects, engineers).
36. A registered design professional in responsible charge shall be identified on each building permit application and be responsible for reviewing and coordinating all submittal documents prepared by others, as required by CBC Section 107.3.4.
37. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.
38. Construction documents submitted for permitting and construction shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work will conform to the provisions of all relevant codes, laws, rules and regulations, as applicable.

**GRADING & STORMWATER:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

39. **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 (Permit Sonoma) 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.”
40. **NOTE ON MAP:** “Each lot must consider and incorporate the off-site drainage from adjacent lands. Concentrated flow shall be converted to sheet flow to the maximum extent practicable.”
41. **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 storm water discharges from the lots and private/public roads have been incorporated into the development of the subdivision. These post-construction storm water features shall not be altered or removed in any manner that may compromise their intended design. Prior to any changes to the location or design of the approved post-construction storm water features, the property owner(s) shall submit a revised Storm Water Low Impact Development Submittal (SW LIDS) to the Permit and Resource Management Department (Permit Sonoma) - for review. If any changes to the locations of the approved post-construction storm water features are proposed then the property owner(s) shall revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SW LIDS.”
42. **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 Storm Water Low Impact Development Submittal (SW LIDS) to the Permit and Resource Management Department (Permit Sonoma) - for review.”
43. **NOTE ON MAP:** “A revocable license from the Sonoma County Water Agency (SCWA) must be obtained prior to the start of work within any SCWA property, right-of-way, or easement.”
44. Private storm drain easements are required when conveying storm drainage through any neighboring private properties. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed subdivision. Storm drain easements shall be shown and noted on the subdivision map & grading/site/improvement plans. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure. If sufficient drainage easements already exist, then they must be shown on the subdivision map with a reference to the applicable document numbers & then this condition will be satisfied. If a drainage easement exists but is insufficient in size & capacity for the project needs, then it shall be modified to provide adequate drainage & maintenance access for the project. If there is no easement or the existing easement is insufficient, then occupancy of all building permits will be held until the new or modified easement has been recorded.

45. The subdivision map shall delineate areas reserved for LID features as required by the approved improvement plans and Storm Water Low Impact Development Submittal (SW LIDS). If any changes to the design or locations of the approved LID features are made after the subdivision map is filed, then the applicant shall submit a revised SW LIDS to the Permit and Resource Management Department (Permit Sonoma) for review and revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SW LIDS.
46. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (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.
47. All improvement plan projects must be submitted to Permit Sonoma Engineering Land Development staff to initialize the application(s). As a multi-faceted project that includes encroachment, grading, and sewer, the project will be reviewed at-cost and review of the permit application will conform to the below requirements:
  - a. Submit one set of improvement plans that encompasses all on-site and off-site improvements including encroachment, grading, sewer, storm water, and utilities work. This will be one comprehensive plan set with all review fees charged at-cost and all permits issued at once after all have been approved. This will fall under an IMP record.
  - b. Prior to submitting applications for review, the applicant must coordinate with Engineering Division staff to submit the applicable project documents & initialize the application.
48. 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 improvement plans and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (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. The drainage report shall also include a 100-year storm pre & post development analysis to demonstrate the project does not worsen existing drainage conditions for the 100-year storm.
  - a. The drainage report shall also include an exhibit of proposed and reasonably foreseeable development for each of the proposed subdivision lots including, but not limited to, roads, driveways, parking areas, structures and post construction best management practices, as applicable, demonstrating that of each of the proposed subdivision lots can accommodate all proposed and reasonably foreseeable development while meeting all set back requirements. If the exhibit demonstrates inadequate capacity to handle the proposed and reasonably foreseeable development, the applicant shall modify the layout of each lot to meet the setback requirements on each individual proposed lot.

49. The proposed project is subject to storm water Low Impact Development (LID) regulations. Post-construction storm water LID best management practices (BMP's) to mitigate impacts to the quality and quantity of storm water discharges from the project site shall be incorporated into the drainage design of the project. A final Storm Water Low Impact Development Submittal (SW LIDS), based upon the approved initial SW LIDS dated **11/06/2023**, shall be submitted with the improvement plans and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to the issuance of any grading or building permits. LID BMP's must be installed per approved plans and specifications, and working properly prior to finaling the grading permit and associated building permits.
50. Landowner shall submit to Permit and Resource Management Department (Permit Sonoma) annually the results of the Storm Water BMP inspection. Inspection shall include but is not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features.
51. 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 improvement 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 and Resource Management Department'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.
52. The applicant shall provide improvement 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.
53. As part of the improvement 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.



54. 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.
55. 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 the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

#### **SANITATION**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

56. **NOTE ON MAP:** "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by Permit Sonoma prior to occupancy of the building."
57. All easements necessary for the installation of proposed sewer facilities shall be granted to the Airport/Larkfield/Wikiup Sanitation Zone by separate document and shall be shown on the required Improvement Plans prior to signing of improvement plans by Sonoma Water. All easements must be identified on the improvement plans by a County of Sonoma Clerk-Recorder document number.
58. The Applicant shall submit improvement plans to the Sanitation Section of Permit Sonoma for review and approval of the sanitary sewer design. Improvement plans shall be submitted to the Engineering Division of Permit Sonoma, be printable to scale on 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed, and Improvement Plans prepared in accordance with "Design and Construction Standards for Sanitation Facilities" (latest revision) by Sonoma Water. The Applicant shall pay Plan Checking fees to the Sanitation Section of Permit Sonoma prior to the start of Improvement Plan Review.
59. The Applicant shall construct sanitary sewer mains and appurtenances or post securities to ensure that sewer facilities are installed in accordance with "Design and Construction Standards for Sanitation Facilities" by Sonoma Water, with applicable specific details shown on approved improvement plans.
60. No building shall be connected to the newly constructed sewer main until the mainline sewer has been inspected and accepted by the Engineering Division of Permit Sonoma, and a Sewer Connection Permit has been issued for the building. The sewer construction permit shall be finalized prior to Occupancy or Temporary Occupancy. Any building permits issued for

construction of buildings which will connect to sewer prior to sewer main construction permit issuance or on-site sewer construction permit issuance, shall be at the sole risk of the Applicant.

61. Prior to approval of the Improvement Plans, the Applicant shall submit a letter from California American Water to the Sanitation Section of Permit Sonoma, stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the water supplier have entered into an agreement for water service.
62. The Applicant shall construct water mains and appurtenances or post securities to ensure that water supply facilities are installed in accordance with California American Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.
63. Prior to the start of construction within the County Right-of-Way of Airport Blvd, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from Permit Sonoma.
64. At the time of sewer construction permit issuance, the Applicant shall provide the Sanitation Section of Permit Sonoma with data related to the intended use for the purpose of correctly calculating sewer use fees, as defined by Sonoma Water Sanitation Codes. Data includes but is not limited to project site plan, floor plan and plumbing plan detailing sanitary sewer connections, floor area of the building, including tables, chairs, bar area, kitchen, kitchen work areas, sinks, bathrooms, office, etc.
65. 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 sewer permit issuance.
66. All Sewer Fees per Airport/Larkfield/Wikiup Sanitation Zone Ordinances (latest revision) shall be paid to Permit Sonoma prior to occupancy of any proposed building.
67. 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 final of the sewer construction permit, unless otherwise specifically approved in advance by Permit Sonoma.
68. The Applicant shall have "Record Drawings" prepared by the project engineer, in accordance with Section 6.5, of the "Design and Construction Standards for Sanitation Facilities" (latest revision) by Sonoma Water. The record drawings shall be submitted to the Engineering Division of Permit Sonoma, be printable to scale on 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California for review and approval prior to acceptance of the sanitary sewer facilities. Record Drawings must be signed by the Director of Engineering of Sonoma Water prior to the issuance of any permits for construction of sanitary sewer main facilities.
69. A sanitary sewer Construction Labor and Material Payment Bond and a Construction Performance Bond shall be paid for the public sewer improvements as design on the approved plans. Each bond shall be for the full cost estimate as calculated by Sonoma Water for

construction of the approved sanitary sewer system. Bonds shall be paid prior to the issuance of sewer construction permits.

70. All water lines and sewer lines running parallel to each other shall maintain a 10' minimum horizontal separation and be 1' minimum vertically separation such that the water line is above the sewer line. These separation requirements shall be observed for both main lines and service lines.
71. In accordance with Section 3.09, of the Airport/Larkfield/Wikiup Sanitation Zone Sanitation Code Ordinance, when shared laterals are proposed that the owner shall wright a letter to the Zone requesting the sharing of the laterals. If the request is granted, a 'Declaration of Restriction and Acknowledgment', provide by the Zone shall be recorded at the Recorder's Office as required by the Zone.
72. Prior to recording the subdivision map the applicant shall provide a letter to Sonoma Water clearly stating how the existing Equivalent Single-family Dwelling sewer billing units (ESD) are to be distributed to the resulting subdivision parcels. The letter shall be addressed to the Director of Engineering at Sonoma Water, currently:

Kent Gylfe  
Director of Engineering, Sonoma Water  
404 Aviation Boulevard  
Santa Rosa, CA 95403

Lynne Roselli and Kathy Badger at the same address shall be cc. Additional ESD may be required.

**SONOMA PUBLIC INFRASTRUCTURE:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

**Right of Way Requirements:**

73. 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 Forty Three (43) feet wide on the Developer's side of the road, as measured from the existing pavement centerline, for the full length of the property's frontage on Old Redwood Hwy and Airport Blvd. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
  - b. To contain the northerly end of the Right Turn Lane (that portion that is adjacent to the applicants property), along the southbound lane of Old Redwood Highway.
  - c. To contain all Public drainage facilities.
74. The Applicant shall dedicate right-of-way for Public use on the face of the Final Map.

**Required Improvements:**

75. The Applicant shall construct or install improvements described as follows:

- a. Supplement the width of the following existing road on the Applicant's side to create the improved roadway described below. The improvements shall extend for the full frontage of the Applicant's property. The road width shall be measured from the existing roadway centerline to either the new edge of shoulder or the new face of curb on: Old Redwood Hwy & Airport Blvd and shall include:
  - 1) Two (2) twelve (12) foot wide paved travel lane(s).
  - 2) Six (6) feet of a twelve (12) foot wide continuous two-way left turn lane.
  - 3) Twelve (12) foot wide right turn lane along a portion of Old Redwood Hwy adjacent to the southerly end of the proposal.
  - 4) minimum five (5) foot wide Class II Bicycle Lane. This lane may include a maximum of two (2) foot of gutter pan width.
  - 6) Type A2-6, two (2) foot wide concrete curb and gutter along the Applicant's side of the road.
  - 7) Five (5) foot wide sidewalk, including facilities for persons with disabilities, along the Applicant's side of the road.
  - 8) The final road shall have sufficient section to provide for a Traffic Index of 9.5.

The improvements may vary depending upon the location and condition of the existing improvements. Depending on the existing conditions, the improvements may consist of widening, reconstruction, overlay, etc, all as necessary to create the required widths and structural section(s).

Note: The two (2) foot wide gutter pan may be used as part of the shoulder or parking lane, but shall not be considered part of the travel lane.

76. The structural section of all road improvements shall be designed using a soils investigation which provides the basement soil's R-value and Expansion Pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The Traffic Index (TI) to be used for the pavement design is 9.5. A soils report for public road purposes is not required for a design based on an R-value of 5.0.
77. The Applicant shall mill, repair and overlay the existing pavement as necessary to make a smooth transition between the existing pavement and the new pavement.
78. Storm drainage facilities shall be designed and constructed in accordance with Sonoma County Water Agency design standards. Drainage improvements shall be reviewed and cleared by the Grading & Storm Water Section of Permit Sonoma (PRMD).

79. An approved storm drain label shall be placed on all surface storm drain structures within the public right-of-way. The Permit Sonoma (PRMD) inspector will provide approved labels.
80. Prior to acceptance of the public road improvements, the Applicant shall ensure that the project engineer signs the record drawing block on the approved public improvement plans after noting any record changes. The signed record drawings shall be scanned at a minimum 400 DPI and a PDF of the record plans shall be provided to SPI at the Applicant's expense.
81. The Applicant shall install street lighting as approved by the Director of Public Infrastructure along the project's frontage.
82. The Applicant shall construct a full bus turnout on Airport Blvd fronting the project parcel per County Standard 216 and the following criteria:
  - a. The berth area shall have a minimum width of 10 feet and a length of 50 feet. The 10 foot berth width shall allow a bus to stop without extending into the Class II bike lane.
  - b. The design shall be subject to review and approval of Sonoma County Transit and the Sonoma County Department of Public Infrastructure.
  - c. It is recommended that the bus turnout be located along a straight portion of roadway to accommodate the safe navigation of buses in and out of the travel lane.

**Curb, Gutter and Sidewalk:**

83. The Applicant shall construct concrete curb and gutter as necessary, along the Applicant's entire frontage on Airport Blvd and Old Redwood Highway.
84. The Applicant shall construct five (5) foot sidewalks as necessary, along the Applicant's entire frontage on Airport Blvd and Old Redwood Highway.
85. Sidewalk warps shall be constructed to provide a clear 4-foot walkway around surface obstructions.
86. Americans with Disabilities Act (ADA) compliant pedestrian ramps shall be constructed at all improved intersections. Refer to State of California (Caltrans) Standard Plan RSP A88A and A88B, and Sonoma County Department of Transportation and Public Works Construction Standards 224A and 224B for details.

**Intersections of Roads and Driveways:**

87. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, the Developer shall construct a curb-return type driveway with entrance curve returns having a radius of 30 feet and a throat width of at least 24 feet (AASHTO Passenger Vehicles). Alternately, the Developer shall construct a ramp-type concrete driveway approach with a throat width of at least 35 feet, reinforced to accommodate commercial activity. Once on the property, the driveway throat width may be

reduced to 24 feet. The curb opening necessary to accommodate the curb face transition shall extend three (3) feet beyond the throat width, on both sides of the driveway. 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 this driveway shall be in accordance with AASHTO requirements for the actual speed traveled on the public road servicing the development. The Developer shall surface the entry with asphaltic pavement between the edge of the existing pavement and the right-of-way line or a minimum distance of 20 feet, whichever is greater. The driveway intersection shall be paved to provide for a Traffic Index (T.I.) of 6.5. This condition shall be void if the existing entry already meets these standards. The driveway improvements shall be in place prior to occupancy or commencement of the new activity.

88. 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.
89. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.
90. The Applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:
  - a. The entrance shall be of sufficient width to accommodate two-way traffic.
  - b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
  - c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current County requirements for the speed traveled on the public road(s) providing construction access. 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.

**Traffic Control Devices:**

91. The Applicant shall install:
  - a. Traffic control devices as required by the Department of Transportation and Public Works, including items such as traffic signs, roadway striping, pavement markers, etc.
  - b. Traffic barricade(s) placed at an angle, where road pavement narrows to create a tapered transition to the existing narrower section of pavement, as required by the Department of Public Infrastructure.
  - c. Traffic barricades where road pavement and sidewalk ends, as required by the Department of Transportation and Public Works.

**Improvement Standards:**

92. The Applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be a minimum 1 inch equals 20 feet, and shall be submitted electronically on ANSI D 22.0 x 34.0-inch printable sheets for review. The Plans shall include roadway cross-sections, at a maximum interval between cross-sections of 50 feet.

**Fees:**

93. Plan checking fees and Inspection fees, including those involving off-site frontage improvements, shall be paid to Permit Sonoma (PRMD), prior to signature of the Improvement Plans by the Director of the Department of Public Infrastructure.
94. 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 (PRMD) prior to clearance of these conditions. Credit is granted for existing, legal uses.
95. **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:**

96. Plans for all required improvements shall be submitted to the Engineering Division of Permit Sonoma (PRMD) for review and approval; said office will coordinate review of the plans with SPI. An initial review by SPI and agreement in concept for the proposed improvements shall be required prior to the issuance of any grading permit for the project. Either the public road improvement plans shall be signed by the Director of SPI prior to the issuance of a building permit or the Applicant shall obtain signed approval from the Director of SPI. The improvement plans shall be signed by the Director of SPI prior to the issuance of an encroachment permit for public road improvements.
97. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.

**Completion of Required Improvements:**

98. Prior to the filing of the Final Map, the Applicant shall either:
- a. Complete construction of the required improvements. (If the required construction is completed prior to filing of the subdivision map, the Applicant shall enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year), or,
  - b. Enter into an Improvement Agreement and post acceptable security with the County

of Sonoma, agreeing to complete the required construction within the 24-month period following filing of the Final Map. Included in this Improvement Agreement shall be a requirement that the Applicant enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year after acceptance of the improvements as being complete, by the County of Sonoma.

**FIRE PREVENTION:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

99. **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 Fire Safety Ordinance, 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 Fire Safety Ordinance.
- a. Roadway grades greater than 15% are not permitted without mitigation.
  - b. Roadways that provide vehicular access to more than one (1) parcel are required to be two-way roads with a minimum width of 20 feet.
  - c. A minimum of a 25'-0" foot wide fire right of way easement, (Emergency Vehicle Access Easement), shall be provided and offered for dedication on the face of the Parcel Map or be recorded in a Grant Deed by separate instrument 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.
  - d. Shall have a second point of access per Appendix D of the CFC
  - e. Dead End Roads shall be provided a turnaround unless one is not required by code.
100. **Addressing, signing and building numbering** is in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, and 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 Fire Safety Ordinance.
101. **Names of roads.** All roads serving more than two (2) parcels shall be identified by a road name. All private roads requiring a road name shall be named by the director of Permit and Resource Management pursuant to procedures established by resolution or ordinance of the Board of



Supervisors. Any private road having a road name may be renamed using the procedures for naming a private road.

102. **Emergency water supplies.** The applicant shall provide evidence that on each parcel are in compliance with Chapter 5 and Appendix-B and Appendix C of the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, and 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 are in compliance with the Sonoma County Fire Safety Ordinance.

103. **Fuel modification and defensible space clearances.**

- a. Vegetation shall be compliant with Sonoma County Code Chapter 13A around all structures and access roads.

104. **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.

Minor or Major subdivisions shall have a recorded maintenance agreement for the preservation, maintenance or repairs for all access roads subject to the Sonoma County Fire Safety Code Chapter 13.

105. **NOTE ON MAP:** Under local agency required information shall be provided and indicate the following language.

- a. Development on this parcel or parcels is subject to the Sonoma County Fire Safety Ordinance 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.
- b. 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.

106. The subject property must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.

- a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property (*or properties*) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
- b. The Building (s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.
- c. Some Occupancies may be required to have a fire inspection annually by the local fire district

107. **Access.** To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Sonoma County Fire Safety Ordinance. Appendix D of the California Fire Code shall apply

108. **Water Supply.** Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance.

- a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance.

109. **Vegetation Management.** To reduce the intensity of a conflagration by the installation of building fire protection features, the proposed project shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance.

**PLANNING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

**PRIOR TO MAP RECORDATION**

110. The affordable housing requirements for affordable units constructed to qualify for a State law density bonus will be met through the provision of the required number of for-sale affordable units onsite in compliance with Government Code Section 65915 and Sonoma County Zoning Code Article 89. The owner of the subject property and the Sonoma County Community Development Commission (CDC) shall enter into a 45-year equity sharing agreement that meets the requirements of Government Code Section 65915(c)(2), recorded by the CDC prior to recordation of the final map, to provide 10 percent of the project units as affordable to low income households (6 units) and 10 percent of the project units as affordable to moderate income households (6 units), in accordance with Government Code Section 65915(c)(2) and, as applicable, Zoning Section 26-89-100. As a concession granted under State density bonus law,

the agreement shall include a provision that a minimum of one affordable unit be constructed with every eight market rate homes constructed in the project, with exception of the first construction phase containing three to four model units. A certificate of occupancy must be granted to the affordable unit(s) within three months of the date of occupancy granted for the first market rate unit in each phase of construction.

111. The applicant shall submit an Affordable Housing Program Application along with a \$500 application fee. The CDC will prepare the equity sharing agreement, provide a copy of the agreement to the applicant for review by the applicant's attorney prior to recording. Upon receipt of a letter of Opinion of Counsel from the applicant's attorney and the executed agreement, the CDC will record the agreement. There is a per unit per year monitoring fee for each required affordable unit.
112. **NOTE ON MAP:** "Affordable housing requirements apply to each residential lot and shall be met through the provision of affordable housing onsite, payment of an in lieu fee, or an approved alternative equivalent action pursuant to Section 26-89-040 of the Sonoma County Code."
113. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to Permit Sonoma 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.
114. The project shall return to the Sonoma County Design Review Committee for final design review clearance prior to map recordation.
115. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Final 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 Final Map:  
  
**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."
116. **NOTE ON MAP:** "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."
117. **NOTE ON MAP:** 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. 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.

118. Prior to recording the Final Map, a draft Homeowner's Association Agreement and Covenants, Conditions, and Restrictions (CC&R's), or other legal documents acceptable to County Counsel, shall be prepared by the developer to provide for the long term maintenance of all common areas and improvements, including but not limited to the private roadway, the common recreation area/open space areas, bio retention ponds and drainage facilities, perimeter fencing, signage and landscaping. The draft Homeowners Association Agreement and CC&Rs, or other legal documents acceptable to County Counsel, shall be submitted for review and approval of the Permit Sonoma and County Counsel prior to recording the Final Map. The approved Homeowners Association Agreement and the CC&Rs, or other legal documents, shall be recorded along with the Final Map. The CC&Rs, or other legal documents, shall list the County as a third party beneficiary, with the right but not the obligation to enforce them.

119. **Mitigation Measure BIO-4 Pre-Construction Surveys for Nesting Birds:**

**NOTE ON MAP:** "If initial ground disturbance or vegetation removal occurs during the breeding season for nesting birds (February 1 through September 15), a qualified biologist shall conduct a breeding bird survey no more than 14 days prior to project activities to determine if any birds are nesting in underground burrows or dens, or in trees on or adjacent to the project sites and shall conduct additional surveys if there is a lapse of 14 days or more in construction activities. The surveys shall include the entire disturbance area plus at least a 500-foot buffer around the project site. If active nests are found close enough to the project site to affect breeding success, the biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending on the species, nest location, and existing visual buffers, but typically would entail a minimum of 500 feet for raptor species and 300 feet for other migratory species. Once all young have become independent of the nest, vegetation removal and grading may take place in the former exclusion zone. If initial ground disturbance is delayed or there is a break in project activities of more than 14 days within the bird-nesting season, then a follow-up nesting bird survey shall be performed to ensure no nests have been established in the interim. If a burrowing owl or occupied burrow is found, CDFW will be contacted to determine the appropriate mitigation measure to avoid impacts on the species, which may include relocating the owl or burrow to a safe location." **(Housing Element EIR Mitigation Measure BIO-10)**

**Mitigation Monitoring BIO-4:**

Prior to approval of the map for recordation, Permit Sonoma staff shall ensure the note is shown correctly on the map. Prior to construction and through completion of initial site disturbance, Permit Sonoma staff shall verify that all surveys have been conducted according to applicable

protocols and shall review the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive habitat or species and ensure compliance.

**120. Mitigation Measure TCR-1:**

**NOTE ON MAP/PLANS:** “All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

“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.”” **(Housing Element EIR Mitigation Measure CUL-3 and CUL-9)**

**Mitigation Monitoring TCR-1:**

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above note is printed on the subdivision improvement plans, the recorded subdivision map, and future building/grading permit plans on the project site.

**PRIOR TO BUILDING PERMIT ISSUANCE**

**121. Mitigation Measure VIS-1:**

Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD 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 street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. **(Housing Element EIR Mitigation Measure AES-2)**

**Mitigation Monitoring VIS-1:**

The Permit and Resource Management Department shall not issue the Building Permit until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards. The Permit and Resource Management Department shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. 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 or initiate procedures to revoke or modify the permit.

122. **Mitigation Measure AIR-1:** The project shall reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5) by implementing the BAAQMD's Basic Construction Mitigation Measures (described below) or equivalent, expanded, or modified measures based on project and site-specific conditions.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
9. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
10. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
11. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity.

13. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
14. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
15. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
16. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.
17. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.
18. Minimizing the idling time of diesel powered construction equipment to two minutes.
19. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
20. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
21. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
22. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines. **(Housing Element EIR Mitigation Measure AQ-1 and AQ-2)**

**Mitigation Monitoring AIR-1:**

Permit Sonoma staff shall verify that the AIR-1 measures are noted on site alteration, grading, building, and subdivision improvement plans prior to issuance of permits.

**123. Mitigation Measure BIO-1 Special Status Plant Species Surveys, Avoidance and Minimization**

- a. Protocol rare plant surveys shall be conducted, and impacts to suitable or occupied rare plant habitat mitigated, in accordance with the 2007 USFWS Santa Rosa Plain Programmatic Biological Opinion, as amended in 2020, or other applicable regulations. The botanical surveys and results report shall follow the Santa Rosa Plain Conservation Strategy, Appendix D: *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain* (<https://www.fws.gov/library/collections/santa-rosa-plain-conservation-strategy>) and CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities* (<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants>). The project

shall submit to CDFW two years of completed botanical survey results and obtain CDFW's written approval of the results prior to initiating project construction.

- b. If surveys find rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits, bright orange protective fencing shall be installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm.
- c. If CDFW is unable to accept the survey results, the project shall conduct additional surveys prior to initiation of project activities or may assume presence of Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam. Please be advised that for CDFW to accept the results, they should be completed in conformance with the Santa Rosa Plain Conservation Strategy, Appendix D: *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain* and CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities*, including, but not limited to, conducting surveys during appropriate conditions, utilizing appropriate reference sites, and evaluating all direct and indirect impacts such as altering off-site hydrological conditions where the above species may be present. Surveys conducted during drought conditions may not be acceptable.
- d. If federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided and will be impacted by development, or there will be a population level impact, the project applicant shall obtain required take authorization and mitigate for habitat impacts, the project shall be subject to Mitigation Measure BIO-2.

**(Housing Element EIR Mitigation Measure BIO-2 and BIO-3)**

**Mitigation Monitoring BIO-1:**

Prior to building permit issuance Permit Sonoma shall verify that the project is designed to avoid impacting special status plant surveys, if possible, and that protective fencing is in place to protect rare and listed plants located within 50 feet of disturbance limits. If impacts cannot be avoided, Permit Sonoma shall verify that the project follows Mitigation Measure BIO-2.

124. **Mitigation Measure BIO-2 Restoration and Monitoring, Take Authorization, and Habitat Compensation:** Development and/or restoration activities shall be conducted in accordance with a site-specific Habitat Restoration Plan. If federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided and will be impacted by development, or there will be a population level impact, the project applicant shall obtain required take authorization and mitigate for habitat impacts as follows:

- a. If state-listed or CRPR 1B or 2 species are found and will be impacted, the project applicant shall obtain a CESA Incidental Take Permit (ITP) from CDFW prior to construction and comply with all requirements of the ITP, including mitigation. All impacts shall be mitigated by the applicant at a ratio not lower than 1:1 or to be determined by CDFW for each species as a component of habitat restoration, unless



otherwise approved in writing by CDFW. Habitat mitigation may include either the purchase of credits at a CDFW-approved mitigation or conservation bank or purchasing appropriate habitat and conserving it in perpetuity through a conservation easement and management plan, which shall be prepared, funded, and implemented by the Project in perpetuity, unless otherwise approved in writing by CDFW. A qualified biologist shall prepare and submit a restoration plan to the County and CDFW for review and approval.

- b. If federally listed species are found, and project impacts cannot be avoided, the project applicant shall consult with the USFWS and provide habitat mitigation consistent with the USFWS' requirements and the Santa Rosa Plain Conservation Strategy for occupied habitat and suitable habitat. All impacts shall be mitigated by the applicant at a ratio not lower than 1:1 and to be determined by the County in coordination with USFWS for each species as a component of habitat restoration, unless otherwise approved in writing by USFWS.
- c. If a federally and/or state-listed plant species will be impacted, the restoration plan shall be submitted to the USFWS and/or CDFW for review, and shall include, at a minimum, the following components:
  - 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type)
  - 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved)
  - 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values)
  - 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan)
  - 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule)
  - 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports)
  - 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist
  - 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria

9. Notification of completion of compensatory mitigation and agency confirmation
10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)

**(Housing Element EIR Mitigation Measure BIO-4)**

**Mitigation Monitoring BIO-2:**

Prior to building permit issuance, the applicant shall submit to Permit Sonoma a restoration plan prepared by a qualified biologist and accepted by CDFW and USFWS, as applicable. The County shall verify that all impacts are mitigated by the applicant at a ratio not lower than 1:1 and that required take authorization has been obtained.

**125. Mitigation Measure BIO-3 Endangered/Threatened Animal Species Avoidance and**

**Minimization:** The following measures shall apply to the project.

1. Ground disturbance shall be limited to the minimum necessary to complete the project. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said areas and the limits of disturbance.
2. All projects occurring within/adjacent to sensitive habitats that may support federally and/or state listed endangered/threatened species shall have a CDFW and/or USFWS approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed said biologist shall conduct daily pre activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW, NMFS, and/or USFWS said biologists may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.
3. No endangered/threatened species shall be captured or and relocated without express permission from the CDFW NMFS and/or USFWS.
4. If at any time during project construction and endangered/threatened species enters the construction site or otherwise may be impacted by the project all project activities shall cease. A CDFW / USFWS approved biologist shall document the occurrence and consult with the CDFW and USFWS as appropriate to determine whether it was safe for project activities to resume.
5. For all projects occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade as shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.

6. At the end of each work day, excavation shall be secured with cover or a ramp provided to prevent wildlife and treatment.
7. All trenches pipes culverts or similar structures shall be inspected for animals prior to burying capping moving or filling.

**(Housing Element EIR Mitigation Measure BIO-6)**

**Mitigation Monitoring BIO-3:**

Prior to building permit issuance Permit Sonoma shall verify that avoidance and minimization measures are listed on the project plans.

**126. Mitigation Measure BIO-5**

The project applicant will apply for a Nationwide Permit Program (NWP) from the Corps and a Section 401 Certification of water quality from the RWQCB. Proof of a Section 404 permit from the Corps and a Section 401 water quality certification (permit) from the RWQCB shall be provided to the County prior to filling any wetlands or other waters on the project site. Any conditions or stipulations in the Section 404 and 401 permits issued for this project will become conditions of project approval. **(Housing Element EIR Mitigation Measure BIO-14 and BIO-16)**

**Mitigation Monitoring BIO-5**

Permit Sonoma shall not provide clearance for issuance of grading or building permits prior to the NWP and Section 401 Certifications being submitted and accepted by Permit Sonoma.

**127. Mitigation Measure BIO-6**

Any impacts to the waters of U.S./State shall be mitigated for at a minimum 1:1 mitigation ratio or at a ratio stipulated in the agency permits. To mitigate impacts to waters of the U.S./State, wetland credits will be purchased from an agency-approved mitigation bank in accordance with all permits acquired that authorize impacts to jurisdictional waters (which includes wetlands). Proof of credit purchase must be submitted to the Corps and RWQCB prior to filling the waters/wetlands onsite. **(Housing Element EIR Mitigation Measure BIO-14 and BIO-16)**

**Mitigation Monitoring BIO-6**

Permit Sonoma shall not provide clearance for issuance of grading or building permits until proof of purchase of wetland mitigation credits are provided to Permit Sonoma.

**128. Mitigation Measure BIO-7**

The applicant shall secure a Stream Bed Alteration Agreement (SBAA) from the CDFW if required for alterations to OW1 and OW2 and implement all measures identified in the SBAA including but not limited to the following:

- a. To avoid fuels, lubricants, soils and other pollutants from entering any portion of the onsite ditches to remain or any offsite water feature, wildlife friendly hay wattles (that is, no mono-filament netting) and silt fending shall be installed at the top of bank of the feature or in a strategic position to protect offsite water ways. The use of mulch, loose straw, or any other substitute that may enter into any waters shall be prohibited.

- b. Staging, operation and maintenance of heavy duty construction equipment shall be located open waterways at all times unless the equipment is needed to specifically work on the ditch for the project.
- c. To mitigate for any impacts to the ditch, the CDFW may allow the purchase of mitigation credits similar to the RWQCB or the CDFW may allow riparian enhancement/planting of offsite areas to be preserved in perpetuity.

Any further requirements set forth in the Streambed Alteration Agreement (SBAA) issued for the project from the CDFW, such as specific erosion control measures, shall also be implemented.

**(Housing Element EIR Mitigation Measure BIO-16)**

**Mitigation Monitoring BIO-7**

Permit Sonoma shall not provide clearance for issuance of grading or building permits until proof of the SBAA has been accepted by Permit Sonoma.

**129. Mitigation Measure BIO-8 Tree Removal:**

The project shall comply with the County's Tree Protection Ordinance by mitigating the removal of protected trees through replanting. Documentation of tree removal mitigation shall be provided on the final landscape plans.

**Mitigation Monitoring BIO-8:** Prior to building permit issuance, the Design Review Committee and/or Permit Sonoma staff will ensure that the plans include adequate tree planting, consistent with the County Tree Protection Ordinance. Prior to building permit final, the planner will verify that tree plantings have been installed.

**130. Mitigation Measure BIO-9 Worker Environmental Awareness Program:**

If potential impacts to special status species are identified in the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend Worker Environmental Awareness Program training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the BSAs for the project. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of projects. All employees shall sign a form documenting provided by the trainer indicating they have attended the Worker Environmental Awareness Program and understand the information presented to them. The form shall be submitted to the County to document compliance. **(Housing Element EIR Mitigation Measure BIO-11)**

**Mitigation Monitoring BIO-9:**

Prior to building permit issuance Permit Sonoma shall receive and review a form signed by all personnel associated with project construction to verify that they have attended the Worker Environmental Awareness Program and understand the information presented to them.

**131. Mitigation Measure BIO-10 Invasive Weed Prevention and Management Program:**

Prior to start of construction a qualified biologist shall develop an Invasive Weed Prevention and Management Plan to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Moderate and High-Risk Lists. **(Housing Element EIR Mitigation Measure BIO-12)**

**Mitigation Monitoring BIO-10:**

Prior to building permit issuance Permit Sonoma shall verify that a qualified biologist has developed an Invasive Weed Prevention and Management Plan for projects which include activity that would occur within or adjacent to sensitive habitats, as determined by the project-specific Biological Resources Assessment.

**132. Mitigation GEO-1:**

All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code). All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

**Mitigation Monitoring GEO-1:**

Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about code requirement.

**133. Mitigation GEO-2:**

The design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations and structural components shall conform with the specifications and criteria contained in the project geotechnical report PJC & Associates, Inc. dated December 23, 2003 and updated on June 1, 2023. The geotechnical engineer shall submit an approval letter for the engineered grading plans prior to issuance of the grading permit. Prior to final of the grading permit the

geotechnical engineer shall also inspect the construction work and shall certify to Permit Sonoma, prior to the acceptance of the improvements or issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.

**Mitigation Monitoring GEO-2:**

Permit Sonoma Plan Check staff will ensure plans are in compliance with geotechnical requirements. Permit Sonoma inspectors will ensure construction is in compliance with geotechnical requirements.

**134. Mitigation Measure GEO-3:**

The project site will be inspected following the first heavy rain, during the middle of the rainy season and at the end of the rainy season following construction. During each visit, areas of significant erosion or erosion control device failure shall be noted and appropriate remedial actions taken.

**Mitigation Monitoring GEO-3:**

The project site shall be inspected by County staff after storm events that produce 1 inch of rain or greater within 24 hour period in the Santa Rosa area. During every inspection, areas of significant erosion or erosion control device failure shall be noted and appropriate remedial actions will be taken as soon as practical. If erosion control measures appear to be effective for three consecutive site inspections following 1-inch storm events, then site inspections will only be required following storm events that result in 2 inches of rain, or greater, within a 24-hour period in the Santa Rosa area.

At the end of the rainy season, County staff shall re-inspect the site and evaluate the effectiveness of the erosion control measures that were used. If there were problem areas at the site, recommendations will be made to improve methods used in subsequent projects.

**135. Mitigation Measure GEO-4:**

The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the grading plan. The Erosion and Sediment Control Plan shall be subject to review and approval of the Permit Sonoma prior to the issuance of a grading permit. The Plan shall include temporary erosion control measures to be used during construction of cut and fill slopes, excavation for foundations, and other grading operations at the site to prevent discharge of sediment and contaminants into the drainage system. The Erosion and Sediment Control Plan shall include the following measures as applicable:

- a. Throughout the construction process, ground disturbance shall be minimized and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.

- b. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff through the use of silt fences, diversion berms and check dams. Fill slopes shall be compacted to stabilize. All exposed surface areas shall be mulched and reseeded and all cut and fill slopes shall be protected with hay mulch and /or erosion control blankets as appropriate.
- c. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season, but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

**Mitigation Monitoring GEO-4:**

Building and grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans.

**136. Mitigation Measure GEO-5:**

For projects with proposed ground-disturbing activity, the project applicant shall retain a Qualified Professional Paleontologist to review proposed ground disturbance associated with development to:

1. Assess if the project will require paleontological monitoring;
2. If monitoring is required, to develop a project-specific Paleontological Resource Mitigation and Monitoring Program (PRMMP) as outlined in Mitigation Measure GEO-2 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323);
3. Draft the Paleontological Worker Environmental Awareness Program as outlined in Mitigation Measure GEO-3 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323); and
4. Define within a project specific PRMMP under what specific ground disturbing activity paleontological monitoring will be required and the procedures for collection and curation of recovered fossils, as described in Mitigation Measures GEO-4, GEO-5, and GEO-6 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323).

The Qualified Paleontologist shall base the assessment of monitoring requirements on the location and depth of ground disturbing activity in the context of the paleontological potential and potential impacts outlined in this section. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). The County shall review and approve the assessment before grading permits are issued. **(Housing Element EIR Mitigation Measure GEO-1)**

**Mitigation Monitoring GEO-5:**

Prior to issuance or grading permits Permit Sonoma shall review and approve an assessment of monitoring requirements prepared by a Qualified Professional Paleontologist.

**137. Mitigation Measure NOISE-1 HVAC:**

If the project would place one or more HVAC unit(s) within 30 feet of an existing noise- sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of the HVAC unit(s) shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise Analysis. Noise control measures shall include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers. **(Housing Element EIR Mitigation Measure NOI-1 and NOI-5)**

**Mitigation Monitoring NOISE-1:**

The Design Plan shall be submitted concurrently with final Design Review and prior to the approval of building permits. The Design Plan shall demonstrate that the noise level from the operation of the HVAC units shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses for HVAC units placed within 30 feet of an existing noise-sensitive receiver.

**138. Mitigation Measure NOISE-2 Construction:**

Construction activities for this project shall be restricted as follows:

All plans and specifications or construction plans shall include the following notes:

- 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 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. (same note as above) on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 5:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., 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 7:30 a.m. to 5:00 p.m. 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. **(Housing Element EIR Mitigation Measure NOI-7)**

**Mitigation Monitoring NOISE-2:**

PRMD Project Review Division 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. 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. (Ongoing)

**139. Mitigation Measure NOISE-3:**

To ensure exterior noise levels at the private residential yards of homes facing Old Redwood Highway and Airport Boulevard meet the County's adjusted limit of 65 dBA Ldn, a noise barrier wall with a minimum height of 6-feet is required. For residences on Lots 22 and 34, a minimum height of 8 feet is required for the private yards. This wall should be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3 lbs. per sq. ft. No mitigation is needed for other outdoor community areas. **(Housing Element EIR Mitigation Measure NOI-7)**

**Mitigation Monitoring NOISE-3:**

Permit Sonoma Project Review staff shall ensure that the noise barriers are shown on the building plans in the referenced locations.

**140. Mitigation Measure NOISE-4:**

To ensure interior noise levels within all homes in the residential development are maintained below 45 dBA Ldn, residences adjacent to roadways should follow the recommended STC rating for doors and windows as per Table 6 of the Illignsworth and Rodkin June 30, 2023 Noise Assessment. For these residences, forced-air mechanical ventilation shall be provided to allow residents of these homes to keep their windows closed for the purpose of noise control. In our experience a standard central air conditioning system or a central heating system equipped with a 'summer switch' which allows the fan to circulate air without furnace operation will provide a

habitable interior environment with closed windows. **(Housing Element EIR Mitigation Measure NOI-7)**

**Mitigation Monitoring NOISE-4:**

Permit Sonoma Project Review staff shall ensure that a forced air ventilation system is shown on the building plans applicable residential units.

**141. Mitigation Measure NOISE-5:**

Standard building construction materials can be used for all other residences that are located in the interior of the site plan which are not directly adjacent to the roadways. These residences would benefit from shielding due to residences located on the outer side of the site plan.

Forced-air mechanical ventilation would not be needed for these homes. **(Housing Element EIR Mitigation Measure NOI-7)**

**Mitigation Monitoring NOISE-5:**

Permit Sonoma Project Review staff shall ensure building construction materials are shown on the building plans for all residential units.

- 142. Mitigation Measure TCR-2:** If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project applicant shall retain an archaeologist meeting the SOI's PQS for archaeology (National Park Service 1983) immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the County for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities. **(Housing Element EIR Mitigation Measure CUL-3 and CUL-9)**

**Mitigation Monitoring TCR-2:**

In the event of accidental discovery, Permit Sonoma shall review and approve any reports required to document and/or evaluate unanticipated discoveries and verify that recommendations contained in are implemented throughout the remainder of ground disturbance activities.

- 143.** To mitigate potential impacts and disruptions during project construction, the applicant shall submit a Construction Traffic Management Plan for County review and approval. The plan shall include, but not be limited to, the following:
- a. A prohibition on all construction truck activity during the period 30 minutes prior to the beginning of school and 30 minutes after the end of the school day.
  - b. The provision of flaggers at all on-site locations where construction trucks and construction worker vehicles conflict with school, bicycle, or pedestrian traffic

- c. Preservation of emergency vehicle access
- d. Identification of approved truck routes in communication with the County
- e. Location of staging area and the location of construction worker parking
- f. Identification of the means and locations of the separation (i.e. fencing) of construction areas
- g. Provision of a point of contact for incorporated and unincorporated Sonoma County residents to obtain construction information, have questions answered and convey complaints.
- h. Identification of the traffic controls and methods proposed during each phase of project construction. Provision of safe and adequate access for vehicles, transit, bicycles, and pedestrians. Traffic controls and methods employed during construction shall be in accordance with the requirements of the Manual of Uniform Traffic Control Devices (Federal Highway Administration, 2009 Manual on Uniform Traffic Control Devices with Revisions 1 and 2, May 2012).
- i. Provision of notice to relevant emergency services, thereby avoiding interference with adopted emergency plans, emergency vehicle access, or emergency evacuation plans.
- j. Maintenance of bicycle and pedestrian access along the project's driveway for the duration of project construction.

**(Housing Element EIR Mitigation Measure TRA-2)**

144. The following measures are required to be followed during project construction and must be identified on the project plans:

- a. Construction activities with potential to ignite wildfires shall be prohibited during red-flag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings.
- b. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher.
- c. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance.

**(Housing Element EIR Mitigation Measure WFR-1)**

145. Project landscape plans shall include fire-resistant vegetation native to Sonoma County and/or the local microclimate of the site and prohibit the use of fire-prone species, especially non-native, invasive species. **(Housing Element EIR Mitigation Measure WFR-2)**

146. Prior to building permit issuance, the applicant shall advance four soil borings along the northern border of the project site, close to the Fast & Easy Mart parcel (APN 039-025-029; reference GeoTracker case T0609700430), and collect soil-vapor samples from five feet below ground surface. Samples shall be analyzed for total petroleum hydrocarbons in the gasoline range (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), and naphthalene, and collected in accordance with the State Water Resources Control Board February 2024 Supplemental Vapor Intrusion Guidance. The results shall be compared to residential environmental screening levels for soil vapor found in the Department of Toxic Substances Control (DTSC) HERO Human Health Risk Assessment, Note 3, and the human health risk using this data should be evaluated according to the Feb. 2024 Supplemental Vapor Intrusion

Guidance. The results of the report will be used to evaluate the need for any mitigations, such as vapor barriers, to ensure that future occupants are not exposed to contaminants above health-based screening levels. Necessary mitigations shall be incorporated into and shown on the project plans. Both the work plan and the reports required by this condition must be prepared and approved by a licensed California Professional Engineer or Geologist.