



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Zoning Administrator Record of Action

Action Date: March 12, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 4
File No.: MNS22-0006
Staff: Adam Sharron
Applicant: Applicant
Owner: Orrin Thiessen
Prior Agenda: N/A, no prior hearing
CEQA Status: Prior Negative Declaration (State Clearinghouse No. 2021020105)
Proposal: One-year Time Extension request for a previously approved Minor Subdivision (MNS22-0006) of a 1.03-acre parcel into four parcels.
Recommend: Find the project consistent with the previously adopted Negative Declaration and approve the project subject to proposed conditions of approval.
2601, 2607, 2613, 2619, 2615 Brush Street, Graton
Location: 130-280-049
APN: Fifth
District: R1 B6 5 DU (Low Density Residential, 5 units per acre density, RR B6 2 (Rural
Zoning: Residential, 2 acres per unit density)

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Consistent with previously adopted Negative Declaration (SCH No. 2021020105)

Project Decision

- ☒ Approved: subject to attached Findings and Conditions
☐ with modification (see Comments)
☒ Subject to 10-day appeal period, ending March 23, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

March 24, 2026
Date

MODIFICATION

☒ N/A ☐ Findings ☐ Conditions ☐ Revisions to return

COMMENTS

Original conditions issued by the Project Review and Advisory Committee on September 7, 2023

ZONING ADMINISTRATOR FINDINGS

No findings required for granting one-year time extension on tentative map approval per Subdivision Map Act.

ATTACHMENTS

1. PRAC Conditions of Approval, 9/7/2023

**SONOMA COUNTY
PROJECT REVIEW AND ADVISORY COMMITTEE**

Conditions of Approval

Staff: Adam Sharron – Project Planner
Applicant: Orrin Thiessen
Owner: Orrin Thiessen
Address: 2601, 2607, 2613, 2619, & 2625
Brush St., Graton

Date: September 7, 2023
File No.: MNS22-0006
APN: 130-280-049

Project Description: Request for a Minor Subdivision of a 1.03-acre parcel into four lots measuring 8,437 ft², 9,285 ft², 8,112 ft², and 20,225 ft², respectively.

GENERAL:

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

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

SURVEYOR:

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

4. A Parcel Map, as defined in the State Subdivision Map Act and as prepared by a licensed surveyor or registered 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.
5. 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 25 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.

6. The County acknowledges that there may be an existing private access roadway for this proposed subdivision. However, the project/subdivision is being conditioned for access from the nearest public road to the furthest proposed lot. Conditions allowing mitigation of some or all of that requirement follow the conditions requiring the improved access.
7. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office 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, or provide, a private road from Lot 4 to the County's maintained portion of Brush Street as shown on the tentative map dated August 18, 2022, LACO (received by Permit Sonoma December 6, 2022). The road shall have an Asphaltic Concrete surface at least 0.20-feet thick and be 18-feet wide, with one-foot shoulders. 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 they wish 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 its 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 Permit and Resources Management Department (PRMD) shall be attached to, and become a part of, the subdivision's improvement plans.
8. The width of this road may be altered with written approval of the County Fire Chief and the County Engineer/Surveyor only if found to be in compliance with Sonoma County Code Exceptions to Standards. Approval of the road will require an inspection by the County Fire Marshal and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions. Written approval from the Fire Marshal shall be documented on-file prior to

recording the map.

9. If the altered road is approved, in order to provide emergency two-way access, passing turnouts shall be constructed at intervals not exceeding 300 feet or at locations approved by the County Fire Marshal. The turnouts shall be constructed per the current Sonoma County Code.
10. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing on-site private road does meet the Conditions of Approval may be submitted for approval by the County Engineer/Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing, and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be upgraded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshal.
11. Roads outside of parcel boundaries shall be inspected by the Fire Marshal to assure that emergency equipment can traverse the road safely. The Fire Marshal and/or PRAC may require the applicant to make improvements to meet safety requirements and may include, but are not limited to, widening, turnouts, turnarounds, and surfacing. These improvements shall comply with the Board of Forestry's Fire Safety Regulations, including the Exceptions to Standards that may be approved by the Fire Marshal. In complying with this condition, the subdivider may provide the County Engineer with an Exception to Standard Form that has been reviewed and approved by the County Fire Marshal in accordance with Sonoma County Code.
12. An encroachment permit shall be obtained for all driveway approaches off of a County designated right of way.
13. 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.
14. A maintenance agreement shall be obtained for the road right of way and be recorded concurrently with the parcel map.
15. Only the conditions entitled "NOTE ON MAP" and "NOTE ON PLANS" are required to be included on the Map and Improvement Plans, respectively.
16. The 30' wide private access and public utility easement shown on the Tentative Parcel

Map shall be identified as an Emergency Vehicle Access Easement (EVAE), on the Parcel Map and offered for dedication in the Owner's Statement on the Parcel Map.

GRADING & STORMWATER:

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

17. 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."

18. 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."

19. 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."

20. 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 prior to grading or building permit issuance. Storm drain easements shall be shown and noted on the subdivision map and improvement plans. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.

21. 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.

22. 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.
23. 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.
24. 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.
25. 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.

26. 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.
27. 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.

FIRE:

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

28. Addressing, signing, and building numbering is in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, and when located in the SRA, Board of Forestry Fire Safe Regulations, 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.
29. 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.
A new road name will not be required since it is already address per code based on the existing conditions of the parcel boundary.

30. NOTE ON MAP:

"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."

"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."

BUILDING:

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

31. All structures adjacent to proposed adjusted property lines shall be identified and justified to meet minimum fire resistance requirements set forth in the California Residential Code (CRC) Section R302.
32. If any structures require alteration to achieve code provisions set forth in the previous Conditions, these alterations shall be submitted and reviewed under and associated Building Permit application.

WELL & SEPTIC:

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

33. Prior to recording the map, test wells shall be constructed on Lot(s) _____. The well water shall be tested by a California State certified laboratory and found to meet Federal and California State standards for nitrate contamination. If contamination exceeding the nitrate standards is found, then the applicant shall abandon the well under permit from the PRMD Well and Septic Section and an acceptable water source shall be demonstrated. OR,
34. Prior to recording the map, the well water shall be tested by a California State certified laboratory and found to meet California State and Federal standards for arsenic and nitrate contamination. If contamination exceeding the arsenic and nitrate standards is found, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.
35. Prior to recording the map, the well water shall be tested by a California State certified laboratory and found to meet California State and Federal standards for arsenic contamination. If contamination exceeding the arsenic standards is found, then the applicant shall re-test the well. The well shall be abandoned under permit from the PRMD Well and Septic Section if the contamination cannot be cleared from the well. An acceptable water source shall be demonstrated for each lot. OR,

36. Prior to recording the map, a bacteriological sample from the proposed water source shall be analyzed for total coliform and E. coli by a California State certified laboratory. Samples shall be clearly marked to indicate which wells have temporary pumps installed for the purpose of collecting the sample. Wells with temporary pumps for sampling shall meet the State standard for E. coli, and all other water sources.
37. Prior to recording the map, a bacteriological sample from the proposed water source shall be analyzed for total coliform and E. coli by a California State certified laboratory. Samples shall be clearly marked to indicate which wells have temporary pumps installed for the purpose of collecting the sample. Wells with temporary pumps for sampling shall meet the State standard for E. coli, and all other water sources shall meet California State drinking water standards for total coliform and E. coli. If analysis does not meet the applicable standard, the applicant will be required to disinfect the well per County requirements and re-test the well. A copy of the analysis shall be submitted to the Project Review Health Specialist.
38. Prior to recording the map, provide the Project Review Health Specialist with a copy of the Drillers Log for the existing well to verify a minimum of a 20-foot annular seal (the property owner may access existing confidential State records by calling the Department of Water Resources at 916-376-9612). If it is not possible to demonstrate that the well meets minimum construction standards and setbacks a replacement well may be required. Water System Standards for pressure and flow (5gpm/25psi for two hours).
39. **NOTE ON MAP:**

"Prior to occupancy, Lot(s) _____ shall collect a sample of the water supply to be analyzed for total coliform and E. coli by a California State certified laboratory. The water supply to each parcel shall meet California State drinking water standards for E. coli and shall meet the standard for total coliform if possible. If the analysis does not meet the applicable standard, the applicant will be required to flush the water line and re-test. If a passing test cannot be obtained by simple flushing, replacement of any broken parts in the water system, chlorination and flushing of progressively more of the water system may be required until a passing test is achieved. A copy of the analysis shall be submitted to the Project Review Health Specialist."
40. In accordance with Government Code 66411.1, the Project Review Advisory Committee finds that the stated conditions are necessary for reasons of public health and safety, and/or are necessary prerequisites to the orderly development of the surrounding area.
41. In accordance with Government Code 66424.6, the applicant shall enter into an agreement to complete all on-site wastewater disposal and water supply requirements applicable to the Designated Remainder or the omitted parcel; or the applicant shall record a Conditional Certificate of Compliance on the Designated Remainder concurrent with recording the map; or the applicant shall complete all of the on-site wastewater disposal and water supply requirements applicable to the Designated Remainder prior

to recording the map.

42. Prior to recording the map, abandon any septic tanks and/or wells on Lot(s)_____ under permit and inspection of the PRMD Well and Septic Section. If none are known or discovered, this shall be so stated in written correspondence to Project Review Health Specialist describing the precise level of research and field review done to determine that none exist.
43. Prior to recording the map, abandon any septic tanks and/or well on Lot(s)_____ to meet current standards of annular sealing and setbacks may be reviewed as an option. A written feasibility statement from a licensed well driller shall be submitted to the Project Review Health Specialist prior to any construction or permit issuance.

SANITATION:

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

44. **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."

45. Prior to recording the subdivision map, and the issuance of building permits the applicant shall provide a will-serve letter to Permit Sonoma – Engineering Division from Graton Community Services District (GCSD) indicating clearly how existing Equivalent Single-family Dwelling billing units (ESD's) credits should be distributed to the resulting parcels. Note that if there are not enough ESD's for the existing or proposed uses then additional ESD's may need to be purchased, based on the most current fee schedule.
46. Prior to recording the subdivision map, and the issuance of building permits the applicant shall provide a will-serve letter to Permit Sonoma – Engineering Division from Graton Community Services District (GCSD) indicating the total number of additional Equivalent Single-family Dwelling billing units (ESD's) that GCSD will provide to the parcel.
47. Any proposed sewer main extensions or changes, including to appurtenances, shall be permitted, plan-checked, and inspected by Graton Community Services District (GCSD).
48. As needed, the Applicant shall construct any required sanitary sides sewers in accordance with Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans

PLANNING:

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

49. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and Zoning densities, then the number of lots must be reduced in order to comply with required densities.
50. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Parcel 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 Parcel 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."

NOTE ON MAP:

"Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."

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

NOTE ON MAP:

"If paleontological resources or prehistoric, historic, or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify 'Permit Sonoma – Planning Division – Project Review' staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist, or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles,

and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

52. **NOTE ON MAP:**

“Agricultural activities occur in the area and noise, dust, odor, smoke and pesticide use may occur and are consistent with the Sonoma County General Plan Land Use designation for the area.”

53. 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.
54. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit to PRMD - 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.
55. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
56. 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.

PRMD 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). PRMD 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.

57. Building envelopes shall be shown on the map as established. The envelopes shall be dimensioned and have ties to the parcel boundaries so that they can be established in the field.

58. **NOTE ON MAP:**

"No building construction shall occur outside the envelopes. Modification of the building envelopes can only be accomplished through a Certificate of Modification.

59. 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.