

# SONOMA COUNTY PLANNING COMMISSION

## Conditions of Approval

<b>Time:</b>	1:30pm	<b>Date:</b>	September 7, 2017
<b>Staff:</b>	Scott Orr	<b>File No.:</b>	MJS12-0001
<b>Applicant:</b>	Richard Creighton	<b>APN:</b>	047-153-004
<b>Owner:</b>	Same		
<b>Address:</b>	220 Hatchery Road		

**Project Description:** The project includes the subdivision of 5 acres into 8 residential lots. The subdivision would accommodate the future construction of 7 new single family homes. Parcel three will incorporate an existing residence and garage.

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### 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 \$2,266.25 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a total of \$2,260.25 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.
3. All construction shall conform with existing County Design and Construction Standards, Subdivision Ordinance, and State Map Act.
4. Street name and location shall be approved by the Permit and Resource Management Department (PRMD Mapping Section and shall occur prior to Improvement Plan signature or Subdivision Map, whichever occurs first.
5. Public utility easements shall be shown on the map in accordance with the map on file with PRMD.
6. All underground utilities within the road right-of-way shall be installed prior to street construction.
7. Utility distribution facilities, except surface mounted transformers, 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.
8. 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.
9. 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.
10. These conditions must be met and the application validated within 24 months (September 7, 2019) unless a request for an extension of time is received before the expiration date.

### BUILDING:

11. A grading permit shall be obtained from PRMD prior to the start of any earthwork. The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by PRMD prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
12. Prior to the submission of the Final Subdivision Map, the subdivider shall file with PRMD a preliminary soil report, prepared by a civil engineer who is registered by the State, based upon adequate test borings or excavations at the subdivision.

**SURVEYOR:**

13. A Final Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
14. 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.
15. 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 current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
  - a. Construct a private road from Hatchery Road to lots 4 & 5 as shown on the tentative map dated 7/7/15. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two 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 he 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 it's 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.
16. Prior to the issuance of a building permit 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 will have to be approved by the PRMD. This condition may be altered or waived with written approval of the County Fire Chief, the PRMD and the County Surveyor. Any alteration or waiver of this condition may require other conditions to mitigate the required road standards. NOTICE! You will be charged a fee for processing and approval of a road name application.

17. 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.
18. The width of this/these roads may be altered (12 feet plus 2 foot shoulders is the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
19. If a 12 foot 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 Chief. The turnouts shall be constructed per the current adopted Fire Safe Standards Ordinance.
20. To ensure adequate emergency vehicle circulation, a turnaround shall be constructed over lot 4 as shown on the tentative map dated 7/7/15. Turnarounds may be circular or may be constructed as a hammerhead. The turnarounds shall be constructed per the current adopted Fire Safe Standards Ordinance. This condition may be altered or waived with written approval of the County Fire Chief and the County Surveyor. Any alteration or waiver of this condition may require other conditions to mitigate the required road standards.
21. These conditions are not required to be included in the improvement plans with the exceptions of those titled "NOTE ON MAP" and "NOTE ON PLANS".

**HEALTH:**

Water and Wastewater:

22. Public water and public sewer connection shall be required per the water and sewer requirements of the PRMD Sanitation Section AND Penngrove Water Company.

Abandonments:

UPDATE: [See File Memo, 10/6/23](#)

23. Prior to recording the map, abandon any septic tanks and/or wells on Lot 1 through 8 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.

**SANITATION:**

The following are conditions of approval required prior to the approval of the tentative map:

24. The existing pump system for the existing residence was installed without sewer permits and was not installed meeting sanitation Standards. The applicant shall submit plans prepared by a registered engineer for the existing sewer pump system, and modifications to the existing pump system to meet current sanitation Standards. The applicant shall obtain sewer permits to modify the existing sewer pump system per the approved plans. The Water Agency Maintenance Division shall be contacted a minimum of 72 hours before the disconnection and abandonment work is started.

The following are conditions of approval required prior to the recordation of the final map:

25. As new public sewer main extension facilities are required to serve the parcels in the new subdivision the property owner will be responsible to pay for the preparation of design subdivision improvement plans for any new public sewer facilities by a Registered Civil Engineer, and for the preparation, and recordation, of any required public sewer easements by a Registered Civil Engineer or Registered Land Surveyor, all in accordance with the Water Agency's Standards.
26. Domestic water is provided by Penngrove Water District (539-6397). Applicant must pay all water fees, and abide by terms of the water contract. The subdivision improvement plans must show all water mains and meter locations with individual service stubs.
27. 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 the Sonoma County Permit and Resource Management Department prior to occupancy of the building.

The following are conditions of approval required after recordation of the final map related to the new subdivision:

28. Pay sewer demand fees to the City of Petaluma for all new dwellings according to their current fee schedule. These fees must be paid for each parcel to the City before paying PRMD for the sewer connection fees and the annual sewer service charges for the sanitation zone. Evidence of payment to the City must be presented at PRMD when paying other sanitation fees.
29. Pay sewer Connection fees for the additional new connections at the rate established by the Water Agency per current fiscal year of when the fee is paid.
30. Pay the annual sewer Service charges for the additional new connections at the rate established by the Water Agency per fiscal year of when the fee is paid.
31. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, and the sewer main permit shall be finalized by the inspector before occupancy or temporary occupancy is approved for this project.
32. Pay the PRMD sewer permit fee for inspection of the disconnection of, and abandonment of, the existing individual private pump station force main connection to the existing SFD side sewer, all in accordance with Water Agency Standards and the requirements of the Water Agency's Maintenance Division.
33. Each single family dwelling or second unit in the subdivision shall be connected to the Zone's public sewage collection facilities in accordance with the Water Agency's Standards.
34. Public water shall be provided by Penngrove Water District (539-6397). Penngrove Water District will install a water meter after the building permit is applied for at PRMD. All Water District fees

must be paid prior to occupancy.

35. On site water lines shall be inspected by PRMD. All permit fees paid, all inspection fees shall be paid, and all water inspections finalized prior to occupancy.

**GRADING AND STORM WATER:**

36. 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 (PRMD) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work and include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and to minimize adverse impacts to the environment. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria and to maintain off-site natural drainage patterns. Grading and drainage improvements shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations."
37. NOTE ON MAP: "The lots shown hereon are subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines. Post-construction storm water Best Management Practices (BMP's) to mitigate impacts to the quality of 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 Mitigation Plan to the Permit and Resource Management Department (PRMD) for review."
38. NOTE ON MAP: "The lots shown hereon are subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines. Post-construction storm water Best Management Practices (BMP's) to mitigate impacts to the quality of storm water discharges from the private road have been incorporated into the development of the subdivision. These post-construction BMP's 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 BMP's, the property owner shall submit a revised Storm Water Mitigation Plan to the Permit and Resource Management Department (PRMD) for review. If any changes to the locations of the approved SUSMP measures are proposed then the property owner shall revise the subdivision map through a certificate of modification to incorporate the changes to the approved SUSMP measures."
39. The subdivision map shall delineate areas reserved for SUSMP/LID features as required by the approved improvement plans and Final Storm Water Mitigation Plan. If any changes to the locations of the approved SUSMP/LID features are made after the subdivision map is filed then the applicant shall revise the subdivision map through a certificate of modification to incorporate the changes.
40. Private storm drain easements are required to convey 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.
41. 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. 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 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 an analysis of the existing downstream drainage conditions. If the analysis demonstrates inadequate capacity to handle the anticipated runoff from the proposed project, then improvements to the downstream drainage system shall be required.

Mitigation Monitoring: PRMD will not issue a grading permit for subdivision improvements until the above measure is implemented.

42. The proposed project is subject to Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines or superseding regulations. Measures to mitigate the project impacts to the quality of post-construction storm water discharges from the site shall be incorporated into the drainage design of the project. A final Storm Water Mitigation Plan (SWMP) 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 prior to the issuance of any grading or building permits. SUSMP/LID features must be installed per approved plans and specifications, and working properly prior to finaling the grading permit and associated building permits.
43. 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 Control Design Criteria. 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 (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD'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. Drainage improvements shall not adversely affect adjacent properties or drainage systems.
44. 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, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures.
45. 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, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to 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 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.

Mitigation Monitoring: 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 site improvement plans. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

46. Storm drain easements shall be clearly shown and noted on the improvement plans.
47. 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.

#### **TRANSPORTATION AND PUBLIC WORKS:**

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

48. The Developer shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width as necessary to create public right-of-way a total of twenty-five (25) 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 Hatchery Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
49. Right-of-way shall be dedicated for public use on the face of the final map.
50. The Developer shall supplement the width of the public road on the project side (northerly) for the full length of the property's frontage on Hatchery Road. The minimum pavement width, as measured between the existing southerly edge of pavement and the new edge of pavement on the Developer's side of the road, shall be 22 feet, and shall provide:
  - a. Two-ten (10) foot wide travel lanes;
  - b. A two-foot wide paved shoulder along the Developer's frontage with Hatchery Road.
51. 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 of Hatchery Road is 6.5. A soils report for public road purposes is not required for a design based on an R-value of 5.0.
52. 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 the Permit and Resource Management Department.
53. Offsite drainage improvements (Old Redwood Highway) may be required. Improvements may consist of rock slope protection at culvert inlet and outlet locations and re-grading of the ditch between the Hatchery Road intersection and the cross culvert located approximately 200 feet south of the intersection.

54. 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 private road entrance on Hatchery Road that meets the following criteria:
  - a. A minimum paved throat width of 18 feet;
  - b. Entrance curves having a minimum pavement radius of 25 feet;
  - c. The private road shall enter Hatchery 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.
  - d. The minimum sight distance for vehicles entering and exiting the private road shall be in accordance with AASHTO requirements for the speed traveled on Hatchery Road.
  - e. The entrance shall be surfaced with asphalt concrete pavement a minimum distance of 25 feet from the existing edge of pavement.
  - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details ([www.sonoma-county.org/tpw/pdf/const\\_std/814.pdf](http://www.sonoma-county.org/tpw/pdf/const_std/814.pdf)).
55. Prior to issuance of grading permits, a stabilized entrance for on-site construction activity shall be constructed at the entrance to the public road providing construction access. The entrance shall meet the following criteria:
  - a. Provide 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 AASHTO requirements for the speed traveled on the public road(s) providing construction access.
56. Note on Map: "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the Developer shall obtain an encroachment permit from the Permit and Resource Management Department. The intersection improvements shall be constructed in accordance with the Department of Transportation and Public Works standards and the adopted conditions of approval."
57. The Developer 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 40 feet, and shall be submitted on 24-inch by 36-inch sheets for review. The plans shall include roadway cross-sections, at a maximum interval between cross-sections of 50 feet.
58. Plan checking fees and Inspection fees, including those involving off-site frontage improvements, shall be paid to the Permit and Resource Management Department, prior to signature of the Improvement Plans by the Director of the Department of Transportation and Public Works.
59. 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 Section 26, Article 98 of the Sonoma County Code."

60. Plans for all required improvements shall be submitted to the office of the County Surveyor in PRMD for review and approval; said office will coordinate review of the plans with DTPW. An initial review by DTPW 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 DTPW prior to the issuance of a building permit or the Developer shall obtain signed approval from the Director of DTPW. The improvement plans shall be signed by the Director of DTPW prior to the issuance of an encroachment permit for public road improvements.
61. The Developer shall obtain an Encroachment Permit from the Permit and Resource Management Department prior to constructing any improvements within county road right-of-way.
62. Prior to the filing of the Final Map, the Developer shall either:
  - a. Complete construction of the required improvements. (If the required construction is completed prior to filing of the subdivision map, the Developer 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 Developer 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 AND EMERGENCY SERVICES:**

63. Development on this parcel is subject to the Sonoma County Fire Safe Safety Ordinance and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the California Code of Regulations and Sonoma County Codes. Said plans 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 PRMD from the County Fire Marshal/Local Fire Protection District.
64. The applicant shall provide evidence that on each parcel, fire apparatus access roads, including bridges and gate access, to buildings and building envelopes are in compliance with Chapter 5 and Appendix-D of the California Fire Code, as adopted and amended by Sonoma County Code, 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 and Emergency Services a scale plan-view drawing that graphically illustrates that the fire apparatus access roads, including gate access and bridges are in compliance with Chapter 5 and Appendix-D of the California Fire Code, as adopted and amended by Sonoma County Code.
  - a. Roadway grades greater than 15% are not permitted without mitigation. Any mitigation for roadway grades greater than 15% is limited to 300 lineal feet of roadway within each 1000 lineal feet of roadway.
  - b. Roadways that provide vehicular access to more than one (1) parcel, to a commercial building or agricultural operation on a single parcel, or to more than two (2) residential

- buildings or two (2) residential buildings, containing more than three (3) dwelling units, on a single parcel are required to be two-way roads with a width of at least 18 feet plus shoulders. Unless otherwise approved to be reduced per code.
- c. Fire apparatus access roads less than 26-0 feet in width shall be provided with no parking and fire lane identification. If parking is to be proposed parking shall be identified not to obstruct fire apparatus access.
  - d. A turnaround shall be provided per code and shall not be obstructed.
65. The applicant shall provide evidence that on each parcel, addressing, signing and building numbering is in compliance with the California Fire Code, as adopted and amended by Sonoma County Code, 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 and Emergency Services appropriate documentation that includes a scale plan-view drawing that graphically illustrates that the signing and building numbers are in compliance with Chapter 5 of the California Fire Code, as adopted and amended by Sonoma County Code.
66. Names of roads:
- a. All roads serving more than two (2) parcels shall be identified by a road name.
  - b. 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.
67. The applicant shall provide evidence that on each parcel, emergency water supplies are in compliance with Chapter 5 and Appendix-B of the California Fire Code, as adopted and amended by Sonoma County Code, subject to the review and approval of the Fire Marshal prior to filing the Final Map at PRMD. This condition shall be met by providing Sonoma County Fire and Emergency Services sufficient documentation which proves that the emergency water supplies are in compliance with Chapter 5 and Appendix-B of the 2010 California Fire Code, as adopted and amended by Sonoma County Code.
- a. Water is provided by Pengrove water. Water supply shall be provided or extended down the private road. Access to fire hydrants shall be provided and may require additional width or provide for no parking signs per code.
68. For parcels with existing structures, the applicant shall provide evidence that on each parcel; setbacks for buildings (or building envelopes) will be in compliance with Section 13-55 of the Sonoma County Code, 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 and Emergency Services a scale plan-view drawing that graphically illustrates that the setbacks for buildings (or building envelopes) will be in compliance with Section 13-55 of the Sonoma County Code. The property is located in the State Responsibility Area (SRA).
69. An affirmative covenant or covenants, 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 emergency water supply system, if owned in common, in compliance with fire regulations. This condition shall be met by providing Sonoma County Fire and Emergency Services a copy of a recorded covenant which includes the noted items.

**PLANNING:**

70.  Prior to Map Recordation, a minimum 35' foot depth "tree mitigation area" along the Hatchery Road frontage of Lots 1 and 8 shall be shown on the Map.

71.  NOTE ON MAP: "In conjunction with the subdivision improvements, a landscape and irrigation plan, shall be develop by a qualified design professional for the tree mitigation area shown on the Map. The plans shall include oak trees that meet the minimum arboreal value of 17 (34 – 15 gallon size trees or 9 – 24" box size trees and include irrigation and metering tied to the proposed water system. The plan shall include a minimum two year maintenance agreement and demonstrate that 150 foot site lines are provided at the subdivision driveway access to Hatchery Road.

Mitigation Monitoring: PRMD will not approve grading or building permits, or sign off on the recordation of the Map, until the above measures are addressed. PRMD will not sign off the subdivision improvements until the trees and irrigation system have been installed.

72. The following dust control measures shall be included on all construction Plans:

- "a. Water or dust palliative shall be sprayed on unpaved construction and staging areas during construction as directed by the County.
- b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.
- d. Water or other dust palliative will be applied to stockpiles of soil as needed to control dust."

Mitigation Monitoring: Prior to issuance of a grading or building permit, the above notes shall be included on all construction plans. PRMD inspection and the contractor will insure that the contractors doing work on the site comply with this measure.

73.  NOTE ON MAP "All structures shall be located outside the "Tree Mitigation" and "Tree Protection" zones as shown on the Map. The Tree Protection Zones shall be accurately delineated on all construction plans for Lots 2, 4, 5, 6, and 7, including but not limited to building and grading permits. This requirement shall also be recorded as a tree protection covenant on each of the affected Lots.

Mitigation Monitoring: Prior to recordation of the Final Map and issuance of construction permits, the project planner will verify that these measures are implemented on the Map and plans.

74.  NOTE ON MAP: "Protected Trees" situated outside of "Tree Preservation" area shown on the Final Map may be removed, but shall be replaced consistent with County Tree Protection Ordinance and Tree Chart 1 (100% mitigation for protected trees). Tree mitigation shall occur on-site to the greatest extent practicable. Where on-site tree mitigation is required, a landscape/irrigation plan shall be provided, and include a minimum two-year maintenance agreement. If it is determined that on site tree replacement is not practicable, tree mitigation fees may be considered as alternate mitigation. A certified arborist shall include an analysis of tree removal and mitigation requirements to be included on all site grading and building permits plans. On site tree planting or fees shall be implemented prior to permit final. If trees are removed from February 15 to August 15 a qualified wildlife biologist must conduct a nesting survey in accordance with Condition # 82."

Mitigation Monitoring: PRMD will not sign off on recordation of the Final Map until the above condition is included as a note on the Map. PRMD will not sign off on grading or building permits until it verifies that a certified arborist has provided an analysis of the tree mitigation

requirements, provided tree protection notes on plans, and provided a landscape/irrigation plan a two year maintenance agreement.

75. ✓ NOTE ON MAP: "Development within the California Tiger Salamander Conservation Strategy Area is subject to mitigation for potential impacts to the California Tiger Salamander in accordance with the Santa Rosa Plain Conservation Strategy in effect at the time of development. The required mitigation fee will be based on the total area of potential land disturbance. The applicant shall implement all measures of the Santa Rosa Plain Conservation Strategy, including but not limited to construction monitoring by an approved biologist during ground disturbing activities."

Mitigation Monitoring: The project planner will verify that this note appears on the Final Map prior to recordation of the Final Map.

76. ✓ NOTE ON MAP AND CONSTRUCTION PLANS: "Prior to the issuance of development permits, written documentation from the U.S. Fish and Wildlife Service and CA Department of Fish and Wildlife (CDFW) shall be provided to the Permit and Resource Management Department verifying that mitigation required for land disturbance within the California Tiger Salamander Conservation Area has been satisfied for subdivision improvement plans, and if necessary, for development on each parcel as determined by the resource agencies. It is the sole responsibility of the party seeking to develop the subdivision and/or individual parcels to satisfy the mitigation requirement and secure the required permits or documentation. For the purposes of this requirement, development includes any activity resulting in soil disturbance."

Mitigation Monitoring: The project planner will verify that this note appears on the Final Map prior to recordation of the Map and that appropriate clearances or permits are obtained prior to issuance of development permits.

77. ✗ At the same time as recording the Final Map, a "Notice of Outstanding California Tiger Salamander Mitigation" shall be recorded in the deeds on each lot, unless all mitigation requirements have been met for development of each lot. The notice shall contain language sufficient to notify future property owners of the obligation to satisfy the CTS mitigation requirement prior to development and must be approved by PRMD staff prior to recordation of the deeds. A conformed copy of the Notice shall be provided to PRMD.

Mitigation Monitoring: PRMD will not sign off on any development permits until evidence has been provided that the "Notice of Outstanding California Tiger Salamander Mitigation" on these lots has been recorded.

78. ✓ As necessary, PRMD shall place a notice on existing and new parcels in PRMD's permit managing system alerting PRMD staff that California Tiger Salamander (CTS) mitigation is required prior to the issuance of any development permits.

Mitigation Monitoring: Following approval of the project, PRMD will place a notice in PRMD's permit managing system on existing parcels in the CTS Conservation Area requiring CTS mitigation. Following recordation of the Final Map, PRMD staff will place a notice in PRMD's permit managing system on the existing parcels requesting to be notified when new parcel numbers are assigned and the existing parcel inactivated. Once the planner is advised of the activation of the new parcels, a notice will be placed on all lots alerting PRMD staff of the CTS mitigation requirement.

79. ✓ NOTE ON MAP: "Development of land for agriculture is subject to the requirements of the Endangered Species Act and regulations concerning the California Tiger Salamander. The U.S. Fish and Wildlife Service and CA Department of Fish and Wildlife shall be contacted prior to any new agricultural development or ground breaking activity within the CTS Conservation Area."

Mitigation Monitoring: The project planner will verify that this note appears on the Final Map prior to recordation of the Map. PRMD will not issue any development permits on lots without informing applicants of this requirement.

80.   NOTE ON MAP: "The site contains no critical habitat for CRLF and FWS is expected to determine that no take will occur. However, prior to issuance of grading or building permits for construction of the subdivision access road or development of each lot the applicant/owner shall provide evidence of resource agency (USFWS) consultation and/or approval for potential impacts to CRLF and pay mitigation fees as required for the land area disturbed. The applicant owner shall implement all measures required by USFWS."

Mitigation Monitoring: If resource agency approval is required, PRMD will not approve grading or building permits or sign off on Final Map recordation until evidence of resource agency approval is provided and the note is included on the Map.

81.  NOTE ON MAP AND CONSTRUCTION PLANS:

- a. Grading and the removal of nesting trees should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
- b. If grading or tree removal takes place between February 15 and August 15, pre-construction surveys for nesting birds in trees and grasslands near construction areas shall be conducted by a qualified biologist within seven days of tree removal or ground breaking activities. If nesting birds are found, suitable protection and/or buffers shall be provided as noted below. If no nesting birds are observed no further action is required and grading and tree removal shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
- c. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
- d. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
- e. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
- f. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones."

Mitigation Monitoring: PRMD will not approve grading or building permits during this time period until evidence of surveys are provided and protection measures implemented. PRMD will verify that this mitigation measure is included on the Final Map and grading plans.

82.   NOTE ON MAP: "To ensure no take of special status plants and compliance with CDFW guidelines, seasonal surveys shall be conducted prior to issuance of grading or building permits for the project. An early April and late May or June survey would cover the flowering period for the 6 special status plant species that have the potential to occur on the site, and in particular for white seaside tarplant, which has a moderate potential to occur on the site. If any special status plants are found, the project botanist shall report any and all special status plant occurrences to the CNDDDB for inclusion in the database.

If any special status plant species are found, the following additional mitigation measures will be implemented based on the status of the plant observed:

**Endangered, Threatened, or Rare Species and their Habitats:** The project shall either avoid take or obtain formal incidental take coverage with the required compensatory measures where avoidance cannot be achieved for the affected categories: state and federally listed or proposed species, state candidates for listing, and CNPS ranked species.

**Listed or CNPS Rank 1A, 1B, and 2 species:** The project applicant shall avoid, minimize, and/or compensate (in that order of preference) for any CNPS List 1A, List 1B and List 2 special status plant species that are found on the project site.

If special plant species are found on the project site, then the project applicant shall prepare a mitigation plan that describes the avoidance or compensatory mitigation measures that would be implemented for these populations. As a performance standard, the plan shall provide for no net loss in the quantity or quality of plant populations. The mitigation plan shall be submitted to the USFWS and/or CDFG for approval for federal and state-listed plants, respectively. The mitigation plan shall include the mitigation measures, which are adopted from the CNPS Policy on Mitigation Guidelines Regarding Impacts to Rare, Threatened and Endangered Plants (CNPS 1998), described below, or equally effective alternative measures:

- a. Mitigation for impacts to special status plants would include avoidance measures, when feasible, and compensatory mitigation when avoidance is not possible. Avoidance measures shall include buffer zones to avoid impacting listed plants; installing exclusion fencing around the existing plant populations prior to and during construction. Compensatory mitigation shall include replanting on site or propagation of plants at a nearby conservation site through seeding or translocation. Mitigation ratios shall be sufficient to achieve performance criteria of no net loss of plants. Post-project monitoring shall verify that avoidance and mitigation measures are successful.
- b. If mitigation for impacts to special status plants occurs at a non-bank site, preference would be given to locating the mitigation site in an area as close to the project site as possible. If mitigation sites are not available in the vicinity of the project site, mitigation for listed plants may be accomplished at suitable site in Sonoma County that supports the impacted plant population.
- c. A long-term mitigation, monitoring, and management plan shall be developed for plant mitigation and submitted to the USFWS and/or CDFG for approval prior to initiation of construction activities. Mitigation sites shall be monitored for five years after installation. Depending on the actual case-by-case circumstances listed plants within the Project footprint may be salvaged and/or transplanted to a mitigation site approved by the CDFG and/or USFWS. When feasible, seed from plants unavoidably impacted shall be collected and preserved for planting on an approved mitigation site.
- d. Impacted plants shall be mitigated at the ratio of 2:1, or as required by resources agencies, for both individuals and area.
- e. All storage and staging areas shall be located outside of stands of listed plants.”

**Mitigation Monitoring:** PRMD will not sign off on the Final Map for recordation until the above Mitigation Measure is implemented, including a written letter from the project Biologist certifying compliance.

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

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

Mitigation Monitoring: PRMD will not approve the map for recordation or sign off building/grading permits until the above notes are printed on the map, building, grading and improvement plans.

84. All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code) and erosion control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code and Building Ordinance (Chapter 7, Sonoma County Code).

All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Mitigation Monitoring: PRMD Plan Check staff and inspectors will ensure plans are in compliance with geotechnical requirements.

85. Storage of flammable liquids shall be in accordance with Sonoma County Fire Code. During construction, hazardous materials shall be stored away from drainage or environmentally sensitive areas, on non-porous surfaces.

A concrete washout area, such as a temporary pit, shall be designated to clean concrete trucks and tools. At no time shall concrete waste be allowed to enter waterways, including creeks and storm drains.

Vehicle storage, fueling and maintenance areas shall be designated and maintained to prevent the discharge of pollutants to the environment. Spill cleanup materials shall be kept on site at all times during construction, and spills shall be cleaned up immediately. In the event of a spill of

hazardous materials, the applicant will call 911 to report the spill and take appropriate action to contain and clean up the spill.

Portable toilets shall be located and maintained to prevent the discharge of pollutants to the environment.

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for responsible storage and spill cleanup of hazardous materials.

86. ✘ Prior to issuance of a grading permit for subdivision improvements a Final Storm Water Mitigation Plan shall be provided for review and approval. The improvement plans shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to 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.

Mitigation Monitoring: PRMD will not approve a grading permit for subdivision improvements until the Final SUSMP, including best management practices are approved.

87. ✔ The subdivision map shall delineate areas reserved for SUSMP/LID features as required by the approved improvement plans and Final Storm Water Mitigation Plan. If any changes to the locations of the approved SUSMP/LID features are made after the subdivision map is filed then the applicant shall revise the subdivision map through a certificate of modification to incorporate the changes.

Mitigation Monitoring: PRMD will not sign off on the Final Map for recordation until the SUSMP features are shown on the map.

88. ✔ NOTE ON MAP: "These lots are subject to the Standard Urban Storm Water Mitigation Plan (SUSMP). Post-construction storm water Best Management Practices (BMP's) to mitigate impacts to the quality of 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 Mitigation Plan to the Permit and Resource Management Department (PRMD) for review."

Mitigation Monitoring: PRMD will not approve construction on each lot until the above measure is met.

89. Construction activities for this project shall be restricted as follows:
- 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 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. 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 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 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=s phone number for public contact.
- d. 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.

The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's 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.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site grading, building or improvement plans, prior to issuance of grading or building permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

- 90. ✕ In conjunction with the subdivision improvements, the existing vegetation along the Hatchery Road that disrupts the 150-foot line of site requirement shall be removed and replaced with frontage landscaping/groundcover that will maintain adequate site lines.

Mitigation Monitoring: PRMD will not issue subdivision grading and improvement plans until the plans demonstrate compliance with the above condition. PRMD will not final permits until the site is inspected for compliance.

- 91. ✓ ✕ 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."

- 92. ✓ ✕ 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."

- 93. ✓ ✕ 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 Use designation for the area."

94. 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.
95. ✕ 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.
96. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
97. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. Landscape plans shall be subject to approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to issuance of grading or building permits.
98. ✕ The improvement drawings shall include street lighting per County standards appropriate to each street. Prior to approval of Improvement Plans, the applicant shall apply for annexation of the property into a Lighting Assessment District. Prior to release of project improvement securities or final of the building permits on site, the applicant shall be responsible for installing conduit conductors, pull boxes, street light foundations and standards based on the approved plan. Upon release of security funds or final of the building permits, the applicant shall begin paying for maintenance and power of the lights.
99. If 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 and PRMD sections involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.
100. 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 permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.
101. 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.

**MEMORANDUM**

**DATE:** October 6, 2023  
**TO:** Planning File, MJS12-0001  
Survey File, SUR21-0194 and SUR21-0195  
**FROM:** Derik Michaelson, Project Planner  
**RE:** SUBJECT: **Condition of Approval No. 23**  
File No: MJS12-0001  
Address: 220 Hatchery Rd  
APNs: 047-153-004

This memorandum documents approval of the requested modification to Condition No. 23 of the September 7, 2017, final Conditions of Approval issued by the Sonoma County Planning Commission for Subdivision MNS12-0001. The modification adjusts the implementation schedule for the required abandonment of all existing well and septic improvements on all lots. The amended schedule provides that the required abandonment(s) occur prior to Permit Sonoma issuing a final inspection on any permit for any lot, rather than before map recordation.

The Planning Director hereby grants this modification as authorized under Condition No. 100, in that modifying Condition No. 23 is consistent with the following: (a) does not affect an adopted standard or mitigation measure; (b) safely achieves in a similar manner the goals of the original condition; (c) and does not conflict with any related matters taken into issue during the public hearing process. The edited and final modified version of the condition read as follows:

**EDITED VERSION**Abandonments:

23. Prior to recording the map final inspection of completed work for any encroachment, grading, sewer, water, or building permit on any lot, the applicant shall abandon any septic tanks and/or wells on Lot 1 through 8 complete under permit and inspection by the PRMD Well and Septic Section the abandonment of existing well and septic improvements on all lots. 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.
- a. NOTE ON MAP AND PLANS: The issuance of well destruction permit(s) is/are required prior to the issuance of any encroachment, grading, sewer, water and building permit for all lots.
  - b. NOTE ON MAP AND PLANS: The status of well destruction permit(s) shall be finalized prior to any encroachment, grading, sewer, water and building permit final for all lots.
  - c. NOTE ON MAP AND PLANS: The existing sewer lateral shall be disconnected. The issuance of a septic tank destruct permit shall be required prior to issuance of any encroachment, grading, sewer, water and building permit for all lots.
  - d. NOTE ON MAP AND PLANS: The existing sewer lateral(s) shall be disconnected. The status of septic tank destruct permit(s) shall be finalized prior to any encroachment, grading, sewer, water and building permit final for all lots.

FINAL VERSION

Abandonments:

23. Prior to final inspection of completed work for any encroachment, grading, sewer, water, or building permit on any lot, the applicant shall complete under permit and inspection by the PRMD Well and Septic Section the abandonment of all existing well and septic improvements on all lots. 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.
  - a. NOTE ON MAP AND PLANS: The issuance of well destruction permit(s) is/are required prior to the issuance of any encroachment, grading, sewer, water and building permit for all lots.
  - b. NOTE ON MAP AND PLANS: The status of well destruction permit(s) shall be finalized prior to any encroachment, grading, sewer, water and building permit final for all lots.
  - c. NOTE ON MAP AND PLANS: The existing sewer lateral shall be disconnected. The issuance of a septic tank destruct permit shall be required prior to issuance of any encroachment, grading, sewer, water and building permit for all lots.
  - d. NOTE ON MAP AND PLANS: The existing sewer lateral(s) shall be disconnected. The status of septic tank destruct permit(s) shall be finalized prior to any encroachment, grading, sewer, water and building permit final for all lots.

