



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: February 26, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 1
File No.: MNS24-0013
Staff: M. Shurvinton
Applicant: Richard C. Young Jr. and Madelynn C. Young
Owner: Rick Young
Prior Agenda: N/A (not a continued item)
CEQA Review: Mitigated Negative Declaration
Proposal: Minor Subdivision of 6.33 acres into three residential parcels of 2.07 acres, 2.31 acres, and 1.86 acres. The site is currently developed with two residences, one accessory dwelling unit, and associated structures. No additional development is proposed at this time. Private septic systems are proposed for each resulting parcel.
Recommend: Adopt the Mitigated Negative Declaration and approve the Minor Subdivision subject to Conditions of Approval.
Location: 1660 and 1680 Chapman Lane, Petaluma
APN: 020-020-024
District: Two
Zoning: AR 2 (Agriculture and Residential, 2-acre density) RC 100/25 (Riparian Corridor with 100- and 25-foot setbacks), VOH (Valley Oak Habitat)

ZONING ADMINISTRATOR ACTION

Environmental Determination

☒ Adopt Mitigated Negative Declaration, published December 29, 2025

Project Decision

- ☒ Approved: subject to attached findings and conditions
☐ with modification (see comments)
☒ Subject to 10-day appeal period, ending March 9, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

March 9, 2026

Date

MODIFICATION

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

COMMENTS

n/a

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The proposed subdivision is consistent with the General Plan land use designation of RR 2 (Rural Residential, with 2-acre density) and the goals, objectives, policies and programs of the General Plan because the request does not affect the current zoning density allowances or increase primary dwelling development potential for the project site.
2. **Zoning Consistency.** The proposed subdivision conforms to the development standards for the Agriculture and Residential zoning district and the parcel's assigned residential density. The proposed subdivision is additionally consistent with the Riparian Corridor and Valley Oak Habitat Combining Districts, as no new development or protected tree removal is proposed as a part of the project.
3. **Subdivision Map Act Consistency.** The proposed three-lot subdivision complies with the California Subdivision Map Act and the Sonoma County Subdivision Ordinance, Sonoma County Code, Chapter 25, in that:
 - a. The subdivision is consistent with the General Plan because it complies with land use, density, and other applicable policies.
 - b. The subdivision design, including associated improvements are consistent with the General Plan and Subdivision Ordinance because they meet subdivision design standards, including, but not limited to lot design, lot size, lot width, road width, access, water supply, sanitation, storm water, lighting, and landscape requirements.
 - c. The site is physically suitable for the proposed type of development due to site characteristics, density, development standards, and conditions of the Tentative Map.
 - d. The site is physically suitable for the proposed density due to site characteristics, development standards, and conditions of the Tentative Map.
 - e. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat because conditions of approval, and mitigation measures are included to minimize environmental impacts to less than significant.
 - f. The design of the subdivision and the proposed improvements will not cause serious public health problems because there were no hazardous materials identified on the project site and conditions of approval require a potable water supply and waste disposal in accordance with local and state regulations.
 - g. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision because there were no public easements identified on the site.
 - h. A Mitigated Negative Declaration was prepared and posted for the subdivision in accordance with the appropriate law and guidelines.
 - i. As discussed in the Initial Study, the project, as mitigated, involves no significant potential impact or adverse impact on biotic/wildlife resources.
 - j. The subdivision complies with the State Subdivision Map Act, including Section 66474 as demonstrated in the findings noted above.
 - k. The subdivision complies with the regulations adopted by the State Board of Forestry and Fire Protection pursuant to sections 4290 and 4291 of the Public Resources Code:
 - i. Emergency access and egress
 - ii. Signing and Building Numbering
 - iii. Emergency Water Standards
 - iv. Fuel Modification Standards

- I. The subdivision complies with local ordinances certified by the State Board of Forestry and Fire Protection
 - m. Structural fire protection and suppression services will be available for the subdivision through the Gold Ridge Fire Protection District.
4. **West Petaluma Area Plan Consistency.** The proposed project is within the boundaries of the West Petaluma Area Plan. The project is consistent with the development standards of the plan, in that there is sufficient water supply, septic capability, and access to the resulting parcels, and the subdivision will not conflict with any existing agricultural operations.
5. **Environmental Determination.** The Zoning Administrator has reviewed and considered the Mitigated Negative Declaration prepared to address the potential environmental impacts of the project. Based upon the full record of proceedings, it has been determined that there is no substantial evidence that the project will have a significant environmental effect. Changes or alterations have been required or incorporated into the project through the Conditions of Approval imposed herein that avoid or substantially lessen the potentially significant environmental effects of the project to a less than significant level. These changes or alterations have been agreed to by the applicant. The Mitigated Negative Declaration has been completed in compliance with the State and County CEQA guidelines and reflects the independent judgement and analysis of the County of Sonoma.

On February 5, 2026, the MND was revised to include an updated Tentative Map that reflects the subdivision road widths approved by the Sonoma County Fire Marshal. The Tentative Map update did not constitute a “substantial revision” of the MND, as defined by CEQA Guidelines Section 15073.5(b), because no new, avoidable significant impacts have been identified and the County has not found that the proposed mitigation measures will not reduce potential effects to less than significant, requiring new measures. The revision to the MND was made pursuant to CEQA Guidelines Section 15073.5(C)(4), as the updated Tentative Map more clearly reflects, and does not alter, the project description and staff analysis. In accordance with CEQA Guidelines Section 15073.5, public recirculation of the MND was not required.

ATTACHMENTS

1. Final Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Final Conditions of Approval

Staff:	Mark Shurvinton	Date:	February 26, 2026
Applicant:	Richard C. Young, Jr.	File No.:	MNS24-0013
Owner:	Richard C. Young, Jr.	APN:	020-020-024
Address:	1660 and 1680 Chapman Ln, Petaluma		

Project Description: Minor Subdivision to subdivide an existing 6.33 acre parcel into three residential lots resulting in a 2.07 acre lot, 2.31 acre lot, and a 1.86 acre lot. The site is currently developed with two residence, one accessory dwelling unit, and associated structures. No additional development is proposed at this time. The resulting parcels are proposed to be served by private septic systems and wells, located at 1660 and 1680 Chapman Lane, Petaluma.

FEES:

1. CEQA Filing Fee. Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Determination filing fee of \$3,018.75 (or the latest fee in effect at the time of payment) for County Clerk processing, made payable to Sonoma County Clerk and submitted to the Permit Sonoma project planner, unless the applicant requests an alternate payment method in advance of the fee due date. 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. Condition Compliance Fee. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to Permit Sonoma - Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This "At Cost" fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the subdivision application.
3. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

GENERAL:

4. The Zoning Administrator (ZA) decisions shall be final on the eleventh (11th) day after final ZA action unless an appeal is taken.
5. These conditions must be met and the application validated within 24 months (February 26, 2028) unless a request for an extension of time is received before the expiration date.
6. The applicant shall include these Conditions of Approval and Mitigation Measures on a separate sheet of plan sets to be submitted for building and grading permit applications.
7. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved Tentative Map. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the

term for expiration of the permit.

8. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

SURVEYOR:

"The conditions below have been satisfied" BY _____ DATE _____ (Contact: County Surveyor's Office, (707) 565-2469, permitsonoma-survey@sonomacounty.gov)

9. A Parcel Map, as defined in the State Subdivision Map Act is to be prepared by a licensed land surveyor and shall show all easements and parcels. The map shall be submitted to the Sonoma County Surveyor for review and approval prior to recording. Upon recording of the map, the Subdivision is valid.
10. 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.
11. 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.
12. 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 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 up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshal.
13. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the Permit Sonoma's Engineering Section in accordance with the Board of Forestry Fire Safety Regulations 14 CCR §1270 et seq, including the Exceptions to Standards approved by the Fire Marshal, the Sonoma County Subdivision Ordinance, and the following:
 - a. Construct private road (subdivision road). The subdivision road(s) shall have an Asphaltic Concrete surface at least 2 inches thick. The subdivision road shall be a minimum of 18 feet wide with 1 foot shoulders from the Chapman Lane to the first power pole shown on the provided Tentative Map. From the said first power pole to the end of the of the Subdivision Road the road width may be narrowed to 12 feet in width if allowed by the Sonoma County Fire Marshal. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if the designer wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for the intended use.
 - b. All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the

road.

- c. The road 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. Asphaltic concrete dikes shall be constructed if necessary.
 - f. Any roadway structure plans approved by Permit Sonoma shall be attached to, and become a part of, the subdivisions improvement plans.
- 14. Reduction in subdivision road width may be granted with written approval from the County Surveyor and Fire Marshall.
 - 15. All easements shall be shown on the parcel map.
 - 16. To ensure adequate emergency vehicle circulation, a turnaround shall be constructed subject to County Fire Chief clearance. 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.
 - 17. An encroachment permit shall be obtained for all driveway approaches off a County designated right of way.
 - 18. 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 Zoning Administrator 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 Surveyor with an Exception to Standard Form that has been reviewed and approved by the County Fire Marshal in accordance with Sonoma County Code.
 - 19. Building envelopes shall be shown on the subdivision map and shall be locatable.
 - 20. A maintenance agreement for the private road shall be obtained or modified with all parties that have an interest/right in the road right of way and be recorded concurrently with the parcel map.
 - 21. Monuments shall be set at all lot corners and angle points as well as road centerline intersections and curve points which shall have monument well boxes on the new road(s), subject to approval by the Sonoma County Surveyor's Office
 - 22. Prior to recording the map, the applicant shall pay all necessary fees required by the Sonoma County Treasurer-Tax Collector's Office
 - 23. Only the conditions entitled "NOTE ON MAP" and "NOTE ON PLANS" are required to be included on the Map & Improvement Plans, respectively.

GRADING AND STORM WATER:

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

- 24. **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.”

25. **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.”
26. **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 Stormwater Control Plan (SCP) for small projects/single family dwellings in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (Permit Sonoma) for review.”
27. Private storm drain easements are required when conveying storm drainage through any neighboring private properties. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed subdivision. Storm drain easements shall be shown and noted on the subdivision map and improvement plans. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure.
28. 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.
29. All improvement plan projects must be submitted to Permit Sonoma Engineering Land Development staff to initialize the application(s). As a multi-faceted project that includes encroachment and grading the project will be reviewed at-cost and submitted in the following manner:
 - a. Submit one set of improvement plans that encompasses all on-site and off-site improvements including [encroachment, grading, sewer, water system, storm water, and utilities work]. This will be one comprehensive plan set with all review fees charged at-cost and all permits issued at once after all have been approved. This will fall under an IMP record.
30. 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 on the Drainage Report Required Contents (DRN-006) page

The drainage report shall also include an exhibit of proposed and reasonably foreseeable development for each of the proposed subdivision lots including, but not limited to, roads, driveways, parking areas, structures, on-site wastewater, well/s, and post construction best management, as applicable, demonstrating that of each of the proposed subdivision lots can accommodate all proposed and reasonably foreseeable development while meeting all set back requirements. If the exhibit demonstrates inadequate capacity to handle the proposed and reasonably foreseeable development, the applicant shall modify the layout of each lot to meet the setback requirements on each individual proposed lot.
31. 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 Sonoma's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

32. 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) page.
33. 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 on the Grading Permit Required Application Contents (GRD-004) page.
34. 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.

PERMIT SONOMA WELL & SEPTIC DIVISION:

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

SEPTIC:

NOTICE: To ensure compliance with current State and Federal regulations at the time of recording the map, additional requirements may be imposed by Permit Sonoma to supplement sewage disposal conditions listed below as required by government Code section 66498.6 (b). Note that Well and Septic fees are separate from planning fees, and Well and Septic charges per parcel fees for each individual step (pre-perc, percolation testing, wet weather groundwater, plan check, operating permit, etc.).

35. **NOTE ON MAP:** "All future sewage disposal system repairs involving the sewage disposal area (not the septic tank, risers, sump, solid transmission lines or distribution boxes) shall be completed in the Designated Reserve areas and shall meet Code Compliant Standards. Alternate reserve areas may be designated with the approval of Permit Sonoma Well and Septic staff and without a Certificate of Modification, if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area."
36. **NOTE ON MAP:** "The area tested for sewage disposal and shown on this map shall be reserved for the construction of future on-site wastewater disposal systems and shall not be encumbered by buildings, roads, soil borrow pits, ponds, parking lots, water wells, easements, or any use incompatible with use as an on-site wastewater disposal system, unless an alternative sewage disposal location on the parcel of similar capability has been tested and accepted by the County as suitable to provide wastewater disposal for a new dwelling, or unless the parcel has been connected to public sewer service."

37. Prior to recording the map, the area tested for sewage disposal shall be shown on the map and shall be free of all encumbrances (building envelopes, roads, easements, etc).
38. A check print of the map shall be submitted to the County Surveyor who will forward it to the Well and Septic Health Specialist for **review and approval of the Health map notes** prior to recording the map.
39. Prior to recording the map, the location, type and proper function of the septic system on Lot 1 shall be verified by a registered Civil Engineer, registered Environmental Health Specialist or C-42 contractor. Septic systems lacking a permit shall be replaced with a permitted system meeting all current standards. Repairs of existing permitted septic systems may be required based on inspection reports. The septic system repairs must meet a minimum of the new system standards in effect at the time of the existing septic system permit and be within the Designated Reserve areas. If reserve areas were not designated (pre-July of 1978 permits), the septic system shall be repaired to a minimum of Class 3 Standards. All repairs shall be done under permit of this department. The septic system must be located upon the same lot as the house being served by that septic system. The septic system may not serve additional dwelling units on other lots.
40. If Subdivision Improvement Plans are submitted, prior to recording the map, one additional copy of Subdivision Improvement Plans shall be submitted to the Survey and Land Development Section for Well and Septic Section review (fees apply). Subdivision Improvement Plans shall show the outline of all existing and proposed septic tanks, sumps, wastewater disposal areas, reserve wastewater disposal areas and water wells within 100 feet of the proposed on-site and off-site improvements. Any subdivision improvement requiring a cut three feet or deeper within 100 feet of a septic system component shall dimension that distance on the Improvement Plans. All setbacks to existing and proposed septic systems (including septic system reserve areas) shall be met prior to recording the map.
41. **NOTE ON MAP:** "All private sewage disposal systems shall be designed by a registered Civil Engineer or Registered Environmental Health Specialist" shall be shown on the lots of the map where test results indicate that a system requires such a design.
42. **NOTE ON MAP:** "Prior to major grading, landscaping or location of ponds, contact should be made with the Permit Sonoma Well and Septic Section with regard to protection of the septic system and reserve area."

WATER:

43. Prior to recording the map, any inactive well and/or well(s) that lacks a 100' sanitary seal and/or wells that are within 100 feet of a wastewater dispersal field must be destroyed under well permit application(s). Applicant must provide well permit record with "finaled" status to Well and Septic Environmental Health Specialist for clearance.
44. Prior to recording the map, applicant must provide a well with a 100' seal constructed under permit for each Lot(s) 1, 2, and 3. Applicant must provide well permit record with "finaled" status to Well and Septic Environmental Health Specialist for clearance. Alternatively, the applicant may complete conditions a. through d. below:
 - a. A legal Covenant and Easement Agreement acceptable to Permit Sonoma, in compliance with Sonoma County Code, Chapter 7, Section 7-12, shall be drafted to operate and maintain any common water supply system. A copy of the Draft Covenant must be reviewed and approved prior to recording the map or Deed.
 - b. Water supply easements shall be shown on the map and shall be conveyed at the time of

property sale.

- c. Water system plans shall be submitted to the Well and Septic Health Specialist for review and distribution to the appropriate Permit Sonoma Plan Check Sections, including the Sanitation Section which shall review for compliance with Sonoma County Water System Standards. To the extent practicable, and if applicable, all portions of an existing system shall be shown on the Water System plans, and shall be labeled, "As Built" or "Existing". Repairs of, or additions to the existing water system may be required, based upon the information provided about the existing system. The applicant shall construct water mains and appurtenances or post securities to ensure that water supply facilities are installed in accordance with Sonoma County Water System Standards where applicable, and/or specific details, as shown on approved Improvement Plans. No construction of the water system shall begin until the Improvement Plans have been approved by Permit Sonoma, and construction inspection permits have been issued to the applicant or the applicant's contractor. If applicable, exposing portions of the existing water system will not be required unless it is necessary to understand the functioning of the existing system, to determine the number of service connections, or when it is deemed necessary by the design engineer.
- d. Prior to recording the map, Lots served by a common water system shall be tested simultaneously by an acceptable licensed professional and found to meet Sonoma County Water System Standards for pressure and flow (5gpm/25psi for two hours).

- 45. **NOTE ON MAP:** "Prior to occupancy, Lot(s) 1, 2, and 3 shall be provided with a water supply meeting all current standards for annular seal and setbacks."
- 46. Prior to recording the map and/or Well permit finalized, 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, then the applicant shall re-test the well. The well shall be abandoned under permit from the Permit Sonoma Well and Septic Section if the contamination cannot be cleared from the well. An acceptable water source shall be demonstrated for each lot.
- 47. Prior to recording the map and/or Well permit finalized, 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.
- 48. **NOTE ON MAP:** "Prior to occupancy, Lots 1, 2, and 3 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."

SONOMA PUBLIC INFRASTRUCTURE:

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

Intersections of Roads and Driveways:

49. **Note on Map:** "To allow for the smooth and safe movement of passenger vehicles entering and exiting the public roads that provide access to the property, entry to Chapman Lane shall conform to County standards. More specifically, the Applicant shall construct a driveway with a minimum paved throat width of 18 feet or as required per the current Board of Forestry Fire Safety Regulations §1270 et seq., whichever is greater, and entrance curves having a minimum pavement radius of 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with County requirements for the speed traveled on Chapman Lane. The Applicant shall surface the entry with asphaltic concrete pavement a minimum distance of 25 feet from the edge of pavement. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 815, latest revision, for private road and driveway intersection details. The improvements shall be in place prior to Lot 2 dwelling occupancy. Note: Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention."
50. The Applicant shall construct a driveway entrance such that it conforms to Board of Forestry Fire Safety Regulations §1270 et seq. and County standards and meets the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Chapman Lane) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entry to Chapman Lane) meets these requirements.
- a. A minimum paved throat width of twenty (20) feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Chapman Lane. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma.
 - c. The minimum sight distance for vehicles entering and exiting each driveway shall be in accordance with current County requirements for the speed traveled on the public road servicing the project site. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve minimum sight distance at each driveway. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
 - g. Improvements shall be constructed prior to filing the parcel map.
51. **Note on Map:** "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the applicant shall obtain an encroachment permit from Permit Sonoma. The intersection improvements shall be constructed in accordance with Sonoma Public Infrastructure standards and the adopted conditions of approval."

Traffic Safety Gate Setback:

52. **Note on Map:** "Driveway gates shall be located a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242."
53. The Applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be a minimum 1 inch equals 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.

Fees:

54. **Note on Map:** "New construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before issuance of any building permits, as required by Chapter 26, Article 98 of the Sonoma County Code."

Processing:

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

FIRE AND EMERGENCY SERVICES:

"The conditions below have been satisfied" BY _____ DATE _____
Contact: Steve Mosiurchak, Fire & Emergency Services, (707) 565-1380,
Steve.Mosiurchak@sonomacounty.gov

56. **Fire apparatus access roads.** The applicant shall provide evidence that on each parcel including bridges and gate access, to buildings and building envelopes are in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at Permit Sonoma. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fire apparatus access roads, including gate access and bridges are in compliance with the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance.
- a. Roadway grades greater than 15% are not permitted without mitigation.
 - b. Roadways that provide vehicular access to a commercial building or Industrial Building on a single parcel, or to more than two (2) residential buildings or two (2) residential buildings, containing more than three (3) dwelling units, are required to be two-way roads with a minimum width of 20 feet.
 - i. Driveway width of 12 feet will start after first onsite utility power pole per BOF regulations. This design will be in compliance with BOF facts and Findings with no required exception to standard.
 - c. A minimum of a 20'-0" foot wide fire right of way easement, (Emergency Vehicle Access Easement), shall be provided and offered for dedication on the face of the Parcel Map or be recorded in a Grant Deed by separate instrument per 13-34 (a) of the Fire Safe Standards. Unless otherwise approved to be reduced per code by the fire code official and the county surveyor. Vegetation shall be maintained or removed subject to Sonoma County Code Chapter 13A at the responsibility of the property owners
57. **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 Permit Sonoma. 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.

58. **Names of roads.** All roads serving more than two (2) parcels shall be identified by a road name. All private roads requiring a road name shall be named by the director of Permit Sonoma 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.
59. **Emergency water supplies.** The applicant shall provide evidence that on each parcel are in compliance with Chapter 5 and Appendix-B of the California Fire Code, as adopted and amended by Sonoma County Fire Safety Ordinance, when located in the SRA, Board of Forestry Fire Safe Regulations, and subject to the review and approval of the Fire Marshal prior to filing the Parcel/Final Map at Permit Sonoma. This condition shall be met by providing Sonoma County Fire Prevention sufficient documentation which proves that the emergency water supplies are in compliance with the Sonoma County Fire Safety Ordinance.
- a. Water supply for buildings on non-urban parcels shall be provided in accordance with NFPA 1142. The minimum on-site storage is 2500 gallons. The minimum flow rate is 500 gallons per minute. Dwellings larger than 2000 square feet in area will require more than 2500 gallons of storage. Where the required storage is more than 10,000 gallons the flow rate is 750 gallons per minute.
60. **Setbacks for buildings.** For new parcels, the applicant shall provide evidence that on each parcel; (or building envelopes) will be in compliance with Section 13-55 of the Sonoma County Fire Safety Ordinance, 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 Permit Sonoma.
61. **Fuel modification and defensible space clearances.** The applicant shall provide evidence that on each parcel for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance, 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 Permit Sonoma. This condition shall be met by providing Sonoma County Fire Prevention a scale plan-view drawing that graphically illustrates that the fuel modification and defensible space clearances for buildings (or building envelopes) are in compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Fire Safety Ordinance and Chapter 13A of the Sonoma County Fire Safety Ordinance.
- a. Projects in the SRA shall show a location on the required Fuel Breaks and location of Ridgeline per 1276.02 and 1276.03 of the Board of Forestry Fire safe Regulations
- b. Projects located in the Local Response Area in the Very High Fire Severity zone shall also comply with 1276.02 and 1276.03.
62. **Affirmative covenant, Covenants or Deed Restriction,** which shall run with the land in perpetuity, shall be created that includes: an agreement to maintain commonly shared roadways in compliance with fire regulations; an agreement to maintain vegetative fuels along commonly shared roadways and in commonly shared areas in compliance with fire regulations; and an agreement to maintain the commonly shared emergency water supply system in compliance with fire regulations. This condition shall be met by providing Sonoma County Fire Prevention and the County Surveyor a copy of a recorded covenant or deed restriction which includes the noted items.
- Minor or Major subdivisions shall have a recorded maintenance agreement for the preservation, maintenance or repairs for all access roads subject to the Sonoma County Fire Safety Code Chapter 13.

63. **NOTE ON MAP:** Under local agency required information shall be provided and indicate the following language.
- a. Development on this parcel or parcels is subject to the Sonoma County Fire Safety Ordinance and shall be reviewed and approved by the County Fire Marshal or Local Fire District when requested. Said plan shall include but not limited to: Emergency vehicle access, easements, turnarounds at building sites, addressing, water storage for fire protection, vegetation management. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the county fire marshal.
 - b. Designated remainders are not for sale or lease unless the designated remainder is approved by the County Surveyor and Sonoma County Fire to be in compliance with fire safety codes prior to the sale or lease.
 - c. 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.

PLANNING:

64. Prior to recording the map, the property owner shall execute and record a Right-to-Farm declaration on a form provided by Permit Sonoma.
65. Prior to recording the map, the property owner shall obtain a Zoning Permit for a setback reduction for the existing single-family dwelling located on Proposed Lot 2.
66. **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."
67. 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."
68. **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."
69. Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the notes included in these Conditions of Approval are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.
70. All construction-related work, including earthwork, grading, trenching, backfilling and compaction operations, shall be conducted in accordance with the Sonoma County Code Chapter 11. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate to occupancy.

71. Pursuant to Sonoma County Code Chapter 13 and Board of Forestry Fire Safety Regulations, the project shall meet emergency access, minimum emergency water supply, fuel modification and defensible space, sprinklers, and road naming and addressing.
72. All site development including grading, building and septic installation that involves the removal of protected trees six (6") inches DBH or greater shall be done in compliance with the County Tree Protection Ordinance. The project grading and landscape plans shall detail all tree protection implementation measures. Additionally, the following Construction Standards shall be implemented and included as a note on subsequent site development plans that may result in impacts to protected trees:
- “Construction Standards. Development permit applications proposing a project or activity involving disturbance on or within the protected perimeter of retained protected trees shall be subject to the following construction standards, unless the Director waives one or more standards and makes findings consistent with section 26-88-015, subsection C:
- a. Protected trees, their protected perimeter and whether they are to be retained or removed are to be clearly shown on all improvement plans. A note shall be placed on the improvement plans that "Construction is subject to requirements established by Sonoma County to protect certain trees."
 - b. Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire, chain link fencing, orange construction fencing, or other exclusionary barrier) at the protected perimeter or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.
 - c. Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).
 - d. No storage or dumping of oil, gasoline, chemicals or other substances that may be harmful to trees shall occur within the protected perimeter of any tree, or any other location on the site from which such substances might enter the protected perimeter.
 - e. If any damage to a protected tree should occur during or as a result of work on the site, the county shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.”
73. **NOTE ON MAP:** “Development on this parcel is subject to the Board of Forestry Fire Safety Regulations, 14 CCR §§1270 et seq. (“Board of Forestry Fire Safety Regulations”) as approved by the Fire Marshal in the Exceptions to Standards pursuant to 14 CCR §1270.06 and submitted to CalFire and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and egress, including turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance and defensible space around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.”

74. If it is determined by the County Surveyor 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.

Mitigation Measures

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

The following note shall be printed on the parcel map:

NOTE ON MAP: “Prior to issuance of building permits, an exterior lighting plan shall be submitted for review by Permit Sonoma Project Review staff. Exterior lighting shall be Dark Sky compliant, or otherwise low mounted, downward casting, full-cutoff, and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted.”

Mitigation Monitoring VIS-1:

The Project Review Planner shall review the map to ensure that the note is shown correctly on the map. Permit Sonoma Staff shall not issue the Building Permit until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards. Permit Sonoma shall not sign off final occupancy on the Building Permit until it is demonstrated that improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, Permit Sonoma shall conduct a site inspection and require the property be brought into compliance or initiate procedures to revoke or modify the permit.

76. **Mitigation Measure AIR-1:**

The following note shall be printed on the parcel map:

NOTE ON MAP: The following BAAD recommended basic construction measures and air quality control measures shall be included in the construction contract specifications for all projects onsite and implemented during construction:

- a. A Construction Coordinator shall be designated by the project applicant, and a sign shall be posted on the site including the Coordinator’s 24-hour phone number for public contact regarding dust, trackout, and air quality complaints. The Coordinator shall respond and take corrective action within 48 hours. The Coordinator shall report all complaints and their resolutions to Permit Sonoma staff.
- b. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
- c. Trucks hauling soil, sand and other loose materials over public roads shall cover the loads, or shall keep the loads at least two feet below the level of the sides of the container, or shall wet the load sufficiently to prevent dust emissions.
- d. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.
- e. Vehicle speeds on unpaved areas shall be limited to 15 miles per hour.
- f. Final surfacing (i.e., pavement or concrete, gravel, landscaping) shall be completed as soon as possible after earthwork is finished, unless seeding or soil binders are used.
- g. Idling time of diesel-powered construction equipment shall be limited to five minutes. Signs shall be posted reminding workers of this idling restriction at all access points and equipment staging

areas during construction of the proposed project.

- h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

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

77. **Mitigation Measure BIO-1:**

The following note shall be printed on the parcel map:

NOTE ON MAP: "Western Bumble Bee Survey. A qualified biologist shall conduct a clearance survey for Western Bumble Bee within 48 hours of the start of any ground disturbing activities related to initiation of construction. The qualified biologist shall also be present during vegetation mowing and/or removal activities associated with commencement of construction. If Western bumble bee is observed, the bee or bees shall be allowed to disperse out of the construction area before continuing construction."

Mitigation Monitoring BIO-1:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the survey for Western Bumble Bee was completed, and the above measures, if applicable, have been complied with.

78. **Mitigation Measure BIO-2:**

The following note shall be printed on the parcel map:

NOTE ON MAP: "California red-legged Frog Preconstruction Survey. Prior to construction of any future development project, a qualified biologist should conduct a preconstruction survey of areas slated for development to search for any CRLF that may be using upland areas of the site. The qualified biologist will remain onsite at the commencement of construction to monitor any ground disturbing work associated with initial grading activities to ensure that CRLFs are not harmed. If a CRLF is found within a construction area, the work will be halted until the frog has left the area of its own volition."

Mitigation Monitoring BIO-2:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for California Red Legged Frog has been completed, and the above measures, if applicable, have been complied with.

79. **Mitigation Measure BIO-3:**

The following note shall be printed on the parcel map:

NOTE ON MAP: "Western Pond Turtle Preconstruction Survey. A qualified biologist shall conduct a survey of all areas proposed for development for the existence of western pond turtles and their nests within 48 hours of the commencement of construction activities. If western pond turtles or their nests are detected at any time, CDFW shall be notified immediately, and the Qualified Biologist shall relocate the turtle to appropriate habitat within the Review Area. Any turtle nests discovered shall be avoided."

Mitigation Monitoring BIO-3:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for Western Pond Turtle has been completed, and the above measures, if applicable, have been complied with.

80. **Mitigation Measure BIO-4:**

The following note shall be printed on the parcel map:

NOTE ON MAP: “Burrowing Owl Preconstruction Survey. Prior to initiation of any development activities, surveys for burrowing owl shall be conducted within the Review Area and a minimum of 150 meters from the Review Area to the extent properties are accessible. Surveys shall be conducted by a qualified biologist following the CDFW staff report (CDFW 2012) to establish the status of burrowing owl on the site. If no burrowing owls are detected, no further action is necessary.

If burrowing owl is found to occupy the Review Area during the nonbreeding season (September 1 to January 31), occupied burrows shall be avoided by establishing a no- disturbance buffer zone marked by orange construction fencing a minimum of 100 feet around the burrow. If the qualified Biologist determines that the location of an occupied burrow(s) may be impacted even with a 100-foot buffer, or the burrow(s) are in a location(s) on the Review Area where a buffer cannot be established without preventing the proposed project from moving forward, then a passive relocation effort may be instituted to relocate the individual(s) out of harm’s way pursuant to a Burrowing Owl Exclusion Plan prepared in accordance with the CDFW 2012 staff report. The applicant will coordinate the Burrowing Owl Exclusion Plan with CDFW and provide habitat mitigation consistent with the 2012 CDFW Staff Report.

If burrowing owl is found to be present during the breeding season (February 1 to August 31), any ground-disturbing activities shall follow the CDFW 2012 staff report recommended avoidance protocol whereby occupied burrows shall be avoided with a no-disturbance buffer of between 50 meters and 500 meters depending on time of year and disturbance level. This breeding season buffer zone shall remain until the young have fledged or an unsuccessful nesting attempt is documented.”

Mitigation Monitoring BIO-4:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for Burrowing Owl has been completed, and the above measures, if applicable, have been complied with.

81. **Mitigation Measure BIO-5:**

The following note shall be printed on the parcel map:

NOTE ON MAP: “American Badger Preconstruction Survey. Prior to initiation of ground disturbing activities, a qualified biologist shall conduct a survey to determine the locations of any active winter or natal American badger dens within the Review Area. Potential badger dens located during the survey shall be evaluated (typically with remote cameras) to determine activity status. Any natal dens determined to be used by American badger shall be avoided and a 100-foot buffer marked with orange construction fencing shall be established around the dens until it is determined by the qualified biologist that the den is no longer active, and the young are no longer dependent upon the den for survival. If an individual badger is determined to be using a non-natal den (from June through February), the den shall be protected with construction fencing until the badger has left the den on its own accord, as determined by the biologist through monitoring of the den and/or the use of motion-detection cameras. Once it is determined that the den is vacant, the den can be excavated and upon confirmation that the den is not occupied, the den can be collapsed and construction can commence.”

Mitigation Monitoring BIO-5:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for American Badger has been completed, and the above measures, if applicable, have been complied with.

82. **Mitigation Measure BIO-6:**

The following note shall be printed on the parcel map:

NOTE ON MAP: “Avoid Riparian Resources. Any future development plan within the Review Area must avoid setbacks from riparian habitats as required by either Sonoma County policy SCC §11.14.100 or as defined by Sonoma County’s Riparian Corridor Ordinance and by wetland setback policy SCC §11.14.110. No development (no ground disturbance of vegetation removal) should be allowed within a

protected stream or wetland or associated setback. Development plans for the site must show the top of the banks of the unnamed stream and the outer boundary of the small wetland near the southern edge of the property as well as the location of the 25-foot setback from the top of bank of the stream and 50-foot setback from the outer edge of the small wetland. No development (i.e., no ground disturbance or vegetation removal) should be allowed within these protected sensitive habitats or associated setbacks.”

Mitigation Monitoring BIO-6:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that development plans show the top of bank for the unnamed stream and the outer boundary of the small wetland near the southern edge of the property, and that no development is proposed within the 25-foot setback from the top of bank of the stream or the 50-foot setback from the outer edge of the small wetland.

83. **Mitigation Measure BIO-7:**

The following note shall be printed on the parcel map:

NOTE ON MAP: “Preconstruction Nesting Bird Survey. A preconstruction nesting bird survey shall be conducted by a qualified biologist if construction occurs during the bird nesting season (February 1- August 31). The survey should be conducted within 5 days prior to the start of work. The survey should include the entire project footprint and areas immediately adjacent to the project work area. The survey should include the trees and shrubs on and immediately adjacent to the project work area. If the survey indicates the presence of nesting birds, a buffer should be placed around the nest and marked with orange construction fencing within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by the qualified biologist and will be based on the nesting species, its sensitivity to disturbance, and the context of the nest location. In general, typical buffer widths range from 500 feet for large raptors such as buteos, 250 feet for small raptors such as accipiters, and 100 feet for passerines (songbirds) and other bird species. Buffers may be increased or decreased, as appropriate, with approval from CDFW. No construction or earth-moving activity shall occur within the established buffer zone until it is determined by the biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest.”

Mitigation Monitoring BIO-7:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for nesting birds has been completed, and the above measures, if applicable, have been complied with.

84. **Mitigation Measure BIO-8:**

The following note shall be printed on the parcel map:

NOTE ON MAP: “Preconstruction Bat Measures. To reduce to impacts to special status bat or other protected species of bat, the following mitigation measures will be followed:

Structures. A qualified bat biologist shall conduct a habitat assessment and surveys for special status species of bats prior to any structure removal. The survey methodology shall include an initial habitat assessment and survey several months before project construction, to facilitate sufficient time to implement the exclusion plan described below, and the types of equipment used for detection.

A bat exclusion plan shall be submitted to CDFW for approval if bats are detected within structures during the above survey. The plan shall be implemented prior to project construction and allow bats to leave the structures unharmed. The plan shall: (1) recognize that both the maternity and winter roosting seasons are vulnerable times for bats and require exclusion outside of these times, generally between March 1 and April 15 or September 1 and October 15 when temperatures are sufficiently warm, and (2) identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such

as artificial bat houses, prior to project construction, and include an associated management and monitoring plan with implementation funding.

Tree Removal. Prior to any tree removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). Trees without suitable habitat for bats can be removed. If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees with suitable bat habitat may be removed only if: a) presence of bats is presumed, or documented during the surveys described below and removal using the two-step removal process detailed below occurs during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats.

If a two-step removal is used, two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting a two-step methodology, tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed. If construction occurs during the non-breeding period (typically from June through February)."

Mitigation Monitoring BIO-8:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for bats have been completed, and the above measures, if applicable, have been complied with.

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

The following note shall be printed on the parcel map:

NOTE ON MAP: All building, septic, and/or grading permits shall have the following note printed on plan sheets:

- a. Prior to ground disturbance, the applicant/operator shall have secured a Tribal Monitoring Agreement with the Federated Indians of Graton Rancheria (FIGR) and an Archaeological Monitor approved by the Federated Indians of Graton Rancheria to be on-site and report on the findings or lack thereof during the activities.
- b. On the first day of scheduled earth disturbing operations (i.e, grading, scraping, grubbing, vegetation stripping, trenching, or other preparation), the work crew shall meet with the Project Archaeologist and the FIGR Tribal Monitor for an explanation of the contingency plan for encountering historic properties, and the appropriate actions for them to take. The meeting shall include a description of the indicators of an archaeological deposit and distribution of brochures describing the appropriate actions to take if anything is encountered.
- c. FIGR Tribal Cultural Monitoring shall consist of direct observation of the major excavation process. Monitoring shall occur during all project ground-disturbing activities involving grading, removal or movement of previously imported fill, and/or excavation up to a depth of five feet, unless the Monitor determines that additional monitoring is required. Spot checks shall consist of partial monitoring of the progress of excavation over the course of the project. During spot checks, all spoils material, open excavation, recently grubbed areas, and other soil disturbances shall be inspected. The frequency and duration of spot checks shall be based on the relative sensitivity of the exposed soils and active work areas, as determined by the Monitor. If monitoring

- is conducted by an approved Archeological Monitor then within 60 days of completion of the monitoring for each parcel monitored, the Archaeological Monitor shall prepare a report to document the methods and results of monitoring. The report shall be submitted to Permit Sonoma, FIGR, and, if the report identifies any findings the Northwest Information Center, upon completion of the project.
- d. In the event that tribal cultural resources are discovered at any time during grading, scraping, excavation, or other ground disturbing activity within the property, all work should be halted in the vicinity of the find and the applicant/operator must immediately notify Permit Sonoma Project Review staff of the find. 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 byproducts 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. Permit Sonoma staff will consult the Federated Indians of Graton Rancheria to determine if the resources qualify as Tribal Cultural Resources (as defined in Public Resource Code § 21074). If determined to be a Tribal Cultural Resource, Permit Sonoma will further consult with the Federated Indians of Graton Rancheria and project proponents in order to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma 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 Permit Sonoma Project Review Staff. Mitigations shall include avoidance, removal, preservation and/or recordation in accordance with California law, including but not limited to PRC 21084.3. In the event of an incidental discovery the protection/mitigation plan shall evaluate the adequacy of the designated Building Exclusion Area (**TCR-2**) for onsite retention and identify any recommendations for revision of the Building Exclusion Area prior to implementation. The applicant/operator shall be responsible for the cost to have a qualified archaeologist and FIGR Tribal Monitor under contract to evaluate the find and make recommendations to protect the resources in a report to Permit Sonoma.
- e. 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 immediately notify the Native American Heritage Commission 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.”

Mitigation Monitoring TCR-1:

Prior to recordation, Permit Sonoma staff shall verify that the TCR-1 measures are noted on the subdivision map.

86. **Mitigation Measure TCR-2:**

Prior to issuance of development permits, the applicant/operator shall identify a designated Building Exclusion Area on the property to be used for the retention of any tribal cultural resources discovered incidentally during grading, scraping, excavation, or other ground disturbing activities within the subject property. The Building Exclusion Area must be designated on a site plan provided to the Project Review Planner for the project file. No ground disturbing activities shall be allowed within the designated Building Exclusion Area at any point.

Mitigation Monitoring TCR-2:

Prior to issuance of any subsequent permits for site alterations, grading, building, or subdivision improvements, Permit Sonoma staff shall verify that the TCR-2 measures are noted on the project plans, that a designated Building Exclusion Area has been identified on the plans.

87. **Mitigation Measure NOISE-1:**

The following note shall be placed on the parcel map:

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

- a) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.
- c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 5:00 p.m., Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 5:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
- d) Pile driving activities shall be limited to 7:30 a.m. to 5:00 p.m. weekdays only (same note as above).
- e) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring NOISE-1:

Permit Sonoma Project Review Division staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Permit Sonoma staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Any noise complaints will be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.