

Resolution Number 25-02

County of Sonoma
Santa Rosa, California

May 15, 2025
MJS23-0002; Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR A MAJOR SUBDIVISION AND HOUSING DEVELOPMENT FOR A PROPERTY LOCATED AT 201 WIKIUP DRIVE, SANTA ROSA, APN 039-040-040.

WHEREAS, on November 7, 2024, the Sonoma County Planning Commission approved a Major Subdivision and housing project (“Project”) under Government Code Section 65589.5(d)(5) of the California Housing Accountability Act (HAA) commonly referred to as the Builder’s Remedy, on a 0.76-acre site to create eight new residential lots between 2,946 and 5,598 square feet in size. The Project includes construction of six detached single family dwelling units and two attached duet units between 1,279 and 2,138 square feet in size. There are 28 total vehicle parking spaces for residents and guests. Primary access to the six detached units will be provided via a 20-foot common, private driveway off of Wikiup Drive, and the two attached units will be accessed directly from Wikiup Drive by driveway apron connection; and

WHEREAS, on January 1, 2025, Assembly Bill 1893 (AB 1893) took effect, changing affordability requirements for Builder’s Remedy projects based on number of units, density, and parcel size; and

WHEREAS, the applicant, JetFuel Capital, LLC on April 15, 2025, requested amendments to the Conditions of Approval for the project as demonstrated in Exhibit A and as allowed by Assembly Bill 1893 because the affordability requirements would render the project infeasible due to higher interest rates, higher construction costs, lack of available subsidies, and higher economic uncertainty compared to when it initially proposed the project; and

WHEREAS, the project site is comprised of one parcel, located at 201 Wikiup Drive (APN 039-040-040, approximately 0.76-acres in size. The parcel has a General Plan land use designation of Limited Commercial (LC) and is zoned Administrative and Professional Office District (CO) with the Valley Oak Habitat (VOH) Combining District; and

WHEREAS, pursuant to Government Code § § 65941.1 and 65589.5, the applicant submitted a preliminary application (the “SB 330 pre-application”) for the Project, deemed complete in May 2023, and vested the ordinances, policies, and standards that were in effect at the time the pre-application was deemed complete; and

WHEREAS, on August 22, 2023, the Sonoma County Board of Supervisors adopted the 6th Cycle (2023-2031) Sonoma County Housing Element, following its certification of the Final Environmental Impact Report (State Clearinghouse #2022060323) (“Housing Element EIR”) and adoption of a Mitigation and Monitoring Program for the Housing Element Update Project, in compliance with the California Environmental Quality Act and State CEQA Guidelines; and

WHEREAS, adoption of the Housing Element included rezoning of a number of parcels across the County to make available adequate sites that are appropriately zoned to accommodate the

County's Regional Housing Needs Allocation (RHNA) for all income levels. Rezoned sites are included in the County's Housing Element site inventory; and

WHEREAS, the Project parcel was analyzed for rezoning to allow by right residential development at a density of up to 22-units per acre as part of the Housing Element adoption. The Housing Element EIR assumed that the Project parcel (identified as Site LAR-2 in the Housing Element EIR) would accommodate 16 units at buildout; and

WHEREAS, at the discretion of the Planning Commission and Board of Supervisors, the Project parcel was not ultimately rezoned nor included in the Housing Element site inventory; and

WHEREAS, the Project is within the scope of the Housing Element EIR because the use and characteristics of the project are the same as analyzed in the EIR, and the Project and site buildout are consistent with the development assumed by the EIR for the Project site, provided that the Project is subject to applicable mitigation measures identified in the Housing Element EIR, certified by the Board of Supervisors on August 22, 2023; and

WHEREAS, the project is within the scope of the 6th Cycle Housing Element Program Environmental Impact Report (EIR) based on substantial evidence in the record (CEQA Guidelines § 15168(c)(2), therefore no subsequent environmental review or EIR is required as none of the conditions described in CEQA Guidelines § 15162 have occurred, and there have not been any changes in the project or surrounding area that require evaluation of new significant environmental effects. Additionally, there is no new information relating to significant effects or mitigation measures unknown when the Housing Element EIR was prepared and certified (CEQA Guidelines § 15162); and

WHEREAS, the following applicable mitigation measures from the Housing Element EIR have been incorporated into the Project either during the course of Project application processing, or otherwise as Conditions of Approval: AES-2, AQ-1, BIO-1, BIO-10, CUL-3, CUL-9, GEO-1, GHG-1, NOI-1, NOI-2, NOI-3, NOI-4, NOI-5, TRA-1, TRA-2, UTIL-1, WFR-1, and WFR-2; and

WHEREAS, on November 7, 2024, the Planning Commission made the following findings:

1. Environmental Determination.

- a. The Planning Commission reviewed and considered the 6th Cycle Housing Element Certified Environmental Impact Report prepared to address potential environmental impacts of the project along with all comments received during the public review process and found the project within the scope of the 6th Cycle Housing Element Program Environmental Impact Report (EIR) based on substantial evidence in the record (CEQA Guidelines § 15168(c)(2)).
- b. Removing the affordability requirement will not have an impact on the environment and thus the revised project remains within the scope of the 6th Cycle Housing Element Program EIR. No subsequent environmental review or EIR is required as none of the conditions described in CEQA Guidelines § 15162 have occurred, and there have not been any changes in the project or surrounding area that require evaluation of new significant environmental effects.

2. General Plan Consistency.

- a. While the Project is not consistent with the Limited Commercial (LC) land use designation, which does not allow for medium to high density housing developments unless the housing is a part of a mixed-use development, and this project does not include a commercial use, the Project is protected by the Builder's Remedy under State law, under which the County is prohibited from denying, reducing the density of, or rendering infeasible a qualifying project due to inconsistency with the applicable General Plan land use and zoning.

- b. The project is substantially consistent with the overall goals, objectives, and policies of the General Plan, including Housing Element Policies HE-2a, HE-2f, HE-6e, and Land Use Element Objective LU-2.5 and Policy LU-2c as follows:
 - i. Policy HE-2a directs the County to “enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services by assisting developers and other interested parties in locating sites and accessing programs for the development of affordable and mixed-income housing, especially rental housing.” The project parcel was identified as a potential rezoning site to allow for by-right residential development during the Housing Element Update process, and while the site was not ultimately rezoned, it has adequate utilities to serve housing development and includes affordable units.
 - ii. Policy HE-2f seeks to ensure that water and sewer service providers plan for and maintain adequate infrastructure capacity for housing units affordable to moderate and lower-income households. Will-serve letters have been provided by service providers, confirming sufficient capacity to support the development.
 - iii. Policy HE-6e directs the County to provide housing opportunities throughout the county for all household income cohorts while avoiding or mitigating displacement of existing residents. The project parcel is vacant and the project will not displace existing residents.
 - iv. Objective LU-2.5 and Policy LU-2c direct the County to provide higher density housing opportunities within Urban Service Areas and encourage the retention and production of diverse types of housing within Urban Service Areas in order to provide adequate housing choices for current and future residents. The project is medium density residential and proposes three different floor plans to support diverse housing option. The first plan is intended to accommodate multigenerational housing; the second is intended to accommodate a home office for remote work; and the third are the attached unit floor plans, intended as affordable options for lower-income households and first-time homebuyers.

3. Zoning Consistency.

- a. The Project parcel is zoned CO (Administrative and Professional Office) which does not allow for medium to high density housing developments unless the housing is part of a mixed-use development, and this project does not include a commercial use. However, the Project is protected by the Builder’s Remedy under state law, in which the County is prohibited from denying, reducing the density of, or rendering infeasible a qualifying project due to inconsistency with zoning. The Housing Accountability Act (Government Code § 65589.5(f)(1)) permits the County to require the project to comply with “objective, quantifiable, written development standards, conditions, and policies” provided that they are appropriate to and consistent with, meeting the jurisdiction’s regional housing need allocation (RHNA), and must “facilitate and accommodate” the density permitted on the site and proposed by the development. Based on the density of the subdivision, approximately 10.5 units per acre, development standards for the Medium Density Residential (R2) zoning district may be applied. Requiring the project to meet the R2 zoning district zoning development standards, including the minimum lot size, lot width, and typical setbacks, would result in fewer lots and units than proposed, which is not permitted under the HAA, therefore compliance with the standards may not be required.
- b. The project complies with the requirements of the Valley Oak Habitat (VOH) Combining District and Tree Protection Ordinance as they existed on the date that the preliminary application for the project was deemed submitted. The project will involve removal of protected tree species under the County’s Tree Protection Ordinance, as it existed on the date of the project’s preliminary application (Zoning

Code Section 26-88-010(m)). The proposed planting of Valley Oak trees provides sufficient mitigation for removal.

4. Subdivision Ordinance and Subdivision Map Act Consistency.
 - a. The proposed tentative map meets the requirements for approval in Sonoma County Code Section 25-17 (Standards for Approval), as confirmed by the Sonoma County Project Review and Advisory Committee and the Sonoma County Planning Commission.
 - b. The proposed subdivision complies with the Subdivision Map Act, in that, in light of the Builder's Remedy, no conditions specified in Government Code § 66474 are created by the proposed Tentative Map, and therefore the County had no grounds for disapproval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that, pursuant to CEQA Guidelines Section 15168(c)(2), the proposed amendments to the project Conditions of Approval fall within the scope of the 6th Cycle Housing Element Certified Program Environmental Impact Report (EIR) and does not require further environmental review.

BE IT FURTHER RESOLVED that the Planning Commission approves the proposed amendments to the project Conditions of Approval regarding affordability requirements as shown in strikethrough and underline in attached Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the Permit Sonoma office at 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Planning Commission' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Marquez, who moved its adoption, seconded by Commissioner Striplen, and adopted on roll call by the following vote:

Commissioner Freeman:	Yes
Commissioner Reed:	Yes
Commissioner Striplen:	Yes
Commissioner Marquez:	Yes
Commissioner McCaffery, Chair:	Yes

Ayes: 5 Noes: 0 Absent: 0 Abstain:0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

EXHIBIT A

**Planning Commission
Conditions of Approval**

Staff:	Azine Spalding	Date:	May 15, 2025
Applicant:	JetFuel Capital	File No.:	MJS23-0002
Owner:	JetFuel Capital	APN:	039-040-040
Address:	201 Wikiup Drive, Santa Rosa		

Project Description: Major Subdivision of 0.76-acre parcel into eight new lots between 2,946 and 5,598 square feet in size, and the development of six detached and two attached single-family residential units. ~~The two attached units will be sold at a housing cost affordable to low-income households and meet the requirements of Government Code § 65589.5(h)(3).~~ Access will be provided from Wikiup Drive.

The project is approved pursuant to Government Code § 65589.5(d)(5), and the project qualifies for approval under Government Code § 65589.5(d)(5) because a preliminary application for the project was submitted on May 26, 2023, while the County did not have an adopted and substantially compliant Housing Element, and because the project meets the minimum requirements to qualify as “housing for very low, low-, and moderate-income households” as defined in Government Code Section 65589.5(h)(3).

GENERAL:

1. Within five working days after project approval, the applicant/operator shall pay a mandatory filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing of the CEQA Notice of Determination. The fee will be charged against the project At-Cost deposit account and billed to the applicant, unless the applicant requests an alternate payment method, such as a check made out to the Sonoma County Clerk and submitted to Permit Sonoma 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. No construction shall be initiated until plans have been approved by the appropriate entity. All construction shall conform with existing County Design and Construction Standards, Subdivision Ordinance, and State Map Act.
3. Street names and location shall be approved by the Permit Sonoma and shall occur prior to Improvement Plan signature or Subdivision Map, whichever occurs first.
4. Public utility easements shall be shown on the map in accordance with the map on file with Permit Sonoma.
5. All underground utilities within the road right-of-way shall be installed prior to street construction.
6. Utility distribution facilities, except surface mounted transformers, for pedestal mounted terminal boxes, meter cabinets, concealed ducts, fire hydrants, and streetlights shall be placed

underground. Appropriate easements shall be provided to facilitate these installations.

7. Prior to recording the map, the applicant shall complete an apportionment of assessment and pay necessary fees to process apportionment to the Sonoma County Treasurer's Office, or applicant shall pay off in full all special assessments.
8. The Planning Commission's decision shall be final on the eleventh (11th) day after final Planning Commission action unless an appeal is taken.
9. These conditions must be met, and the application validated within 24 months of approval unless a request for an extension of time is received before the expiration date.
10. Only the conditions entitled "**NOTE ON MAP**" and "**NOTE ON PLANS**" are required to be included on the Map and Improvement Plans, respectively.
11. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
12. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
13. The Director of 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.

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:

14. A Final Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer authorized to practice land surveying, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
15. This subdivision was approved, and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 20 feet from a County maintained road to the subdivision, (2) provide the necessary Public Utility easements and (3) make all required offsite improvements. Without this representation, the subdivision

would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.

16. 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.
17. 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 Sonoma County Fire Safety Ordinance, the Sonoma County Subdivision Ordinance, and the following:
 - a. Construct private road as shown on the tentative map by EBA Engineering dated August 23, 2023. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be a minimum of 18 feet with 1ft 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 the designer wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for the intended use.
 - b. All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c. The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d. A grading permit shall be obtained prior to the start of any earthwork.
 - e. Any roadway structure plans approved by Permit Sonoma shall be attached to, and become a part of, the subdivisions improvement plans.
18. A maintenance agreement 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.
19. Prior to the issuance of permits required for residential development or the recording of the final map, whichever occurs first, all roads necessary to access the subdivision shall be named if they serve 3 parcels or more (new or existing parcels). All newly named roads must connect to an existing road with an approved name. A road sign shall be posted at all intersections on the existing and/or new access roads. The signs shall meet the Sonoma County Department of Transportation and Public Works standards. All road names and addresses used shall be reviewed and approved by Permit Sonoma. This condition may be altered or waived with written approval of the Sonoma County Fire Marshal, and the County Surveyor. Any alteration or waiver of this condition may require other conditions to mitigate the required road standards. NOTICE: Fees must be paid for processing and approval of a road name application.

20. An encroachment permit shall be obtained for all driveway approaches off a County designated right of way.
21. All easements of record shall be shown on the parcel map.
22. Prior to recording the map, the applicant shall pay all necessary fees required by the Sonoma County Treasurer-Tax Collectors office.

FIRE AND EMERGENCY SERVICES:

23. **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. Roadways that provide vehicular access to more than one (1) parcel, 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, on a single parcel are required to be two-way roads with a minimum width of 20 feet.
 - i. The Private Road shall be provided with red curbs and no parking signs.
 - ii. The Curb on the entrance of the private road located on the public side shall be red for a minimum of 25-0 feet in both directions.
 - b. A minimum of a 25'-0" foot wide fire right of way easement, (Emergency Vehicle Access Easement), shall be provided and offered for dedication on the face of the Parcel Map or be recorded in a Grant Deed by separate instrument per 13-34 (a) of the Fire Safe Standards. Unless otherwise approved to be reduced per code by the fire code official and the county surveyor.
24. **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. Permit Sonoma will assign all address numbers.
25. **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.
 - a. There shall be a new road name required for lots 1,2,3,6,7 and 8.

- b. Lot 4 and 5 shall be addressed on Wikiup Drive.
 - c. Road Name Application shall be completed prior to approval of improvement plans.
26. **Emergency water supplies.** The applicant shall provide evidence that each parcel is in compliance with Chapter 5 and Appendix-B of 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 sufficient documentation which proves that the emergency water supplies are in compliance with the Sonoma County Fire Safety Ordinance.

GRADING AND STORMWATER:

27. **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 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."
28. **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."
29. **NOTE ON MAP:** "The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of storm water discharges from the lots and private road have been incorporated into the development of the subdivision. These post-construction storm water features shall not be altered or removed in any manner that may compromise their intended design. Prior to any changes to the location or design of the approved post-construction storm water features, the property owner(s) shall submit a revised Storm Water Low Impact Development Submittal (SW LIDS) to Permit Sonoma for review. If any changes to the locations of the approved post-construction storm water features are proposed, then the property owner(s) shall revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SW LIDS."
30. **NOTE ON MAP:** "The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of the development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Storm Water Low Impact Development Submittal (SW LIDS) to the Permit and Resource Management Department (Permit Sonoma) - for review."
31. 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.

32. The subdivision map shall delineate areas reserved for LID features as required by the approved improvement plans and Storm Water Low Impact Development Submittal (SW LIDS). If any changes to the design or locations of the approved LID features are made after the subdivision map is filed, then the applicant shall submit a revised SW LIDS to the Permit and Resource Management Department (Permit Sonoma) for review and revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SW LIDS.
33. 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.
34. All improvement plan projects must be submitted to Permit Sonoma Engineering Land Development staff to initialize the application(s). As a multi-faceted project that includes encroachment, grading, and sewer, the project will be reviewed at-cost and follow the below submittal requirement:
 - a. Submit one set of improvement plans that encompasses all on-site and off-site improvements including encroachment, grading, sewer, storm water, and utilities work. This will be one comprehensive plan set with all review fees charged at-cost and all permits issued at once after all have been approved. This will fall under an IMP record.
35. 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, and post construction best management, as applicable, demonstrating that 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.

36. The proposed project is subject to storm water Low Impact Development (LID) regulations. Post-construction storm water LID best management practices (BMP's) to mitigate impacts to the quality and quantity of storm water discharges from the project site shall be incorporated

into the drainage design of the project. A final Storm Water Low Impact Development Submittal (SW LIDS), based upon the approved initial SW LIDS dated **03/19/2024**, shall be submitted with the improvement plans and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to the issuance of any grading or building permits. LID BMP's must be installed per approved plans and specifications and working properly prior to final of the grading permit and associated building permits.

37. A Maintenance Agreement for Monitoring Storm Water BMP Facilities and Declaration of Covenants (Agreement) that runs with the land will be required and prepared by the county. The Agreement shall be signed and filed with Permit and Resource Management Department (Permit Sonoma) prior to final of the grading permit. Landowner shall accept sole responsibility for all inspection, maintenance, remediation, and replacement of the BMPs including any and all fees and costs arising therefrom. The Agreement shall include at the least the following Exhibits:
 - a. legal description of the subject property;
 - b. location map of BMPs on legally recorded document size either 8.5" x 14" or 8.5" x 11" that is measurable and legible and will include a site plan and description/identification of BMPs, stamped and signed by a civil engineer, currently registered in the State of California;
 - c. a BMP detail sheet on 8.5" x 11" legal recorded document size;
38. Landowner shall submit to Permit and Resource Management Department (Permit Sonoma) annually the results of the Storm Water BMP inspection. Inspection shall include but is not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features.
39. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the improvement plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit and Resource Management Department's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.
40. 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.

41. 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.
42. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.

WATER:

43. **NOTE ON MAP:** "Prior to issuance of any grading or building permit on each lot, landscape plans in accordance with Sonoma County's Water Efficient Landscape Regulations (Sonoma County Code, Ch. 7D3) shall be submitted and approved by Permit Sonoma".
44. **NOTE ON MAP:** "Prior to issuance of any building permit involving plumbing on each lot, plumbing plans specifying graywater use shall be submitted and approved by Permit Sonoma Well and Septic. Graywater from all laundry and baths/showers, shall flow through dual drainage plumbing to a pre-determined access point where a future diverter valve could be installed without requiring re-plumbing of the drainpipes."
45. **NOTE ON MAP:** "Prior to occupancy, all landscaping and irrigation shall be installed according to approved plans. Verification of installation from a landscape architect or qualified irrigation specialist is required."
46. **NOTE ON MAP:** "Prior to occupancy, graywater dual drainage plumbing shall be installed according to approved plans. Verification of installation by Permit Sonoma staff or representative is required."

SANITATION:

47. The Applicant shall submit improvement plans to the Engineering Division of Permit Sonoma for review and approval of the sanitary sewer design. Improvement plans shall be submitted to the Engineering Division of Permit Sonoma prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed, and Improvement Plans prepared in accordance with the "Design and Construction Standards for Sanitation Facilities" (latest revision) by Sonoma Water. The Applicant shall pay Plan Check fees to Permit Sonoma prior to the start of Improvement Plan Review.
48. All sewer work shall be inspected and accepted by the County Inspector from the Engineering Division of Permit Sonoma prior to temporary occupancy, occupancy, and building permit final.

Sewer construction inspection will occur when the trench excavation for sewer installation is completed. No bedding, pipe, backfill or other material shall be placed in excavation until the excavation has been inspected and accepted by the inspector.

49. **NOTE ON MAP:** "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by Permit Sonoma Engineering Division prior to occupancy of the building."
50. All easements necessary for the installation of proposed sewer facilities shall be granted to the Airport Larkfield Wikiup Sanitation Zone by separate document and shall be shown on the required Improvement Plans prior to signing of improvement plans by Sonoma Water. All easements must be identified on the Improvement Plans by a County of Sonoma Clerk-Recorder document number.
51. Sanitary sewer facilities serving multiple parcels must be dedicated public sewers within a public sewer easement to the Airport Larkfield Wikiup Sanitation Zone or be owned and maintained by a responsible owner's association under agreement with Sonoma Water.
52. Prior to the start of construction within the County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from Permit Sonoma. The Applicant is accepting all terms, provisions, and conditions of the encroachment permit and its attachments.
53. All water mains and sewer lines running parallel to each other shall maintain a 10' minimum horizontal separation and 1' minimum vertical separation such that the water main is above the sewer line.
54. All existing sewer mains shall be potholed to determine location, depth, and pipe type of sewer main. The pothole logs and information shall be submitted with the construction plans, and pothole locations shall be shown on the construction plans. All crossed utilities shall be potholed to determine location and depth and shall be shown on the construction plans.
55. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities, and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by Permit Sonoma.
56. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6.5 of the "Design and Construction Standards for Sanitation Facilities" (latest revision) by Sonoma Water. Record Drawings shall be submitted to the Engineering Division of Permit Sonoma, printable to a scale of 24 inch by 36 inch in size and prepared by a licensed civil engineer registered in the State of California for review and approval prior to acceptance of the sanitary sewer facilities. Record Drawings must be signed by the Director of Engineering of Sonoma Water prior to the issuance of any permits for construction of the sanitary sewer main facilities.
57. No building shall be connected to the newly constructed sewer main until the sewer main has been inspected and accepted by the Engineering Division of Permit Sonoma, and a sewer connection permit has been issued for the building. The sewer construction permit shall be

finalized prior to occupancy or temporary occupancy. Any building permits issued for construction of buildings which will connect to sewer prior to sewer main construction permit issuance or on-site sewer construction permit issuance, shall be at the sole risk of the Applicant.

58. A sanitary sewer construction labor and material payment bond and a construction performance bond shall be paid for the public sewer improvements as design on the approved plans. Each bond shall be for the full cost estimate as calculated by Permit Sonoma for construction of the approved sanitary sewer system. Bonds shall be paid prior to the issuance of sewer construction permits.
59. At the time of sewer construction permit issuance, the Applicant shall provide the Sanitation Section of Permit Sonoma with data related to the intended use for the purpose of correctly calculating sewer use fees, as defined by Sonoma Water Sanitation Codes. Data includes but is not limited to project site plan, floor plan and plumbing plan detailing sanitary sewer connections, floor area of the building, including tables, chairs, bar area, kitchen, kitchen work areas, sinks, bathrooms, office, etc.
60. Sewer connection fees and sewer annual service fees shall be paid to Permit Sonoma prior to building permit final and temporary occupancy. No building permit final or occupancy (including temporary) shall be allowed until sewer use fees are paid.
61. Sewer fees shall be calculated at the prevailing sewer connection and annual sewer service charge rates in effect at the time of fee assessment per the Airport/Larkfield/Wikiup Sanitation Zone Ordinance (latest revision).

SONOMA PUBLIC INFRASTRUCTURE:

Intersections of Roads and Driveways:

62. **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 two (2) attached single family homes, entry to Wikiup Drive shall conform to County standards. More specifically, the Applicant shall construct a ramp style driveway with a minimum paved throat width of 24 feet. The curb opening shall transition three (3) feet beyond the paved throat width on both sides of the driveway. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 808, latest revision, for urban residential driveway details. The improvements shall be in place prior to dwelling occupancy."
63. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the two (2) attached single family homes, the Applicant shall construct a ramp-type driveway approach with a paved throat width of 24 feet. The curb opening shall transition three (3) feet beyond the paved throat width on both sides of the driveway. The driveway improvements shall be in place prior to occupancy or commencement of the new activity. See County of Sonoma Construction Standard 808 latest revision, for urban residential driveway details.
64. **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 six (6) detached single family homes,

entry to Wikiup Drive shall conform to County standards. More specifically, the Applicant shall construct a ramp style driveway with a minimum paved throat width of 20 feet. The curb opening shall transition three (3) feet beyond the paved throat width on both sides of the driveway. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 808, latest revision, for urban residential driveway details. The improvements shall be in place prior to dwelling occupancy."

65. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the six (6) detached single family homes, the Applicant shall construct a ramp-type driveway approach with a paved throat width of 20 feet. The curb opening shall transition three (3) feet beyond the paved throat width on both sides of the driveway. The driveway improvements shall be in place prior to occupancy or commencement of the new activity. See County of Sonoma Construction Standard 808 latest revision, for urban residential driveway details.
66. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum County required sight distance at any project driveway where it intersects a public roadway.
67. The entries 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.

Fees:

68. The Applicant, their personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Chapter 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the residential fee in effect at the time of permit issuance. Credit is granted for existing, legal uses.
69. **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:

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

Completion of Required Improvements:

71. The Applicant shall complete construction of all the required public improvements or 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 the approval of the Application for this project. Included in this Improvement Agreement shall be a requirement that the Developer/Applicant enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one (1 year) after acceptance of the improvements as being complete by the County.

PLANNING:

Prior To Map Recordation

72. ~~The owner of the subject property and the Sonoma County Community Development Commission (CDC) shall enter into a 55-year Affordable Housing Agreement, recorded by CDC prior to final map recordation, to provide at least two of the project units as affordable to lower income households meeting the requirements of Government Code Section 65589.5(h)(3) and Sonoma County Code Section 26-89-100.~~

~~The applicant shall submit an Affordable Housing Program Application along with a \$500 application fee. The CDC will prepare the agreement, provide a copy of the agreement to the applicant for review by the applicant's attorney prior to recording. Upon receipt of a letter of Opinion of Counsel from the applicant's attorney and the executed agreement, the CDC will record the agreement. There is a per unit per year monitoring fee for each required affordable unit.~~

73. ~~**NOTE ON MAP:** "Affordable housing requirements apply to Lots 4 and 5 and shall be met through the provision of affordable housing onsite for very low or low income households as defined in Government Code Section 65589.5(h)(3). Each affected property will be subject to a 55-year Affordable Housing Agreement."~~

~~**NOTE ON MAP:** "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 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."~~

74. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit to the 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.

75. 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."

76. **NOTE ON MAP:** "Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection

District. Said plan shall include, but not be limited to emergency vehicle access and turn-around at the building sites), addressing, water storage for firefighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.”

77. **NOTE ON MAP:** “All grading and development on site shall be done in compliance with the County Tree Protection Ordinance as it existed on May 26, 2023, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. Permit Sonoma shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures. Permit Sonoma Project Review staff shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project’s landscape architect or contractor, that the tree protection measures were complied with.”

Prior To Permit Issuance

78. All building and/or grading permits shall have the following note printed on plan sheets:

“In the event that 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 shall be halted in the vicinity of the find and County Permit Sonoma - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate tribal representative from tribes known to Permit Sonoma 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 Permit Sonoma 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. 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 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 the County Coroner, Permit Sonoma staff 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.”

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.

79. The approved landscaping and irrigation plans shall be included in the building permit plan set, and comply with the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Landscaping and irrigation shall be installed and verified by Permit Sonoma staff prior to Certificate of Occupancy.
80. Project designs shall incorporate exterior lighting plans meeting the following minimum requirements:
 1. Lighting shall be mounted low, downward casting, and fully shielded to prevent glare.
 2. Lighting shall not wash out structures or any portions of the site.
 3. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the sky.
 4. Flood lights are not permitted.
 5. Parking lot fixtures shall be limited to 20 feet in height.
 6. All parking lot and/or streetlight fixtures shall use full cut-off fixtures.
 7. Lighting shall shut off automatically after businesses close and security lighting shall be motion-sensor activated.
 8. Lighting plans shall be designed to meet the appropriate Lighting Zone standards from Title 24 effective October 2005 (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) or successor regulations.

Mitigation Monitoring AES-2: Permit Sonoma shall verify that the exterior lighting requirements are met prior to building permit approval.

Reference: Housing Element EIR Mitigation Measure AES-2

81. The project shall reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5) by implementing the following BAAQMD's Basic Construction Mitigation Measures:
 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity
 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.
 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Monitoring AQ-1: Prior to issuance of construction permits, as well as ongoing throughout construction activities, Permit Sonoma shall verify that development facilitated by the project implements BAAQMD's Basic Construction Mitigation Measures.

Reference: Housing Element EIR Mitigation Measure AQ-1

82. Construction activities, grading, and the removal of trees or vegetation shall occur outside of the nesting season (September 16 to January 31). If construction activities, grading, and the removal of trees or vegetation must occur during the nesting season (February 1 to September 15), a qualified biologist shall conduct surveys for nesting birds within 14 days prior to project activities and shall conduct additional surveys if there is a lapse of 14 days or more in construction activities. The surveys shall include the entire disturbance area plus at least a 500-foot buffer around the project site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 250 feet for non-raptor bird species and at least 500 feet for raptor species, unless determined otherwise by the qualified biologist. Buffer distances for bird nests shall be site-specific and an appropriate distance, as determined by a qualified biologist. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. The biologist shall submit a report of these preconstruction nesting bird surveys to the County to document compliance within 30 days of its completion.

Mitigation Monitoring BIO-10:

The required nesting bird surveys conducted by a qualified biologist shall be submitted to Permit Sonoma prior to the start of construction.

Reference: Housing Element EIR Mitigation Measure BIO-10

83. The project applicant shall retain a Qualified Professional Paleontologist to review proposed ground disturbance associated with development to:
1. Assess if the project will require paleontological monitoring;
 2. If monitoring is required, to develop a project-specific Paleontological Resource Mitigation and Monitoring Program (PRMMP) as outlined in Housing Element Mitigation Measure GEO-2;
 3. Draft the Paleontological Worker Environmental Awareness Program as outlined in Housing Element Mitigation Measure GEO-3; and
 4. Define within a project specific PRMMP under what specific ground disturbing activity paleontological monitoring will be required and the procedures for collection and curation of recovered fossils, as described in Housing Element Mitigation Measures GEO-4, GEO-5, and GEO-6.

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

Mitigation Monitoring GEO-1: Permit Sonoma shall review and approve an assessment of monitoring requirements prepared by a Qualified Professional Paleontologist prior to building permit issuance.

Reference: Housing Element EIR Mitigation Measure GEO-1

84. The project shall not include natural gas appliances or natural gas plumbing and the project shall achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

Mitigation Monitoring GHG-1: Permit Sonoma shall verify that the project plans demonstrate compliance with the requirements prior to building permit issuance.

Reference: Housing Element EIR Mitigation Measure GHG-1

85. To mitigate potential impacts and disruptions during project construction, the applicant shall submit a Construction Traffic Management Plan for County review and approval. The plan shall include, but not be limited to, the following:
1. A prohibition on all construction truck activity during the period 30 minutes prior to the beginning of school and 30 minutes after the end of the school day.

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

Mitigation Monitoring TRA-2: Permit Sonoma shall review and approve the Construction Traffic Management Plan provided by the applicant prior to grading or building permit issuance.

Reference: Housing Element EIR Mitigation Measure TRA-2

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

Mitigation Monitoring WFR-1: Permit Sonoma shall verify these measures are printed on construction plans.

Reference: Housing Element EIR Mitigation Measure WFR-1

87. The project landscape plan shall include fire-resistant vegetation native to Sonoma County and/or the local microclimate of the site and prohibit the use of fire-prone species, especially non-native, invasive species.

Mitigation Monitoring WFR-2: Prior to issuance of a construction permit, the County shall verify that the project landscape plan includes fire-resistant vegetation native to Sonoma County and does not include the use of fire-prone species, especially non-native, invasive species.

Reference: Housing Element EIR Mitigation Measure WFR-2

During Construction

88. If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project applicant shall retain an archaeologist meeting the SOI's PQS for archaeology (National Park Service 1983) immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 through TCR-4 will be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the County for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.

Mitigation Monitoring: Permit Sonoma will review and approve any reports required to document and/or evaluate unanticipated discoveries and verify that recommendations contained in are implemented throughout the remainder of ground disturbance activities.

Reference: Housing Element EIR Mitigation Measure CUL-9