



**Conditions of Approval  
And Mitigation Monitoring Program**

**Date:** August 12, 2020

**File No.:** UPC18-0001

**Site:** 885 Montgomery Road, Sebastopol

**APN:** 077-130-095

**Applicant/Operator:** Eric Bell, Misty Mountain Services, LLC

**Applicant Address:** 3558 Round Barn Blvd., Suite 200, Santa Rosa, CA 95403

**Business Owner(s):** Eric Bell, 125 South Main St. #320, Sebastopol, CA 95472

**Landowner:** Healdsburg 600, LLC

Joy Kane, managing member

Henry Kane, Managing Member

Charles Traboulsi, non-member

**Landowner Address:** PO Box 14517, Santa Rosa, CA 95402

**Project Description:** This is a five-year Conditional Use Permit for a commercial cannabis operation including 38,484 square feet of outdoor cultivation, 1,547 square feet of indoor cultivation, 1,414 square feet of indoor propagation and 504 square feet of on-site processing along with the construction of two rainwater storage tanks and vegetated hedgerows to support the operation on a 10.00-acre parcel zoned Diverse Agriculture (DA), Combining District (B6 20), Riparian Corridor (RC100/50). There would be a maximum of three full-time employees, all of whom will be 21 years of age or older. Additional contract employees would be added during two days of the harvest season for the outdoor plants. The project site would be closed to the public.

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**Prior to commencing the use, evidence must be submitted to the file that all of the following conditions have been met.**

**CONDITIONS ON PLAN SETS:**

1. Project conditions and mitigation measures (if applicable) must be printed or included in all plan sets submitted for permitting. Building permit plans shall have plan sheets that include all conditions as part of the submittal package.

**FEES:**

2. 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.

3. CEQA Filing Fee. Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Determination filing fee of \$2,456.75 (or the latest fee in effect at the time of payment) for County Clerk processing. 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 result in the extension of the time frames for CEQA legal challenges.
4. Workforce Housing Fee. Construction of new or expanded non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code. No grading or building permits shall be issued until Workforce Housing Requirements have been met. Internal tenant improvements are not subject to Workforce Housing Requirements.
5. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit an Approved Permit Condition Compliance Review fee deposit of \$2,779.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
6. Department of Agriculture Annual Site Monitoring Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Department of Agriculture Annual Site Monitoring Fee of \$900.00 (or other amount consistent with the adopted fee schedule in effect at the time) to Permit Sonoma to verify compliance with the ordinance for indoor and outdoor cannabis cultivation. The applicant/operator shall be responsible for payment of additional annual site monitoring fees for each year over the effective term of the permit. The annual site monitoring fee shall be paid by January 31 of each year the permitted operation is active.
7. Permit Sonoma Annual Well Monitoring Fee. Prior to building permit final or issuance of a Use Permit Certificate to operate the use, the applicant/operator shall submit to Permit Sonoma an Annual Well Monitoring fee of \$224.00 (or other amount consistent with the adopted fee schedule in effect at the time). The applicant/operator shall be responsible for payment of additional annual well monitoring fees for each year over



the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.

8. Traffic Mitigation Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Traffic Mitigation Fee to Permit Sonoma per Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Evidence of payment shall be submitted to the Permit Sonoma Project Review Planner.

**PLANNING:**

**"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_\_**  
**Contact MIG Consultants at (510) 845-7549.**

9. Type(s) and Limitations of Use:
  - a. This use permit allows for cannabis cultivation.
  - b. This use permit allows for on-site cannabis processing, including processing and packaging of cannabis grown on-site.
  - c. This use permit does not allow for cannabis wholesale nursery cultivation.
  - d. This use permit does not allow for cannabis distribution and transportation.
  - e. This use permit does not allow for cannabis non-volatile manufacturing, including associated post-processing and packaging.
  - f. This use permit does not allow for cannabis laboratory testing.
  - g. This use permit does not allow public access to the cannabis operation.
  - h. This use permit does not allow any retail sales on-site or the delivery of cannabis to patients or the public.
  - i. This use shall be operated in accordance with the proposal statement, operational plans, and floor plan located in Filer No. UPC18-0001 as modified by these conditions.
  - j. This use permit renewal shall supersede all prior use permits upon implementation or when all the pre-operational conditions have been met and the Use Permit Certificate is issued for operation.
10. Cultivation Area. This use permit allows for 38,484 square feet of outdoor cultivation and 1,547 square feet of indoor cultivation for a total cannabis cultivation canopy area of 40,031 square feet. The applicant/operator shall not increase cultivation area beyond 40,031 square feet at this location without prior approval from Permit Sonoma Staff.



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11. Propagation Area. This use permit allows for 1,414 square feet of indoor propagation. The operator shall not increase propagation area beyond 1,414 square feet at this location without prior approval from Permit Sonoma staff.
  
12. Hours of Operation. The anticipated hours of operation will be 6:00 am to 8:00 pm seven days a week. Deliveries and shipping/distribution operations shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday.
  
13. Operational Requirements. The operation shall conform to the standards established by County Code \_\_\_\_\_  
\_\_\_\_\_ ements for the specific type of use and those of the underlying base zone including the following:
  - a. Cannabis uses shall also be subject to permit requirements and regulations established by the Sonoma County Department of Health Services;
  - b. All scales used for commercial transactions shall be registered for commercial use and sealed by the Department of Agriculture/Weights and Measures;
  - c. Commercial cannabis operations shall be subject to inspections by appropriate local and state agencies, including but not limited to, the Departments of Health Services, Agriculture/Weights & Measures, and Permit and Resource Management. Cannabis operations shall be inspected at random times for conformance with the county code and permit requirements;
  - d. The applicant/operator shall submit a Waste Management Plan for review and approval by Permit Sonoma demonstrating that the storage, handling and disposal of all waste by-products of any cultivation and processing activities will comply with the Best Management Practices issued by the Agricultural Commissioner;
  - e. The applicant/operator shall submit a Waste Water Management Plan for review and approval by Permit Sonoma, demonstrating that operations comply with the Best Management Practices issued by the Agricultural Commissioner;
  - f. The applicant/operator shall submit evidence to verify compliance with the Waste Discharge Requirements of the Regional Water Quality Control Board, or present evidence of a waiver from these requirements;
  - g. The operation shall not create a public nuisance by creating dust, light, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or cause hazardous conditions due to the use or storage of materials, processes, products, runoff or wastes.



14. Special Events. Tastings, promotional activities, and events are prohibited by Sonoma County Code Section 26-88-250(c) and therefore are also prohibited by this Cannabis Use Permit.
15. Term of Permit. This is a limited-term permit and does not run with the land. No property interest, vested right, or entitlement to receive a future permit to operate a cannabis use shall ever inure to the benefit of the permit holder, as such permits are revocable and shall expire (Section 26-88-250(e)). This permit for cannabis uses shall be issued to the applicant/operator for a period not to exceed five years from the date of permit issuance and shall be subjected to annual permit renewals. The Use Permit Certificate for UPC18-0001 shall expire five years after issuance, unless the applicant/operator applies for and is granted a permit renewal. The applicant/operator must apply for permit renewal at least 90 days prior to expiration of the permit to avoid interruption of service.
16. Operator(s) and Employees:
  - a. The applicant/operator/business owner(s) and all employees must be age 21 years or older. This use permit allows for a maximum of three employees on-site at any time. In addition, up to 12 contract employees will be on-site during the two days of the annual outdoor harvest. Total allowed on site would be 15 employees.
  - b. The applicant/operator shall be subject to background search and shall not be able to continue operations if there are any felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
  - c. An applicant/operator providing false or misleading information result in nullification or revocation of this issued use permit.
17. Ownership changes. Written notification shall be provided to Permit Sonoma prior to any of the following changes: 1) a new person meeting the definition of cannabis business owner of the permit holder, 2) change in business entity type of the permit holder, 3) change in legal business name of the permit holder, 4) a new person serving as operator of the permit holder, or 5) a new property owner. Supporting documentation shall be submitted to Permit Sonoma within 30 days of any of the aforementioned changes.
18. State Licensing. The applicant/operator shall be required to obtain a state license and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.



19. Security Plan. The operation shall maintain all aspects of the approved site security plan (held confidentially at Permit Sonoma). This shall, at a minimum, include professionally-monitored video surveillance, of which recordings will be kept for at least 30 days; perimeter fencing; controlled access gates; locking doors; security lighting; and alarms. Weapons and firearms are prohibited. Cash shall be limited at the location to the minimum needed for daily operations and shall be placed in a secure location (e.g., locked drawer, safe or similar storage cabinet with a locking mechanism). A log of security incidents shall be maintained and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff.
20. Cannabis Materials. All cannabis products shall be stored in a secure area that is not visible to the public and locked at all times. All vendors shall be scheduled in advance and must present valid identification. Any product that fails testing shall be stored in secured storage bins and sent to be destroyed through a third-party cannabis disposal company and managed through the California Track and Trace program.
21. Cultivation Size Limitation. The applicant/operator shall not hold interest or ownership of more than one acre of cannabis cultivation within Sonoma County.
22. Canopy Plan. This use permit shall not be vested until a canopy plan is submitted to and reviewed by Permit Sonoma. This plan shall graphically depict all cannabis cultivation areas that contain mature plants. This plan shall calculate the canopy area in square feet, measured in clearly identifiable boundaries of all areas that contain mature plants. The canopy may be noncontiguous, but each unique area included in the total canopy calculation shall be separated by an identifiable boundary that may include, but is not limited to, greenhouse walls, shelves, garden benches, hedgerows, fencing, etc.
23. Odor. The applicant/operator shall install and maintain an odor control air filtration and ventilation system to control humidity and mold and to ensure there will be no off-site odor generated by any indoor operations including cannabis propagation. This requirement shall apply to all permanent structures used in the operation. The applicant/operator shall maintain the vegetative odor buffer on the parcel. The Project Planner will review plans and construction documents and post construction conditions to ensure compliance with this condition and inspect site before issuing the Use Permit Certificate to ensure there will be no off-site odor and that the odor control air filtration and ventilation system effectively control humidity and mold.



A log of odor incidents, odor control equipment inspection results, and actions taken to resolve any odor issue shall be kept and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff. Odor complaints received shall be documented, along with the complaint resolution and the timeframe required to address the odor issue and shall be included in the annual report.

For odor complaints related to outdoor cultivation, Permit Sonoma staff shall perform a site inspection to verify any odor complaint received and shall evaluate odor complaint history, whether the outdoor cultivation operation is creating objectionable odors affecting a substantial number of people. Such inspections could include a walking tour through the interior and around the exterior of each cannabis-containing facility to document any noticeable odor and determine the source, and completion of a checklist verifying that all filtration equipment is functioning properly, that filters have been replaced on schedule, and that routine maintenance is completed on schedule. Verified odor complaints may require that the project go back to Permit Sonoma for review of additional measures to evaluate could include planting of additional buffer or windbreak vegetation to deflect odors upwards to more effectively dissipate into the atmosphere or use of engineered solutions such as Vapor-Phase Systems (Fog Systems).

24. Energy Use. The applicant/operator shall submit and maintain documentation that the operation utilizes 100% renewable energy sources. Enrollment in the Sonoma Clean Power EverGreen program has been submitted and shall be maintained, unless another 100 percent renewable alternative is proposed. Request to modify energy provider must be submitted to Permit Sonoma and approved prior to making any change in energy service.
25. Signage. The project approval does not include any signage. A separate administrative design review application will be required if any signage is proposed.
26. Taxes. Cannabis uses must be current on applicable Sonoma County Cannabis Business Taxes and any additional taxes enacted by the voters or this permit may be subject to revocation or non-renewal.
27. Water Efficient Landscaping. Any landscaping plans must comply with the County Water Efficient Landscape Ordinance as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Landscaping plans must comply with the County Water Efficient Landscape Ordinance as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Prior to



Building Permit Issuance, a Landscape Plan shall be submitted for review and approval by Permit Sonoma. The approved Plan shall be implemented by the applicant/operator prior to issuance of the Use Permit Certificate or operation of the use. Verification of implementation shall be required, either by photographic documentation or site inspection by the Project Planner, at the discretion of Permit Sonoma staff.

28. Water Conservation Plan. Prior to occupancy or issuance of a Use Permit Certificate to operate, a Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to review and approval of Permit Sonoma. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include installation of ultra-low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems, and graywater reuse. Proposed measures for the project include rainwater catchment, enhanced groundwater recharge, and a condensate capture system. The approved Water Conservation Plan shall be implemented by the applicant/operator and verified by staff prior to the issuance of the Use Permit Certificate or operation of the use.
29. Greenhouse Gas Reduction Plan. Prior to occupancy or issuance of a Use Permit Certificate to operate, a Greenhouse Gas Reduction Plan is to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project shall be submitted for review and approval by Permit Sonoma. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to: best available conservation technologies for all energy and water uses; installation of renewable energy facilities to meet demand on site; provisions of electric vehicle charging stations; bicycle facilities including secure bike parking and lockers and showers for employees; employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc. The approved Greenhouse Gas Reduction Plan shall be implemented by the applicant/operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.
30. Stormwater. The applicant/operator shall comply with storm water management requirements to avoid any impacts on on-site drainage conditions.
31. Lighting. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by Permit Sonoma or Design Review Committee). Exterior





lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. The Project Planner will conduct a site inspection to verify exterior lighting prior to final occupancy. Additional measures to reduce lighting impacts include:

- 1) Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24, effective October 2005.

32. Use Permit Certificate. A use permit certificate with the conditions identified herein, approved proposal statement, and approved floor plan shall be maintained on site and made available to County officials upon request.

33. Cultural Resource Protection. If a grading permit is needed for the project, the grading permit shall have the following notes printed on plan sheets prior to issuance:

“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 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 with and/or notify the appropriate tribal representative from tribes known 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 Permit Sonoma Project Review staff person 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. Mitigations may include avoidance, removal, preservation



and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense."

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

34. Conformance with Statutes. This use shall be constructed, maintained, and operated in conformance with applicable county and state statutes, ordinances, rules and regulations. A violation of any applicable statute, ordinance, rule, or regulation shall be considered a violation of this use permit, subject to revocation or modification.

MITIGATION MEASURES FROM MND, DATED 20200812:

**35. Mitigation Measure BIO-1: Nesting Birds**

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds (including oak titmouse and spotted towhee) on and near the project site as a result of construction-related vegetation removal and site disturbance:

(a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

(b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during



periods of peak activity (e.g., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

(c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests. Monitoring by a qualified biologist shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with the California Department of Fish and Wildlife (CDFW) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings shall be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

**BUILDING:**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_**  
**Contact Building Plan Check at 707-565-2095**



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36. The applicant/operator shall apply for and obtain building-related permits from Permit Sonoma for any new construction. The necessary applications appear to include, but may not be limited to, accessibility report and building permit(s). Construction inspections shall have occurred and the building permit(s) finalized prior to occupancy of new or remodeled structure(s). A signed Declaration of Use that complies with the associated Use Permit application shall be submitted with the building permit application package. The building permit application package will not be "Plan Check Approved" prior to Use Permit Conditions specific for this project being approved.
37. Due to the scope of this commercial project, the California Business and Professions Code requires plans and calculations to be prepared by California licensed design professionals (e.g., architects, engineers, etc.). The cover sheet of plans shall identify the full scope of work, and shall include an architectural analysis of the proposed project, including occupancies of all spaces, areas, area and height limitations, occupant load factors, occupant loads, exit system requirements, emergency egress, fire-rated construction details, fire separation requirements, and fixture requirements. All buildings shall comply with the prescriptive requirements of all applicable codes, including Energy and CALGreen.
38. Application materials shall be consistent with Permit Sonoma's Building/Grading Permit Application Submittal Checklist (Form # CSS-003).
39. All fertilizers, pesticides, corrosives, flammables, explosives and/or toxic materials that may be stored or used at the facility shall be defined, scoped and quantified. A control area analysis shall be provided by the applicant/operator and provided to the project planner for any of the above materials which exceed code-prescribed thresholds.
40. Mechanical, electrical and plumbing plans shall be fully detailed. Plumbing system materials used to convey concentrated byproducts of water reuse process equipment shall be identified and detailed from point-of-inlet to point-of-discharge. The path of reclaimed condensate systems and associated storage and conveyance equipment shall be identified and detailed.
41. All permanently installed equipment shall be identified in the appropriate section of the mechanical, electrical, and plumbing plan sheets. Product information shall be included to verify that installation and use of equipment is consistent with manufacturer's listing and/or recommendations.



42. The applicant/operator shall comply with California Building Code Section 11B-202.3, which requires that alterations to existing elements or spaces comply with the accessibility requirements of CBC 11B Division 2. For this purpose, a change of use or occupancy classification is considered to be an alteration.
43. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public or employees, shall be accessible to and usable by persons with disabilities. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per California Building Code (CBC) requirements. Plans shall include details of the path of travel from accessible parking to the area of alteration. All facilities serving the area of alteration shall be made accessible. Prior to imitation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
44. California Plumbing Code Section 422.4 requires at least one unisex accessible restroom be available to employees within 500 feet of travel distance of work area(s).
45. Prior to any site review or field inspections, any materials or systems that could present a danger to inspectors shall be isolated and secured. All field inspection staff shall be accompanied by personnel familiar with the systems and construction at the project site and capable of describing and controlling equipment.
46. Any structures to be constructed as part of use permit conditions, such as security or sound walls, shall require separate building applications and permits
47. Any construction existing prior to permit issuance requires submittal and approval of a Concealed Construction Verification Plan, consistent with requirements set forth in Policy #1-4-2 Concealed Construction Verification Guidelines. The review process shall be included with the review of the building permit application materials. Plan check approval of the Concealed Construction Verification Plan is required for permit issuance. Any work performed without permits will be considered "new work" and will be required to be legalized. Plans shall clearly delineate existing legal construction, construction performed without permits, and new work that is proposed.

**GRADING & STORM WATER:**

"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_\_



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**Contact Permit Sonoma Engineering and Water Resources Section at 707-565-1691**

48. Grading and/or building permits require review and approval by the Grading & Storm Water Section of 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.
49. A soils engineering report, prepared by a soils engineer, and engineering geology report, prepared by an engineering geologist, shall be submitted with the grading permit application (s) for the proposed project. The soils engineer and the engineering geologist must be currently registered in the State of California.
50. A drainage report for the proposed project prepared by a civil engineer, currently registered in the State of California, shall be submitted with the grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, and pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the *Drainage Report Required Contents* (DRN-006) handout.
51. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of 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.
52. The applicant/operator shall provide grading plans (if determined to be needed per the Permit Sonoma grading permit questionnaire, GRD-002), prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total



work, adequate grading cross sections, and drainage facilities, such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the *Grading Permit Required Application Contents* (GRD-004) handout.

53. As part of the grading plans (if applicable), the applicant/operator 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, and pertinent details, notes, and specifications to prevent damage or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the *Grading Permit Required Application Contents* (GRD-004) handout.
54. Residue or polluted runoff from the cannabis production/cultivation areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s), or adjacent lands. Production shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
55. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s), or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
56. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
57. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the grading/site plans.
58. Before construction may begin near a waterway, a protective construction fence shall be placed in such a manner to allow the proposed development while preventing land disturbance adjacent to the waterway. The protective construction fence shall be shown and noted on the grading/site plans.



59. 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 Permit Sonoma prior to issuance of any grading permit for the proposed project.

**NATURAL RESOURCES GEOLOGIST:**

**"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact the Permit Sonoma Natural Resources Geologist at 707-565-1352**

**PRIOR TO VESTING THE USE PERMIT:**

60. An Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well and/or surface water source serving this project and any water meter location to collect water meter readings and groundwater level measurements from Monday through Friday from 8:00 a.m. to 5:00 p.m. Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.
61. A rainwater capture system in substantial conformance with the Net Zero Water Use Plan prepared by Sebastian Bertsch dated February 19, 2019 shall be constructed and approved. The rainwater capture system shall include a minimum of 183,700 gallons of tank storage.
62. A condensate capture system which collects water from all air conditioners and dehumidifiers associated with the operation, and routes collected water into irrigation supply storage tanks, shall be installed by the applicant/Sonoma and approved by the Director of Permit Sonoma.
63. The existing water well referred to as the "upper well" in the Net Zero Water Use Plan prepared by Sebastian Bertsh dated February 19, 2019 will serve as the project well unless otherwise approved by the Permit Sonoma Director. Any future groundwater well utilized by the project shall have a minimum distance from any Class I fish bearing stream of 700 feet. All water well(s) serving this project shall be fitted with a groundwater level measuring tube and port, or electric groundwater level measuring device.





64. A Site Plan showing the location of the well(s) with the groundwater level measuring device(s) and the location of the water meter(s) shall be submitted to the Permit Sonoma Project Review Geologist. The monitoring well(s) shall be marked with a measuring reference point. The well's Global Positioning System (GPS) coordinates (in NAD83 California State Plane II or WGS 84lat./long.) shall be noted. The height of the water level measuring reference point above the ground surface shall be specified. Attached to the Site Plan shall be monitoring well(s) well completion reports (with owner information redacted, as is publicly available through California Department of Water Resources). Locations of totalizing water meters shall be described. Water meters shall be installed to record total groundwater pumped to serve the project.
65. A grading plan that includes storm water recharge features (i.e., vegetated swales) in substantial conformance with the Net Zero Water Use Plan prepared by Sebastian Bertsch dated February 19, 2019 shall be constructed and approved. The grading plan shall also meet all applicable standards and provisions of Sonoma County Code and all relevant laws and regulations. The vegetated swales shall have a minimum storage volume of 18,983 gallons (2538 cubic feet);

**OPERATIONAL REQUIREMENTS:**

66. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored monthly and reported to Permit Sonoma in January of the following year, pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant/operator shall submit and implement a plan for reducing groundwater use on the parcel or within the basin, subject to review and approval by Permit Sonoma. The County encourages the applicant/operator to work with other landowners in the basin to collectively manage water resources.
67. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma Project Review staff at least once every five years.
68. Groundwater shall not be extracted for the purpose of irrigation in the months of August and September. Total well water use for the project shall not exceed 1.06-acre feet per year. In the event that average water use over three years exceeds 1.06-acre feet per year, the applicant/operator shall provide a Water Conservation Plan to utilize the best available technologies to reduce water use, subject to review and approval by Permit Sonoma. In the event that average water use over three years exceeds the



estimated water use of the approved Water Conservation Plan by more than 10%, Permit Sonoma shall bring this matter back to the Board of Zoning Adjustments for review of additional measures to reduce groundwater use.

69. The project shall comply with all applicable regulations, monitoring, and fees associated with the Groundwater Sustainability Agency, as applicable to the project site.

**FIRE AND EMERGENCY SERVICES:**

**"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_**  
**Contact Fire and Emergency Services at 707-565-2191**

70. Due to the scope of this project, a Fire Services Pre-Construction meeting may be required at the request of the fire code official.
71. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property, unless there is written approval by the fire code official.
- a. A fire inspection shall be conducted by the Sonoma County Fire and Emergency Services Department to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
  - b. The Sonoma County Fire and Emergency Services Department may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay the costs of the inspection.
  - c. The Building (s) shall be fire sprinklered and contain a fire alarm system consistent with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with the specific occupancy type.

**Operational Permits**

72. The applicant/operator shall obtain all applicable Fire Code operational permits prior to the initiation of any activity where an operational permit is required by the California Fire Code, as adopted and amended by Sonoma County Code for cannabis-type operations (CFC Sec. 105.6.50(11)).



73. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay the costs of the inspection.

### Construction Permits

74. Applicable Fire Code construction permits shall be obtained prior to any construction that would require such permit required by California Fire Code, as adopted and amended by Sonoma County Code.

### Emergency Planning and Response

75. A Fire Protection Plan shall be provided and shall include information about the property including, but not limited to, the following. (See Chapter 4 of the California Fire Code and <http://sonomacounty.ca.gov/FES/Fire-Prevention/Cannabis/>)
- d. Emergency Contacts
  - e. Address
  - f. Property Owner
  - g. Site map with property lines
  - h. Fire access roads including gates
  - i. Water supplies and hydrants
  - j. Location of hazardous materials
  - k. Utilities
  - l. Floor plans showing intended use of each room/area
  - m. Employee training for use of regulated materials in the fire code
    - a) When required by the local fire jurisdiction, special processing of cannabis may require the facility to have identified trained staff, including a main point of contact to oversee and train employees in the special process.
    - b) The process shall have on-site training records for review and a manual to address emergencies associated with the special process. (Example is extraction equipment)

### Access

76. To facilitate locating an emergency and to avoid delays in response, all existing and newly constructed or approved roadways and buildings, whether public or private, shall provide for safe, concurrent access for emergency fire apparatus and civilian evacuation



and unobstructed traffic circulation during an emergency, and shall cause the facility to be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code. The following items shall be approved by the fire code official prior to operation:

- 1) Turnarounds shall be constructed per code regulations. The required location is the beginning and the end of the grow area.
- 2) The gate at the entrance to the driveway shall be provided with a Knox key switch bypass per code.
- 3) The applicant shall provide a turnout between the gate and the required turnaround to the outdoor cultivation site.
- 4) The applicant shall provide access to emergency water connected to the rainwater storage system proposed. This access consist of piping and approved connection for fire apparatus to remove water from the storage system.
- 5) Proper addressing shall be provided per code visible from two directions.

### **Water Supply**

77. An emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code, as adopted and amended by Sonoma County Code.

### **Vegetation management**

78. To reduce the intensity of any conflagration caused by the proposed project, vegetation management shall be in accordance with the California Fire Code, as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.

### **Occupancy**

79. Prior to occupancy, written approval that the required improvements and comments have been addressed and/or corrected shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

### **HEALTH (Permit Sonoma):**

**"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_**  
**Contact Permit Sonoma Health at (707) 565-1924**

**PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:**



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www.PermitsSonoma.org



NOTE: Prior to building permit issuance, please submit the following condition compliance requirements as one completed submittal package to the Project Review Health Specialist.

## Water

80. Prior to building permit issuance, the applicant/operator shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the on-site water tested by a State-certified lab.

The applicant/operator shall submit a copy of the State Certified Lab Report to the Project Review Health Specialist for review.

If the analysis shows contamination, the applicant/operator shall be required to treat the well per County requirements and then to re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to well destruction, the applicant/operator may initiate a permanent water treatment program, subject to the following requirements prior to issuance of a building permit and/or commencement of project operation:

- 1) A deed restriction running with the land and acceptable to Permit Sonoma and County Counsel notifying subsequent property owners that treatment of the water supply is required as a condition of this Use Permit in order to meet State and Federal Maximum Contaminant Levels (MCL's) and to provide potable water to all plumbing fixtures.
- 2) Proof of a contract with a qualified service provider shall be submitted for routine/diagnostic water testing, monitoring, maintenance, and record keeping of the water supply system. Initial water test results before and after the water treatment device shall be submitted to the Permit Sonoma Project Review Health Specialist.

## Septic

81. Prior to building permit issuance and project operation, the applicant/operator shall obtain separate permits for the separate septic system systems for the commercial process waste water, and employee ADA-compliant restroom. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis and percolation and wet weather testing may be required. Wet weather groundwater testing may also be required.



The sewage systems shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal systems and shall include the required reserve areas.

If a permit for a standard, innovative or experimental sewage disposal systems sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

The applicant shall submit: Final clearance from the Well and Septic Section that all required septic system testing elements and preliminary disposal designs, for a commercial process wastewater disposal system and an employee restroom septic system, have been met to the Project Review Health Specialist.

82. Application for a wastewater discharge requirement shall be filed by the applicant with the San Francisco Bay Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance).

The applicant/operator shall submit a copy of the Waste Discharge Permit to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

83. Prior to building permit issuance and project operation, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Revised Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply



and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

The applicant/operator shall submit a final clearance from the Well and Septic Section that all required septic system testing elements have been met to the Project Review Health Specialist.

84. Prior to building permit issuance and project operation, if the applicant proposes to install a code compliant employee restroom, with exterior only access at the residence, then the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

The applicant shall submit: A final clearance from the Well and Septic Section that all required septic system testing, design, and permit elements have been met to the Project Review Health Specialist.

85. Toilet facilities shall be provided for patrons and employees prior to issuance of building permits. The applicant/operator shall submit a copy of the floor plan showing the location of the restrooms, to the Project Review Health Specialist prior to issuance of building permits.

**Solid Waste:**

86. Prior to building permit issuance and project operation, the applicant/operator shall submit a design for trash enclosures, recycling areas, and a secured cannabis green waste area for review and approval by Project Review-Health.



The applicant/operator shall submit a design for trash enclosures, recycling areas, and cannabis green waste area for review and approval by the Permit Sonoma Building Plan Check Section. If refuse collection is "curbside", include a detail of the area turnaround.

PRIOR TO PROJECT OPERATION:

**Water:**

87. Prior to project operation, the applicant/operator shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association-certified Cross Connection Control Specialist. The recommendations for cross-connection control shall, at a minimum, meet the requirements of the 2016 California Plumbing Code and subsequent editions adopted by Sonoma County.

The applicant/operator shall submit a copy of the Cross-Connection Control Specialist's initial report to the Project Review Health Specialist for review.

88. Prior to project operation, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross-connection control report by Permit Sonoma.

The applicant/operator shall submit a letter from the Cross-Connection Control Specialist to the Project Review Health Specialist stating that backflow prevention has been installed as recommended.

**Septic:**

89. Prior to project operation, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Permit Sonoma Well and Septic Section.

The applicant/operator shall submit a final clearance from the Well & Septic Specialist to the Project Review Health Specialist, indicating that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

**Noise:**





The applicant/operator shall submit a letter of clearance from the sound consultant regarding conformance with the design and final construction of the noise study

**OPERATIONAL REQUIREMENTS:**

**Water:**

- 90. The property owner or applicant/operator shall have the backflow prevention assembly tested by an American Water Works Association-certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation, and at least on an annual schedule thereafter.
- 91. A safe, potable water supply shall be provided and maintained.

**Septic:**

- 92. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
- 93. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated 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. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by Permit Sonoma.

**Noise:**

- 94. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise, as described in General Plan 2020, Policy NE-1c), as measured at the exterior property line of any affected residential or sensitive land use:

**TABLE NE-2: Maximum Allowable Exterior Noise Exposures**

Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50



L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.		

95. If noise complaints are received from nearby residents, and the County determines that they are valid, then the applicant/owner shall conduct a Noise Study to determine if the current operations meet noise standards and to identify any additional noise Mitigation Measures that may be necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within 60 days of notification from Permit Sonoma that a noise complaint has been received. The applicant/operator shall implement any additional Mitigation Measures needed to meet noise standards.

**Solid Waste**

- 96. All non-cannabis waste and recycling shall be stored in a secure area and collected by Recology, the County’s waste hauler.
- 97. Plant waste from manufacturing and plant trimming shall be used as mulch in the cultivation area, where applicable.
- 98. Waste containing cannabis must be made unusable and unrecognizable prior to leaving the licensed premises by grinding and incorporating the cannabis waste with non-consumable, solid wastes listed below, such that the resulting mixture is at least 50 percent non-marijuana waste: a. Paper waste; b. Cardboard waste; c. Food waste; or other compostable oil waste; and other wastes approved by the County that will render the cannabis waste unusable and unrecognizable.
- 99. All garbage and refuse on this site shall be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days and shall be properly disposed of at County Transfer Station or County Landfill before the end of the seventh day.

**Odor Control**



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100. All indoor, and mixed light cultivation operations *and any drying, aging, trimming and packing facilities* shall be equipped with odor control filtration and ventilation system(s) to control odors humidity, and mold. All cultivation sites shall utilize dust control measures on access roads and all ground disturbing activities.

### Smoking

101. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines), and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (Section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that the Health and Safety Code Section 113781 definition of food includes any beverage intended for human consumption.

102. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code Section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

103. Smoking or consumption of Cannabis or materials containing Cannabis is prohibited on the site.

### ENVIRONMENTAL HEALTH & SAFETY

"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_  
Contact Sonoma County Department of Health Services – Environmental Health & Safety at  
(707) 565-6534

104. If composting on site is proposed, a review of the proposal is required by the Local Enforcement Agency to determine if a Solid Waste Permit is required prior to commencing operations.

### TRANSPORTATION & PUBLIC WORKS:

"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_  
Contact Sonoma County Transportation & Public Works at (707) 565-2231



Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
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**Intersections of Roads and Driveways:**

105. The applicant/operator shall construct a driveway entrance that conforms to AASHTO standards and meets the following criteria to allow for the smooth and safe movement of vehicles entering and exiting the public road (Montgomery Road) 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 Montgomery Road) meets these requirements:

- 1) A minimum throat width of 24 feet.
- 2) Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is 12 feet distant from, and parallel with, the physical centerline of Montgomery Road. A 1:10 pavement taper shall be constructed on both sides of the entrance. Entrance curve radii may be reduced with the approval of the Fire Services Division of the Sonoma County Department of Fire and Emergency Services.
- 3) The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Montgomery Road. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
- 4) The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
- 5) 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.
- 6) Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
- 7) Driveway cross-drains (if any) within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.

**Processing:**

106. The applicant/operator shall obtain an Encroachment Permit Issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.

**Completion of Required Improvements:**



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107. The applicant/operator shall complete construction of all required public improvements prior to use of the property associated the land entitlement resulting from this applicant.

**GENERAL OPERATIONAL CONDITIONS:**

**The Use Permit and operation of the use are subject to the following general provisions:**

108. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and/or additional environmental review, if warranted.

109. 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/operator must submit a written request to Permit Sonoma demonstrating that the condition(s) 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 permit. 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.

110. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions; or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

111. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon



written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.



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