

SONOMA COUNTY BOARD OF ZONING ADJUSTMENTS

Conditions of Approval

Exhibit A

Medlock Ames Winery and Tasting Room

Staff:	Jen Chard	Date:	August 14, 2025
Applicant:	Medlock Ames Vintners, LLC	File No.:	UPE21-0042
Owner:	MA Properties, LLC	APN:	132-120-017 and 132-120-018
Address:	13414 Chalk Hill Rd, Healdsburg		

Project Description:

Modification to a Use Permit for Medlock Ames Winery (UPE01-0182) to increase production from 20,000 to 30,000 cases annually, and to incorporate tasting and vineyard tours by appointment, and 12 annual agricultural promotional events with a maximum of 50 guests per event on a 48.37 acre parcel (subject to a Williamson Act Contract) and 139.90 acre parcel.

The Medlock Ames Winery and Tasting proposes existing facilities be utilized for the proposed winery activities, which will involve conversion of 1,600 sf of space within the 20,000 sf existing winery building, and conversion of a 1,350 sq ft barn into a tasting room. The conversion of the existing three story winery building will be 1,600 sq ft of the 3,200 sq ft mezzanine level to production and administration offices. The conversion of the 1,350 sq ft barn to a tasting room will include 750 sq ft tasting room, 242 sq ft commercial kitchen, 156 sq ft office space and restrooms, mechanical and storage. Tasting would occur within the winery building, tasting room barn, and outdoor courtyard by appointment only with a maximum of 60 persons per day.

Proposed Hours of Operation:

- Winery operation - 7:00 am to 6:00 pm, 7 days a week
- Winery Harvest Season - 7:00 am to 10:00 pm, 7 days a week
- Tasting room - 11:00 am to 5:00 pm, 7 days a week, by appt only
- Agricultural Promotional Events - 11:00 am to 9:30 pm; cleanup by 10:00 pm
- Tours of the vineyards for the general public held during normal tasting room hours only.

Proposed Winery Events:

Number of Events	Maximum Attendees	Time of Week	Time of Day	Amplified Music
12	50	Weekday and Weekend	Daytime and Evening	Yes

Proposed Food Service:

- Food and Wine Pairings (no meals) may be provided during permitted tasting hours as part of normal business activities. Food and wine pairing will be pre-prepared samples or tastes produced from food products from the local area. Food will be from a pre-fixed pairing menu and only during tasting room hours. There is no restaurant or deli service provided.

Proposed Employees:

- Tasting room, Winery, and Events: 10 full-time employees during normal operations
 - Tasting room and Winery during harvest: 15 full-time employees
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Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

FEES:

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,764.00 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,814.00 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. 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. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$3,332.00 (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.
4. 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 \$244.00 (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.
5. 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.

GENERAL:

1. This project shall be constructed and maintained in conformance with the project description and project plans located in File No. UPE21-0042 and supersedes the prior Use Permit File No. UPE01-0182, and as modified by these Conditions of Approval.

2. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.
3. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments, or Planning Commission 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.
4. 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, the Board of Zoning Adjustments, or Planning Commission, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
5. I
6. 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 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, and shall not affect the original permit approval date.

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.

PERMIT SONOMA BUILDING:

7. The applicant shall apply for and obtain building related permits from Permit Sonoma for any new structures proposed changes in use or occupancy group of any structures, or additions and/or alterations to existing structures. The necessary applications appear to be, but may not be limited to, building permit application(s) for the change in occupancy to the existing barn, alterations to the existing winery building, and the proposed outdoor tasting area. Construction inspections shall occur and the building permits finalized (or approved for occupancy) prior to occupancy of the new and altered structures.
8. The proposed uses and occupancies of all building areas and any occupied outdoor areas shall be accurately identified on the proposed plans. Building areas and outdoor areas shall identify all proposed uses and occupant loads associated with all proposed uses. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be

occupied. Floor plans, furniture layouts, and associated applicable code justification analyses shall be provided for typical daily uses and for the proposed special event uses identified.

9. The means of egress from all proposed occupied areas within the facility (interior and exterior) shall comply with the applicable sections of the California Building Code (CBC). The means of egress and all applicable code provisions shall be adequately justified for all proposed uses and special events proposed.
10. A geotechnical investigation, in accordance with CBC Chapter 18, shall be submitted if any new foundation elements are proposed, providing site specific foundation design criteria and other geotechnical recommendations for development.
11. Adequate CALGreen documentation shall be provided justifying adherence to the California Green Building Code. This documentation is required to be reviewed and approved by a CALGreen consultant who has been previously approved by permit Sonoma.
12. All structures shall be identified and justified to meet minimum fire resistance rating requirements set forth in the California Building Code (CBC) Table 602. If any existing structures require alteration to achieve code compliance, these alterations shall be submitted and reviewed under an associated Building Permit application.
13. Minimum plumbing facilities for customers and employees, per the California Plumbing Code (CPC), shall be provided for all occupied areas, including during proposed special events.
14. The California Business & Professions Code requires plans and calculations affecting egress components, life safety, and structural elements to be prepared by California licensed design professionals (architects, engineers).
15. A registered design professional in responsible charge shall be identified on each building permit application and be responsible for reviewing and coordinating all submittal documents prepared by others, as required by CBC Section 107.3.4.
16. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division.
17. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

PERMIT SONOMA WELL & SEPTIC:

“The conditions below have been satisfied BY _____ DATE _____

Water:

18. Prior to building permit issuance and project operation, provide the Permit Sonoma Well & Septic Section with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the drinking water well tested by a State-certified lab.

Please submit: A copy of the State Certified Lab report to the Permit Sonoma Well & Septic Section for review. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to the following requirements prior to issuance of a building permit and/or commencement of project operation:

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 MCL's and provide potable water to all plumbing fixtures.
 - b. 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 Permit Sonoma.
19. Prior to the issuance of building permits the applicant shall apply for a water supply permit from the State Division of Drinking Water because more than 25 persons per day for 60 days within a year may be served by the water system. A copy of the Use Permit application and conditions must be provided to the State in Division of Drinking Water order to obtain appropriate raw water source sampling requirements.(This process should begin as soon as possible, as the application, plan check and sampling will take some time.)

Please submit: A copy of the clearance letter shall be provided to Permit Sonoma. The State Drinking Water Program may e-mail clearance directly to Permit Sonoma Planning.

20. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

Please submit: Documentation (a well completion log) of a 50 foot annular seal on the water well serving the project.

Septic:

21. Prior to building permit issuance, the applicant shall obtain permits for a process waste water disposal system and a separate domestic sewage disposal system. The systems may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both

soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required.

The sewage and process waste disposal 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 these disposal systems, and shall include the 200% required reserve areas.

This project is approved for agricultural promotional events and shall provide septic system capacity in accordance with PRMD Policy 9-2-31 (available on Permit Sonoma's website under Policy and Procedures). The project septic system shall be designed to accommodate 100 % percent of the wastewater flow from an event with 100 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including the employees listed in the traffic study.

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.

Please submit: Final clearance from the Well and Septic Section that all required septic system testing and design elements have been met to the Project Review Health Specialist.

22. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast 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).

Please submit: A copy of the Waste Discharge Permit to Permit Sonoma Well & Septic Section prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

23. Prior to demolition permit issuance the applicant shall abandon existing septic tank(s) under permit and inspection from the Well and Septic Section. Permit Sonoma Project Review Planner shall receive a copy of the "finalized" Abandonment Permit.

Please submit: Final clearance from the Well and Septic Section that the septic tank abandonment requirements have been met to the Project Review Health Specialist.

24. Toilet facilities shall be provided for patrons and employees prior to occupancy and operation of the project.

Please submit: A copy of the Floor Plan showing the location of the restrooms, prior to issuance of building permits, to the Project Review Health Specialist.

Solid Waste:

25. **Prior to building permit issuance**, areas within refuse enclosures for *food facilities*, food retailers, inns and hotels, and multiple housing units with seven (7) or more bedrooms, shall

- Drain to the sanitary sewer system or other appropriately permitted disposal facility.
- Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
- Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road,
- The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
- The trash enclosure shall be covered with a roof or awning. Overhead clearance and overhangs, wiring or other obstructions on the approach to the container area must be at least fourteen feet (14") high and at least nineteen feet (19') high at the location where the bins are tipped. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.

Please Submit: A copy of a design and drainage for trash enclosures and recycling areas to the Project Review Health Specialist for review and approval.

26. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:

1. Pomace shall be composted and land applied, or land applied and tilled into the soil on vineyards or agricultural land owned or controlled by the applicant.
2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.
3. Pomace shall be transported to the County's composting facility at the Central Disposal Site (or any future location) in a fashion that allows the pomace to be used by the County's composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

Please Submit: A copy of the pomace disposal plan to the Project Review Health Specialist.

Vector Control:

27. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds.

Please Submit: A copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District to the Project Review Health Specialist.

PRIOR TO OCCUPANCY:

Water:

28. Prior to occupancy and project operation, the applicant 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.

Please submit: A copy of the Cross Connection Control Specialist's initial report to the Permit Sonoma Well & Septic Section for review.

Note: If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

29. Prior to occupancy, 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 PRMD.

Please submit: A letter from the Cross Connection Control Specialist to the Permit Sonoma Well & Septic Section stating that backflow prevention has been installed as recommended.

Septic:

30. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section.

Please submit: A final clearance from the Permit Sonoma Well & Septic Section, that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Noise:

31. 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 ¹ , 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
¹ 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. The L02 is the sound level exceeded 1 minute in any hour.		

Adjusted TABLE NE-2: Maximum Allowable Exterior Noise Exposures for Outdoor Tasting Room Use Areas and Events

Hourly Noise Metric ¹ , dBA	Daytime ² (7 a.m. to 10 p.m.)	Nighttime Not allowed during nighttime hours (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	
L25 (15 minutes in any hour)	50	
L08 (4 minutes 48 seconds in any hour)	55	
L02 (72 seconds in any hour)	60	
¹ 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. The L02 is the sound level exceeded 1 minute in any hour. ² Adjusted down 5 dBA for speech and music.		

32. Events shall be limited to the hours of the Daytime Noise Standards found in the Noise Element of the Sonoma County General Plan), currently 7:00 a.m. to 10:00 p.m. All agricultural promotional, private events and industry wide events must end by 9:30 p.m. with clean up to finish by 10:00 p.m.
33. Amplified sound is not allowed outdoors.
34. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD’s opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist

within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

35. Prior to building occupancy and project operation, areas within refuse enclosures for food facilities, food retailers, inns and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning.

Please submit: A copy of an approval letter from Sonoma County Environmental Health to the Permit Sonoma, Project Review-Health Specialist.

OPERATIONAL REQUIREMENTS:

Water:

36. The property owner or lease holder 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.
37. A safe, potable water supply shall be provided and maintained.

Septic:

38. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
39. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
40. 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.

Consumer Protection:

Solid Waste:

41. All garbage and refuse on this site shall accumulate or 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 a County Transfer Station or County Landfill before the end of the seventh day.

PERMIT SONOMA GRADING AND STORM WATER:

“The conditions below have been satisfied BY _____ DATE _____

42. 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.
43. Depending on the design, the proposed parking area may trigger the need for a grading permit. Grading permits are required for cuts or fills exceeding 50 cubic yards which includes gravel & base rock for driveways & parking areas. If it is determined that a grading permit is required, then the applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout. Contact Permit Sonoma Engineering Division staff at PermitSonoma-Engineering@sonoma-county.org if assistance is needed to determine whether a grading permit is required.
44. 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 grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) . The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the *Drainage Report Required Contents* (DRN-006) handout.
45. 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 grading/site 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. This condition is applicable if a grading permit is required.

46. As part of the grading/building plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
47. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Crush pads and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
48. 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.
49. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
50. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

SONOMA COUNTY PUBLIC INFRASTRUCTURE:

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

Intersections of Roads and Driveways:

51. The Applicant shall construct a driveway entrance such that it conforms to Board of Forestry Fire Safety Regulations §1270 et seq. and County standards and meets the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Chalk Hill 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 Chalk Hill Road) meets these requirements.
- a. A minimum paved throat width of twenty-four (24) feet. If physical or legal limitations prevent the Applicant from constructing the required entry width, consideration may be given for a narrower paved throat width with the written approval of Sonoma County Fire Prevention. The Applicant shall document the limitations by providing a signed and stamped exhibit prepared by a Registered Civil Engineer or Land Surveyor, licensed in the State of California, showing the maximum possible paved throat width as well as other design parameters to Sonoma County Fire Prevention and the Department of Transportation and Public Works (DTPW) for review. Deviation will require approval by the DTPW.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Chalk Hill Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma (PRMD).
 - c. Note: Sight distance condition eliminated due to exhibit provided in Focused Traffic Impact Study.
 - d. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum County required sight distance at each driveway. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - e. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. 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.
 - g. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway

intersection details.

52. The Applicant shall maintain all existing and proposed vegetation within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum County required sight distance at the project private roadway intersection with a public roadway.
53. When entry improvements are made, cross-drains within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.

Fees:

54. The Applicant, his or her 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 commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT. Credit is granted for existing, legal uses. Per the Focused Traffic Impact Study provided for this project, this project will generate 64 new ADT.

Processing:

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

Completion of Required Improvements:

56. The Applicant shall complete construction of all the required public improvements prior to occupancy of any new building or new use of an existing building which result from this application.

PERMIT SONOMA FIRE PREVENTION:

“The conditions below have been satisfied BY _____ DATE _____

57. 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 without written approval by the fire code official.
 - a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division 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 Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.

- c. The Building (s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.

- 58. Applicable Fire Code operational permits shall be obtained 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.

- 59. An annual schedule of special events shall be submitted to Sonoma County Fire for each calendar year, including the maximum number of participants, times and dates.

- 60. 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 its costs of that inspection.

- 61. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2019 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code official.

- 62. 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 access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall 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.

- 63. 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.
 - a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.

- 64. 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.

SONOMA COUNTY ENVIRONMENTAL HEALTH:

“The conditions below have been satisfied BY _____ DATE _____

- 65. A Retail Food Facility Permit is required for each facility to store, prepare, package, serve or vend food; however, the California Health and Safety Code exempts wine/beer tasting activities, provided the wine/beer tasting activities include no food is being served or sold, with the

exception of crackers and pre-packaged non-potentially hazardous beverages. A review and approval of the building plans for each site will be required prior to issuance of a retail food facility permit to operate; or if an exemption is requested, then documents for a wine/beer tasting room exemption shall be submitted and approved prior to concurrence with the exemption and subsequent operation of the facility. Final construction approval is required prior to issuance of a Retail Food Facility Permit.

66. A retail food facility permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans and/or site review will be required prior to issuance of a retail food facility permit to operate.
67. If the site participates in, or hosts, a special event that is two or more days, it must be approved as a community event. Community events require additional permits and inspections from this Department for the organizer as well as all food vendors.
68. Public events held in the unincorporated areas of Sonoma County are required to comply with Sonoma County Ordinance #5953 which prohibits smoking in public places. The ordinance does allow for the establishment of a Designated Smoking Area that meets criteria outlined in the ordinance. Criteria can be found at www.Sonoma-County.org/BreatheEasy under Overview and Background – Major Provisions.
69. All owners/operators, managers, supervisors, and employees who sell or serve alcoholic beverages shall complete Responsible Beverage Service (RBS) Training within 90 days from issuance of a new permit and every third year thereafter. All servers/sellers of alcohol hired after the initial 90-day period shall complete the training course within 60 days of employment and every third year thereafter. It is strongly recommended, if alcohol is to be served at special events, that all employees and volunteers complete special event RBS training prior to the event.

The RBS Training shall meet the recommended best practice guidelines of the State of California, Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. Records of successful completion for each owner/operator, manager, supervisor, employee and volunteer shall be maintained on the premises and shall be presented upon request by a representative of the County or local law enforcement agency.

70. As of June 1, 2012 smoking is no longer allowed in outdoor dining areas. This includes picnic areas, sidewalks, and any area available to, or customarily used by, the general public or an employee that is intended or regularly used for consuming food or drink. A business with an unenclosed dining area may establish a designated smoking area elsewhere on the premises if it meets the criteria outlined in the County Smoking Ordinance #5953.

A designated smoking area is a portion of an unenclosed area where smoking may be allowed. It must meet all of the following criteria:

It must be located at least 25 feet in any direction from any operable doorway, window, vent or other opening into an enclosed area.

- It must be located at least 25 feet in any direction from any space that is designated as “smoke-free”.
- It must be located at least 25 feet from unenclosed recreational areas that are primarily used by children and/or areas that have improvements that facilitate physical activity including playgrounds, tennis courts, swimming pools, walking paths, and sports fields.
- It must be no more than five percent (5%) of the total unenclosed area for which it is designated.
- It must be clearly identified by conspicuous signs and have ash receptacles, such as ash trays or ash cans, within the area for proper disposal of smoking waste.

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

72. All owners of properties with existing or new onsite water well(s) and transient non community water systems are required to apply for and maintain a state water system permit as an approved potable water supply for the food facility areas. The water system permit would be issued by the California Water Resources Control Board Drinking Water Branch (707)-576-2145.

PERMIT SONOMA NATURAL RESOURCES:

“The conditions below have been satisfied BY _____ DATE _____

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT

73. An Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well or other water source serving this project and any required monitoring well or water meter to collect groundwater level measurements and water meter readings. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by Permit Sonoma Project Review staff and County Counsel prior to recordation.

74. Water well(s) serving this project shall be equipped to enable regular groundwater level monitoring, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.

75. Totalizing water meter(s) to measure all groundwater extracted for the use shall be installed, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.

76. A Site Plan showing the location of the well(s) with the groundwater level measuring device(s), water storage ponds, tanks, and reservoirs, and the location of all water meter(s) shall be submitted to Permit Sonoma. 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 should be the monitoring well(s) well completion reports (with owner information redacted, as is publicly available through California DWR).

OPERATIONAL REQUIREMENTS

77. Groundwater Monitoring and Meter Calibration

- a. Groundwater levels and quantities of groundwater extracted for the use shall be measured quarterly. Data shall be reported to Permit Sonoma in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Data should be provided on template monitoring forms provided by Permit Sonoma.
- b. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma at least once every five years.
- c. If the County determines that groundwater levels are declining in the local groundwater basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by Permit Sonoma.

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

PERMIT SONOMA PLANNING:

“The conditions below have been satisfied BY _____ DATE _____

PRIOR TO BUILDING/GRADING PERMIT PHASE

79. Prior to building permit issuance and prior to exercising this approval, whichever come first, the property owners shall record the approved Lot Line Adjustment (LLA21-0018) and meet all associated Conditions of Approval.
80. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
81. Prior to issuance of building permits, an exterior lighting plan shall be submitted. 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. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

Additional measures for lighting impacts include: 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. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).

82. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to Permit Sonoma review and approval. 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 low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by staff prior to Certificate of Occupancy or operation of the use.

83. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance and Oak Woodland Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.

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 (as required in the County Tree Protection Ordinance). Permit Sonoma 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.

84. Prior to building permit issuance, the applicant shall submit a Greenhouse Gas Emissions Reduction Plan that defines measures to reduce greenhouse gas emissions for long-term operations of the project. The applicant/operator must maintain documentation of the implementation of the Greenhouse Gas Reduction measures included in the Greenhouse Gas Emissions Reduction Plan. The Greenhouse Gas Emissions Reduction Plan shall, at a minimum, consist of the following:

- a. The purchase of 100% renewable energy;
- b. Low wattage/energy efficient fixtures will be installed that can be dimmed to at least 50% capacity; and
- c. Facilitating and encouraging carpooling among employees as often as possible.

Solid Waste:

85. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the Permit Sonoma Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

Please submit: A design for trash enclosures and recycling areas for review and approval by the Permit Sonoma Building Plan Check Section. Provide the Building plan page and detail number for the trash enclosures.

Construction Phase:

86. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

87. NOTE ON PLAN SHEETS: “The following dust control measures will be included in the project:

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

Permit Sonoma staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits.

88. Construction activities for this project shall be restricted as follows:

- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b. All construction activities, including the start-up of equipment shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturday. If work outside the times specified above becomes necessary, the applicant shall make a written request to Permit Sonoma.
- c. The delivery of materials or equipment shall only occur during approved construction hours. A sign(s) shall be posted on the site regarding the allowable hours of construction and include the developer’s and construction manager’s phone numbers for public contact.
- d. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from

residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

- e. The developer shall designate a Project Manager with authority to implement this mitigation prior to issuance of a building/grading permit. The Developer and Project Manager shall be responsible for taking prompt action to address any complaints.

89. NOTE ON PLAN SHEETS: “All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project’s grading and landscape plans shall detail all tree protection implementation measures.”

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 (as required in the County Tree Protection Ordinance). Permit Sonoma 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.

90. The undergrounding of new utilities is required.

91. Prior to occupancy of the winery/tasting room, parking areas for vehicles and bicycles shall be completed. Required parking: One (1) parking space per two and one-half (2.5) guests and one (1) space per employee shall be provided onsite for a total of 24 improved parking spaces and 24 unimproved overflow parking spaces.

USE PERMIT OPERATIONS:

92. The winery shall process grapes grown on-site and in Sonoma County. The Tasting Room shall serve wines made from grapes grown on-site and in Sonoma County. No storage of off-site produced wines is permitted.

93. Wineries and tasting rooms shall not be rented out to third parties for events.

94. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way.

Parking and Traffic Management:

95. One (1) parking space per two and one-half (2.5) guests and one (1) space per employee shall be provided onsite.

96. Use of on-site unimproved overflow parking areas is allowed to accommodate agricultural promotional events.

97. No winery, tasting room, or event parking is permitted along any public or private roadways or on shared vineyard roads.
98. Prior to exercising this approval for winery visitor serving uses and events, a traffic management and parking plan shall be submitted and approved by Permit Sonoma Planning to address the maximum number of people visiting during wine tasting and events. For events that require use of overflow parking, the traffic management plan shall include the following:
- a. Provisions for event coordination to avoid local traffic delays.
 - b. Parking attendants for each day of the event.
 - c. A plan for on-site parking requirements and queuing of traffic.
 - e. Enforcement of the on-street parking restrictions.
 - d. Subsequent changes to the approved Traffic Management Plan shall be submitted in advance to the Permit and Resource Management Department.

Food Service:

99. Food service is allowed as specified below.
- a. All food service must be designed to promote and enhance marketing of wine. Food service shall be secondary and incidental to agricultural production, wine sales and education.
 - b. Operating the food service area as a restaurant, café, delicatessen or any food service offering cooked-to-order food is prohibited.
 - c. Food and wine pairings featuring local foods and food products is allowed in conjunction with wine tasting and agricultural promotional events.
 - d. Prepared meals featuring local foods and food products is allowed in conjunction with the agricultural promotional events.
 - e. Retail sales of pre-packaged food in conjunction with wine tasting is allowed subject to the following limitations:
 - (1) Retail sale of pre-packaged food featuring local foods and food products is allowed during the regular business hours identified in the use permit.
 - (2) Retail sale of pre-packaged food is allowed for on-site consumption only. Outdoor seating areas may be allowed for use as outdoor picnic areas.
 - (3) Indoor seating area or table service in conjunction with retail sales of pre-packaged food is prohibited.
 - (4) Off-site signs advertising retail sales of pre-packaged food are prohibited.

Events:

100. The days and hours for agricultural promotional and industry wide events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County's direction. The applicant shall submit to the County an annual

request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program.

101. Annual Report. After commencement of event activities, the owner/operator shall submit a report each year to Permit Sonoma by January 15th describing the number of agricultural promotional events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending each event, the purpose of each event, and any other information required by the director. The annual report shall also include the proposed events for the coming year.
102. Additional events, including any periodic event under County Code Chapter 26, section 26-22-120, are not allowed, without a use permit modification. Prior to use of the property associated with the annual event land use entitlement resulting from this application, the applicant may continue to apply for periodic special events.

Waste Management:

103. All garbage and refuse on this site shall accumulate or 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 a County Transfer Station or County Landfill before the end of the seventh day.
104. Trash, Litter, and Graffiti.
 - a. At least twice a week, the operator of the establishment shall remove trash, litter, and debris from the sidewalks adjoining the premises plus 10 feet beyond property lines as well as any parking lots under the control of the operator.
 - b. The operator of the establishment shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
 - c. Trash can only be disposed in exterior dumpsters between the hours of 8:00 a.m. and 8:00 p.m.

MITIGATION MEASURES

AIR QUALITY:

Mitigation Measure AIR-1:

The following dust control measures shall be included in the project:

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

Mitigation Monitoring AIR-1: Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on the building, grading, and improvement plans.

BIOLOGICAL RESOURCES:

Mitigation Measure BIO-1:

No vegetation will be pruned or removed within 100 ft. from the top of the highest bank along the unnamed seasonal swale. Where possible, vegetation will be tied back in lieu of cutting. Native vegetation that must be removed will be cut at or above grade to facilitate re-growth. Any pruning that is done, including for utility line clearance, will conform to the American National Standard for Tree Care Operation Tree, Shrub, and Other Woody Plant Maintenance Standard Practices, Pruning (ANSI A300 Part 1)-2008 Pruning), and the companion publication Best Management Practices: Tree pruning (ISA 2008). Roots will only be unearthed when necessary. Once construction is completed, the disturbed area from the construction shall be replanted to restore herbaceous, shrub and tree riparian vegetation.

Mitigation Monitoring BIO-1:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the 100-foot riparian setback is identified on the building, grading, and improvement plans and plans for the restoration of the areas disturbed by the construction of the bridge are submitted to Permit Sonoma for review.

GEOLOGY AND SOILS:

Mitigation GEO-1:

All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code). All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Mitigation Monitoring GEO-1:

Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about code requirement.

NOISE:

Mitigation Measure NOISE-1:

Construction activities for this project shall be restricted as follows:

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

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

Mitigation Monitoring NOISE-1:

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

thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

TRIBAL CULTURAL RESOURCES:

Mitigation Measure TCR-1:

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

NOTE ON PLANS: “If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

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

Mitigation Monitoring TCR-1:

Building/grading permits shall not be approved for issuance by Permit Sonoma - Project Review Staff until the above notes are printed on the building, grading and improvement plans.