

## SONOMA COUNTY PROJECT REVIEW AND ADVISORY COMMITTEE

### Conditions of Approval

<b>Staff:</b>	Joshua Miranda	<b>Date:</b>	July 5, 2022
<b>Applicant:</b>	James Crabtree	<b>File No.:</b>	MNS14-0007
<b>Owner:</b>	Klein Foods Inc, c/o Tobin Ginter	<b>APN:</b>	163-180-013
<b>Address:</b>	590 Pleasant Avenue, Santa Rosa		

**Project Description:** Request for the third (3) one-year extension of time for a previously approved Minor Subdivision of a 47 acre parcel to create two parcels of 40 acres and 7 acres in size.

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#### GENERAL:

1. The PRAC decisions shall be final on the eleventh (11<sup>th</sup>) day after final PRAC action unless an appeal is taken.
2. These conditions must be met and the application validated by June 7, 2023 unless a request for an extension of time is received before the expiration date.

#### BUILDING:

3. A grading permit shall be obtained from PRMD prior to the start of any earthwork, unless exempted under the most recent California Building Code (CBC). The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by PRMD prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

#### HEALTH:

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

#### Septic:

4. To insure compliance with current State and Federal regulations at the time of recording the map, additional requirements may be imposed by PRMD to supplement sewage disposal conditions listed below as required by government Code section 66498.6 (b). Note that Well and Septic fees are separate from planning fees, and Well and Septic charges per parcel fees for each individual step (pre-perc, percolation testing, wet weather groundwater, plan check, operating permit, etc.).
5. Prior to recording the map, on Lot 1, the applicant shall provide evidence of soils suitable for subsurface sewage disposal to the PRMD Well and Septic Section. This will include, but not be limited to soil profiles, percolation tests, and a minimum 3 bedroom septic design with 200%

unencumbered reserve area in accordance with current standards of the Well and Septic Section. A “Septic Design Application” must be submitted to PRMD Well and Septic for review and approval. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist, and refer to this subdivision number.

6. Prior to recording the map, the applicant shall demonstrate that all portions of the proposed sewage disposal system(s) and reserve areas on Lot 1 will maintain a 100 foot setback from the 10-year flood elevation of as determined by the Grading and Storm Water Section of PRMD.
7. Prior to recording the map, on Lot 1 groundwater determinations shall be performed during a wet weather testing period as specified by the PRMD Well and Septic Section Policy. If the test area slope exceeds 5%, this requirement may be waived if justification is submitted showing that subsurface drainage can be adequately diverted.
8. Prior to recording the map, the applicant shall provide by means of a (topographic) Plot Plan drawn to a 1"=20' scale, that Lot 1 contains sufficient area to accommodate a three-bedroom private sewage disposal system and a 200% unencumbered future reserve area. The plan shall include the location of any existing and potential domestic well site(s). Location of neighboring wells and septic systems within 150 feet of the proposed lots shall be shown, as well as existing and proposed driveways, grading cuts, and drainage ways. The plan is to be prepared by a registered Civil Engineer or Environmental Health Specialist and submitted to the PRMD Well and Septic Section.
9. NOTE ON MAP: “All future sewage disposal system repairs involving the sewage disposal area (not the septic tank, risers, sump, solid transmission lines or distribution boxes) shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated with the approval of PRMD Well and Septic staff and without a Certificate of Modification, if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area.”
10. NOTE ON MAP: “The area tested for sewage disposal and shown on this map shall be reserved for the construction of future on-site wastewater disposal systems and shall not be encumbered by buildings, roads, soil borrow pits, ponds, parking lots, water wells, easements, or any use incompatible with use as an on-site wastewater disposal system, unless an alternative sewage disposal location on the parcel of similar capability has been tested and accepted by the County as suitable to provide wastewater disposal for a new dwelling, or unless the parcel has been connected to public sewer service.”
11. Prior to recording the map, the area tested for sewage disposal shall be shown on the map and shall be free of all encumbrances (building envelopes, roads, easements, etc).
12. A check print of the map shall be submitted to the County Surveyor who will forward it to the Project Review Health Specialist for review and approval of the Health map notes prior to recording the map.
13. Prior to recording the map, the location, type and proper function of the septic system on Lot 1 shall be verified by a registered Civil Engineer, registered Environmental Health Specialist or C-

42 contractor. Septic systems lacking a permit shall be replaced with a permitted system meeting all current standards. Repairs of existing permitted septic systems may be required based on inspection reports. The septic system repairs must meet a minimum of the new system standards in effect at the time of the existing septic system permit and be within the Designated Reserve areas. If reserve areas were not designated (pre-July of 1978 permits), the septic system shall be repaired to a minimum of Class 3 Standards. All repairs shall be done under permit of this department. The septic system must be located upon the same lot as the house being served by that septic system. The septic system may not serve additional dwelling units on other lots.

14. Prior to recording the map, demonstrate 200% future reserve area in accordance with current septic system standards (including percolation tests) on Lot 2. The applicant shall provide by means of a (topographic) Plot Plan drawn to a 1"= 20' scale, that sufficient area to accommodate a 200% unencumbered future reserve area is present. The reserve area shall be sized for a three-bedroom private sewage disposal system, or the number of existing bedrooms, whichever is greater. The plan shall include the location of any existing and potential domestic well site(s). Location of neighboring wells and septic systems within 150 feet of the proposed lots must be shown, as well as existing and proposed roadways, driveways, grading cuts, and drainage ways (including roadside/driveway ditches). The plan is to be prepared by a registered Civil Engineer or Environmental Health Specialist and submitted to the PRMD, Well & Septic District Specialist.
15. If Subdivision Improvement Plans are submitted, prior to recording the map, one additional copy of Subdivision Improvement Plans shall be submitted to the Survey and Land Development Section for Well and Septic Section review (fees apply). Subdivision Improvement Plans shall show the outline of all existing and proposed septic tanks, sumps, wastewater disposal areas, reserve wastewater disposal areas and water wells within 100 feet of the proposed on-site and off-site improvements. Any subdivision improvement requiring a cut three feet or deeper within 100 feet of a septic system component shall dimension that distance on the Improvement Plans. All setbacks to existing and proposed septic systems (including septic system reserve areas) shall be met prior to recording the map.
16. NOTE ON MAP: "All private sewage disposal systems shall be designed by a registered Civil Engineer or Registered Environmental Health Specialist" shall be shown on the lots of the map where test results indicate that a system requires such a design.
17. Prior to recording the map, for a mound, pressure distribution, pretreatment units, at-grade, filled land, or shallow sloping sewage system, the applicant shall submit to the Project Review Health Specialist an approved form of Declaration of Restrictions with either a Grant Deed/Straw Transfer or Owner's Statement on the map. Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.
18. NOTE ON MAP: "Prior to major grading, landscaping or location of ponds, contact should be made with the PRMD Well and Septic Section with regard to protection of the septic system and reserve area."

Water:

19. Prior to recording the map, the well water shall be tested by a California State certified laboratory and found to meet California State and Federal standards for arsenic and nitrate contamination. If contamination exceeding the arsenic and nitrate standards is found, 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 California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.
20. Prior to recording the map, bacteriological samples from the proposed water source shall be analyzed for total coliform and E. coli by a California State certified laboratory. Samples shall be clearly marked to indicate which wells have temporary pumps installed for the purpose of collecting the sample. Wells with temporary pumps for sampling shall meet the State standard for E. coli, and all other water sources shall meet California State drinking water standards for total coliform and E. coli. If analysis does not meet the applicable standard, the applicant will be required to disinfect the well per County requirements and re-test the well. A copy of the analysis shall be submitted to Project Review Health. 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 California State Water Resources Control Board or Sonoma County requirements. An acceptable water source shall be demonstrated for each lot.
21. Prior to recording the map, provide the Project Review Health Specialist with a copy of the Drillers Log for the existing well to verify a minimum of a 20-foot annular seal (the property owner may access existing confidential State records by calling the Department of Water Resources at 916-376-9612). If it is not possible to demonstrate that the well meets minimum construction standards and setbacks a replacement well may be required. Water System Standards for pressure and flow (5gpm/25psi for two hours).
22. A legal Covenant and Easement Agreement acceptable to PRMD, in compliance with Sonoma County Code, Chapter 7, Section 12, shall be drafted to operate and maintain any common water supply system. A copy of the Draft Covenant must be reviewed and approved prior to recording the map or Deed.
23. Water supply easements shall be shown on the map, and shall be conveyed at the time of property sale.
24. Water System Plans shall be submitted to the PRMD Plan Check Sections, including the Sanitation Section which shall review for compliance with Sonoma County Water System Standards. To the extent practicable, all portions of an existing system shall be shown on the water system plans, and shall be labeled, "As Built" or "Existing". Repairs of or additions to the existing water system may be required, based upon the information provided about the existing system.  
The applicant shall construct water mains and appurtenances or post securities to insure that

water supply facilities are installed in accordance with Sonoma County Water System Standards where applicable, and/or specific details, as shown on approved Improvement Plans. No construction of the water system shall begin until the Improvement Plans have been approved by PRMD, and construction inspection permits have been issued to the applicant or the applicant's contractor. Exposing portions of the existing water system will not be required unless it is necessary to understand the functioning of the existing system, to determine the number of service connections, or when it is deemed necessary by the design engineer.

25. Prior to recording the map, Lots 1 and 2 served by a common water system shall be tested simultaneously by an acceptable licensed professional and found to meet Sonoma County Water System standards for pressure and flow (5gpm/25psi for two hours).
26. In accordance with Government Code 66411.1, the Project Review Advisory Committee finds that the stated conditions are necessary for reasons of public health and safety, and/or are necessary prerequisites to the orderly development of the surrounding area.

**GRADING AND STORM WATER:**

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

27. NOTE ON MAP: "Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to the Permit and Resource Management Department (PRMD) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work and include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and to minimize adverse impacts to the environment. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria, to maintain off-site natural drainage patterns, and to limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide. Grading and drainage improvements shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations."

**TRANSPORTATION AND PUBLIC WORKS:**

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

**Right of Way Requirements:**

28. The Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
  - a. As necessary to create public right-of-way a total of thirty (30) feet wide on the Applicant's side of the road, as measured from the record right-of-way centerline as shown on the record of survey filed at Book 453 of Maps at Page 33, for the full length of the property's frontage on Pleasant Avenue located between the westerly boundary

of proposed Lot 1 and the southerly extension of the easterly Chalk Hill Road right-of-way line. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.

- b. As necessary to create public right-of-way twenty-five (25) feet wide on the Applicant's side of the road, as measured from the existing pavement centerline, for the full length of the Applicant's remaining frontage on Pleasant Avenue. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement described herein.
- c. As necessary to create public right-of-way twenty-five (25) feet wide on the Applicant's side of the road, as measured from the existing pavement centerline, for the full length of the Applicant's frontage on Faught Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement described herein.

29. The Applicant shall dedicate right-of-way for Public use on the face of the Parcel Map.

**Intersections of Roads and Driveways:**

30. **The Applicant shall ensure the following is a Note on Map:** "To allow for the smooth and safe movement of passenger vehicles entering and exiting the public roads that provide access to the property, entry to any public road shall conform to AASHTO standards. More specifically, the Applicant shall construct a driveway with a minimum throat width of twelve (12) feet for residential and twenty four (24) feet for commercial or as required per the current Fire Safe Standards, whichever is greater, with entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of seventeen (17) feet distant from, and parallel with, the physical centerline of the intersecting public roadway. A 1:10 pavement taper shall be constructed on both sides of the entry if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on the public road intersecting the driveway. The Applicant shall surface the entry with asphaltic concrete pavement a minimum distance of 25 feet from the edge of pavement. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details. The improvements shall be in place prior to Lot 1 dwelling occupancy."

31. The Applicant shall improve the existing driveway entrance nearest the westerly boundary of Lot 2 to conform to AASHTO standards and meet the following criteria to allow for the smooth and safe movement of passenger and agricultural vehicles entering and exiting the public road (Pleasant Avenue) 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 Pleasant Avenue) meets these requirements.

- a. A minimum throat width of twenty four (24) feet.

- b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 17 feet distant from, and parallel with, the physical centerline of Pleasant Avenue. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention.
  - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Pleasant Avenue. 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.
  - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement including the area between the existing two bifurcated portions of the entry.
  - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
  - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
  - g. Improvements shall be constructed prior to filing the parcel map.
32. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
33. The Applicant shall provide a signed and stamped sight distance exhibit, prepared by a Registered Civil Engineer, licensed in the State of California, demonstrating the sight distance available on the existing residential driveway for Lot 2. The exhibit shall also provide recommendations on how to improve the existing sight distance.

**Emergency Vehicle Access:**

34. **The Applicant shall ensure the following is a Note on Map:** "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the applicant shall obtain an encroachment permit from Permit Sonoma (PRMD). The intersection improvements shall be constructed in accordance with the Department of Transportation and Public Works standards and the adopted conditions of approval."
35. **The Applicant shall comply with as well as ensure the following is a Note on Map:** "Driveway gates shall be located a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242."

**Fees:**

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

**Processing:**

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

**FIRE AND EMERGENCY SERVICES:**

38. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.

**SURVEYOR:**

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

39. A Parcel Map/Final Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all Parcels. Upon recording of the map, the Subdivision is valid.
40. This subdivision was approved and a finding of site suitability was made based on the affirmative representation of the subdivider or applicant that he has the necessary public utility easements to serve the proposed subdivision. Without this representation, the subdivision would not have been approved. Applicant shall provide the recorded documents to the County Surveyor satisfactorily showing that he has the above public utility easements or letters from all necessary public utilities shall be submitted showing their ability to serve the proposed subdivision and evidence indicating that a satisfactory agreement has been entered into for such service. If proof of the necessary public utility easements is not shown, no subdivision map shall be recorded. The County will not exercise its power of eminent domain to condemn the necessary public utility easements if none exists.
41. This subdivision was approved and a finding of site suitability was made based on the express written representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 20 feet from a County maintained road to the subdivision, and (2) make all required off site improvements. Without this express written representation, the subdivision would not have been approved; therefore, approval of the subdivision is granted subject to the condition that the subdivider fulfill his representation and provide proof thereof to the satisfaction of the



County Surveyor prior to recording the subdivision map. In complying with this condition, the subdivider shall provide the County Surveyor with such recorded documents and other information as he deems necessary to determine whether the subdivider has met the condition. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above described property rights.

**PLANNING:**

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

42. NOTE ON MAP: "The height of all structures on the subject parcel shall be restricted to no more than 35 feet."

Mitigation Monitoring: The Project Review Division shall not clear the parcel map for recording until the following note is printed on the map: The maximum height for all structures shall be thirty-five (35) feet.

43. NOTE ON MAP: "Lot 1 and Lot 2 are located in a Valley Oak Habitat area and that removal of Valley Oaks are subject to mitigation described in Section 26-67-030 of the Sonoma County Zoning Regulations."

Mitigation Monitoring: The Project Review Division shall not provide clearance for recordation of the approved parcel map until a note is printed on the map indicating that the subject parcels are located in a Valley Oak Habitat area and that removal of Valley Oaks are subject to mitigation described in Section 26-67-030 of the Sonoma County Zoning Regulations.

44. NOTE ON MAP: "A Geological Report is required prior to construction or location of any structures, meant for human occupancy, on these parcels."

Mitigation Monitoring: The Project Review Division shall not provide clearance for recordation of the approved Parcel Map until the following note is printed on the map: "A Geological Report is required prior to construction or location of any structures, meant for human occupancy, on these parcels."

45. Prior to recordation of the Parcel Map, a 100' agricultural buffer shall be established on Lot 2. The buffer zone shall be located along all property lines adjoining Lot 1 and shall be indicated on the Parcel Map.

Mitigation Monitoring: The Project Review Division shall not provide clearance for recordation of the approved parcel map until a 100' agricultural buffer is established and printed on the parcel map.

46. A permanent Agricultural Easement shall be recorded on the subject property, concurrent with the Parcel Map, precluding further subdivision and preserving the land as agricultural property in perpetuity. The easement shall further restrict all structures on the property to a height of no more than thirty-five feet (35') and describe the location of the approved Building Envelope.

Mitigation Monitoring: The Project Review Division shall not provide clearance for recordation of the approved parcel map until a permanent Agricultural Easement is recorded, following review and approval by the Project Review Division and Sonoma County Agricultural Preservation and Open Space District staff.

47. Prior to recordation of the Parcel Map, evidence shall be provided verifying that the second residential unit, located on proposed Lot 2, was legally established. In the event that the second residence was established illegally, the unit shall be legalized as a dwelling or converted to a nonresidential use prior to recording of the map.

Mitigation Monitoring: The Project Review Division shall not provide clearance for the recordation of the approved Parcel Map until the second residential unit located on proposed Lot 2 is determined to be a legal unit, legalized as a dwelling or converted to a nonresidential use.

48. An application to attach the B7 (Frozen Lot Size) combining district to the proposed 40 acre parcel (Lot 1) shall be required prior to recordation of the Parcel Map in order to preclude further subdivision as the 20 acre density would be exhausted with approval of the current subdivision.

Mitigation Monitoring: The Project Review Division shall not provide clearance for recordation of the approved Parcel Map until an application is filed requesting that the B7 (Frozen Lot Size) combining district be attached to the proposed 40 acre parcel (Lot 1).

49. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Parcel Map. Alternatively, at the request of the subdivider, fees may be paid prior to issuance of building permits for new residential construction on each lot. If fees are intended to be paid prior to issuance of building permits, the following NOTE shall be placed on the Parcel Map:

NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."

50. NOTE ON MAP: "Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District."

51. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and Zoning densities, then the number of lots must be reduced in order to comply with required densities.

52. 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.
53. NOTE ON MAP: "Agricultural activities occur in the area and noise, dust, odor, smoke and pesticide use may occur and are consistent with the Sonoma County General Plan Land Use designation for the area."
54. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
55. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
56. All building and/or grading permits shall have the following note printed on plan sheets:

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

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

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

57. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. Landscape plans shall be subject to Design Review approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to issuance of grading or building permits.
58. NOTE ON MAP: "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."
59. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved Tentative Map. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

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.

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**PRAC ACTIONS TAKEN ON JANUARY 7, 2016:** Blake Hillegas moved to adopt the Mitigated Negative Declaration and approve subject to Findings and Conditions of Approval as modified. Seconded by Keith Hanna and passed with a 5-0-2 vote.

**DECEMBER 12, 2017:** One-year automatic extension of time granted pursuant to Sonoma Complex Fire Disaster Recovery Ordinance (Sec. 40-07-010).

**PRAC ACTIONS TAKEN ON JULY 18, 2019:** Keith Hanna moved to approve the first one-year extension request and find the relocation of the building envelope on Lot 1 within the scope of the previously adopted Mitigated Negative Declaration for the subdivision project, subject to Findings and Conditions of Approval as modified. Seconded by Laurel Putnam and passed with a 6-0-1 vote.

**PRAC ACTION TAKEN ON DECEMBER 3, 2020:** Blake Hillegas motioned to find the project within the scope of the previously adopted Mitigated Negative Declaration and approve subject to attached Findings and Conditions. Seconded by Leonard Gabrielson and passed on a 5-0-2-0 vote.

**PRAC ACTION TAKEN ON JULY 21, 2022:** Blake Hillegas motioned to find the project within the scope of the previously adopted Mitigated Negative Declaration and approve subject to attached Findings and Conditions. Seconded by Gary O'Connor and passed on a 6-0-1-0 vote.

