



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission STAFF REPORT

FILE: PLP18-0015
DATE: April 18, 2019
TIME: 1:20 p.m.
STAFF: Brian Millar, Project Planner

**Board of Supervisors Hearing
will be held at a later date and
will be noticed at that time.**

SUMMARY

Applicant: Tracy Torano

Owner: Tracy Torano

Location: 21020 Highway 101 (aka Geyserville Avenue), Geyserville

APNs: 140-100-008

Supervisory District No.: District No. 4

Subject: Zone Change, Use Permit and Design Review to allow for a new mixed-use development consisting of a retail building of 1,342 square feet with two 671 square foot residential units on the upper floor, above the retail space.

PROPOSAL: Request for a Zone Change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and Use Permit with Design Review to allow for a mixed-use development consisting of a new commercial retail building of 1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor, above the retail space, on a 6,750+/- square foot parcel currently served by public sewer and water.

Environmental Determination: Mitigated Negative Declaration

General Plan: General Commercial

Specific/Area Plan: N/A



Land Use: Vacant

Ord. Reference: Sec. 26-88-123

Zoning: General Commercial (C3), Scenic Resources (Highway)

Land Conservation

Contract: N/A

Application Complete

for Processing: May 2018

RECOMMENDATION: Recommend that the Planning Commission recommend to the Board of Supervisors adoption of a Mitigated Negative Declaration and approval of the Zone Change and Use Permit with Design Review for the mixed-use development.

EXECUTIVE SUMMARY: Approval of the Zone Change and Use Permit with Design Review would allow for the construction of a new commercial retail building of 1,342 square feet with two 671 square foot residences located above the commercial retail space; a Zone change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources); and Design Review for a Mixed-Use Project on a 6,750 square foot parcel.

ANALYSIS

Background:

The project site was previously the location of a gas station that was removed in 1999, including the associated tanks and piping. The site underwent environmental remediation for soil contaminants and was issued a "No Further Action Required" letter by the PRMD Health Division on October 14, 2016. Since that time the property has remained vacant.

The project applicant has discussed the project on several occasions with the Geyserville Planning Committee (GPC). At its May 22, 2018 meeting, the GPC unanimously approved the project. Refer to Issue #4 for details.

On July 18, 2018, the project received preliminary approval from the Design Review Committee. Final design review will be required following the final action on the Zone Change and Use Permit request by the Board of Supervisors.

Project Description:

As previously stated, the applicant is requesting a Zone change from C3 (General Commercial, Highway) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources); and a Use Permit and Design Review for a mixed-use development consisting of a new retail building of

1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor, above the retail space, on a 6,750+/- square foot parcel served by public sewer and water.

The proposed project would include 1,342 square feet of enclosed ground floor retail/support spaces, divided into three separate retail areas. The space would include a mechanical room and public restroom. Currently, one tenant space is designated for wine tasting and retail wine sales; a second tenant space is designated for retail clothing sales; and a third tenant space for general retail. Two residential units are proposed on the second floor above the retail space. The residential units would be approximately 671 square feet each.

The two residential units each have an open area living room/kitchen, a bedroom, bath and an outdoor private deck. In addition, the units share an outdoor, common deck area.

Proposed site improvements include perimeter and interior landscaping, a 12-ft wide one-way driveway aisle (with entrance off Geyserville Avenue and exit onto Highway 128) and six on-site parking spaces.

Site Characteristics:

The project site is located at the corner of Geyserville Avenue and Highway 128 in downtown Geyserville. The existing parcel size is 6,750 square feet (0.15 acre) and is currently vacant. The parcel has generally level terrain. The parcel is served by public water and public sewer.

Surrounding Land Use and Zoning:

The property is bordered to the north east by an existing commercial business (zoned Limited Commercial), to the north west by an existing commercial business (zoned General Commercial District), and on the south east and west corner by Geyserville Avenue and Highway 128. The adjacent parcel to the northwest is zoned General Commercial (C3); the adjacent parcel to the northeast is zoned Limited Commercial (LC); the parcels across Geyserville Avenue to the southwest and southeast are zoned Limited Commercial (LC).

DISCUSSION OF ISSUES**Issue #1: General Plan Consistency**

The General Commercial category provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas.

Both the existing zoning (C3 – General Commercial) and proposed zoning (C2 – Retail Service and Business District) are consistent with the General Plan land use designation of General Commercial.

Key applicable General Plan Objectives and Policies are listed below.

Objective LU-13.2: Accommodate new commercial uses primarily in Cloverdale and secondarily within Geyserville's Urban Service Boundary.

Policy LU-13a: Use the following criteria for approving discretionary projects in the "Limited Commercial" and "General Commercial" categories within Geyserville's Urban Service Area:

- (1) The use is in keeping with the scale and character of the community,*
- (2) The proposed use specifically serves local area needs or the needs of visitors and tourism, and*
- (3) The design of any structure is compatible with the historic architecture of the community*

Comment: The proposed mixed-use development, consisting of ground floor retail and second floor residential) and its scale are in keeping with the established character of development in the town center of Geyserville. The design of the proposed 2,684 square foot building has been reviewed by the GPC, and the project design received preliminary approval from the Design Review Committee. The applicant is proposing the following finishing materials for the building, which will be compatible with the range of both historic and more modern buildings in the town center:

- Corrugated metal siding on portions of the second floor in a “Flat Grey” finish
- Exposed timber beams for posts and braces
- Storefront mullions in black or bronze color
- Use of a flat roof above the second story
- Glass – tempered fixed glazing with “heat shield” treatment

The three proposed retail uses and the two proposed residential units would provide service to the local community, as well as to visitors to the Geyserville town center.

Other applicable General Plan Goals, Objectives and Policies:

GOAL LU-1: Accommodate Sonoma County's fair share of future growth in the San Francisco Bay Area region as shown on Tables LU-2 and LU-5 in a manner consistent with environmental constraints, maintenance of the high quality of life enjoyed by existing residents, and the capacities of public facilities and services. Achieve a desirable balance between job opportunities and population growth

Objective LU-1.3: Designate lands within the various land use categories to make available residential and employment opportunities and to achieve a balance between job opportunities and

population growth countywide, subject to any constraints of environmental suitability, protection of agriculture and other resource protection, and availability of public services.

GOAL LU-3: Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.

Objective LU-3.3: Encourage "infill" development within the expansion areas of the cities and unincorporated communities

GOAL LU-4: Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.

Objective LU-4.1: Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.

Comment: The proposed mixed-use development project is located in the town center of Geyserville, surrounded by a mix of retail, general commercial, visitor serving and residential uses. Public water and public sewer service are currently available to the project site, along with necessary public services. The proposed use would result in creation of two rental housing units along with employment opportunities related to the three ground-floor retail lease spaces, providing an appropriately-scaled mixed-use development consistent with the General Plan's goals and objectives for infill development at this location.

Issue #2: Zoning Code Consistency

The project site is currently zoned C3 - General Commercial. (The SR – Scenic Resources Combining District would not be changed.) The applicant is requesting a zoning change to C2 - Retail Business and Service District, to allow for the proposed mixed-use development project. Zoning Code Section 26-32-20 (b) allows the use with the approval of a Use Permit. The SR district requires design review for new development.

The purpose of the C-2 Zone is stated in Section 26-32: "...the (C-2) retail business and service district is intended to implement the provisions of the general plan, Section LU-2.3.1 to provide areas which permit a full range of retail goods and services for a residential and business community as a whole rather than a local neighborhood and to implement the objectives of adopted redevelopment plans within redevelopment project areas in the general plan. This district provides for comparison retail shopping and direct consumer service uses which are

usually sought on occasion, rather than daily.” Criteria for considering the zone change are addressed in this section.

The proposed Zone Change from C-3 to C-2 would be consistent with the site’s General Commercial General Plan land use designation, and would be consistent with the range of land uses in the established Geyserville town center. Noted is the mix of zoning districts in the Geyserville town center, reflective of the mix of land uses: C3 – General Commercial; LC – Limited Commercial, K – Recreation and Visitor Serving Commercial, and R2 – Medium Density Residential. Immediately north of the project site is a parcel zoned C3, while the adjoining parcel to the east is zoned LC. There are no other lands zoned C2 in the area, though the proposed C2 zone would be consistent with the General Plan’s General Commercial land use designation as noted above. This request is considered spot zoning since there is no other C2 zoning district in the immediate area (see attached Exhibit E). However, the request is supported by the GPC because it provides both retail and residential components. The requested C2 zoning also supports mixed-use development with approval of a use permit, while the existing C3 zone does not. Further, there are a range in land uses in the Geyserville town center, including retail, general commercial, service commercial and housing, and allowance of the C2 zone change and the project’s proposed mixed-use development concept would be consistent with the overall range of uses in the area.

Per the C2 zoning requirements for mixed uses, development must be in compliance with Zoning Code Section 26-88-123 – Mixed-Use Development, which states:

“A mixed-use development may combine compatible residential units with commercial or other non-residential land uses allowed in the applicable zoning district, provided that not more than eighty percent (80%) of the total gross project floor space is in residential floor area.”

Comment: The proposed residential units would comprise approximately 50 percent of the total gross project floor space.

The following Design and Development Standards for mixed-use also apply.

- (1) Open Space. A minimum of sixty (60) square feet of private usable open space shall be provided for each residential unit within the project. The open space requirement may be met through provision of patios, decks, or enclosed yard areas, but no private space with a dimension of less than six feet (6') shall be counted toward this requirement.*

Comment: Each residential unit includes a private outdoor patio measuring 104 square-feet (8 ft x 13 ft). In addition, there is a “shared” outdoor space (second story deck) of approximately 200 square feet.

- (2) *Parking. Projects shall comply with the parking standards set forth in [Section 26-86-010](#) (Parking) for each residential and nonresidential use included in the project, except that the residential parking need not be covered.*

Comment: The proposed mixed-use development (two second floor rental units and three ground floor retail spaces) would generate a parking requirement for nine spaces under County parking standards (two for the apartments, and seven for the retail), though parking can be determined based on the use generating the higher parking requirement. A Traffic Study, prepared by W-Trans (May 2018) analyzed the required project parking per Zoning Code section 26-86-010, and concluded that the proposed parking was adequate. W-Trans found the two attached residential units are required to provide two spaces and the retail parking demand is six spaces, resulting in an overall parking demand of eight spaces. The project proposes six on-site parking spaces, including one ADA accessible space, with three additional spaces of on-street parking proposed. This parking arrangement was also considered by the Design Review Committee that found the parking plan acceptable, subject to an overview of demand for public parking spaces during peak periods. Further discussion is provided below in Issue #3.

- (3) *Loading and Refuse/Recycling Areas. Commercial loading areas, recycling areas, and refuse storage facilities for the commercial and other nonresidential uses shall be located away from residential units and shall be substantially screened from view from the residential portion of the project. Where appropriate, the project may provide for the shared use of recycling and refuse storage facilities.*

Comment: A covered trash enclosure will serve both the residential and commercial uses of the development. The enclosure is located at the southeast corner of the project site, away from the residential use.

- (4) *Noise. Noise generated by mixed use projects shall be consistent with the general plan noise element*

Comment: A noise assessment of the project was conducted by the applicant's consultant, Illingworth & Rodkin (January, 2018). The study concluded that with standard windows with a minimum Sound Transmission Class (STC)2 rating of 28 with the proposed forced-air mechanical ventilation and windows closed would meet the County's residential interior noise threshold of 45 dBA Ldn with an adequate margin of safety.

Zoning Code Section 26-88-123 (f) Design Review Approval Required states: "All new mixed use projects, additions to existing projects, or new nonresidential uses in existing projects, shall be subject to design review approval in accordance with the standards of [Article 82](#) (Design Review)."

Comment: The project was reviewed by the Design Review Committee on July 18, 2018. The Committee provided comment and recommended changes to the applicant. If approved by the Planning Commission and Board of Supervisors, the project will require final design review and approval by the Design Review Committee of design plans and exterior lighting.

Zoning Code Section 26-88-123 (g) - Criteria for Approval states:

A mixed-use development shall meet the criteria set forth below:

(1) The site shall be located within an existing urban service area and adequate sewer and water to serve the intended use;

Comment: The project is located in the community of Geyserville, within the urban service area. The site will be served by public sewer (Sonoma County Water Agency – Geyserville Sanitation Zone) and by public water (California American Water).

(2) The development must comply with the standards and development criteria set forth in this section. [Article 82](#) (Design Review), and the underlying base zone;

Comment: As stated above the project has been reviewed by the Design Review Committee and will require final design approval; the project and meets the development requirements of the C2 zoning district, as follows:

Height: The building, at the highest point, is 24 feet and complies with the C2 zoning district, which limits buildings to 35 feet.

Setbacks: The project complies with all setback requirements of the C2 zoning district, which does not require front, side or rear yard setbacks for the property.

Lot Coverage: The proposed building lot coverage of approximately 28% is in compliance with the C3 district, which allows for a maximum of 50% lot coverage.

Circulation: The project proposes an “inbound only” driveway on Geyserville Avenue and an “outbound only” driveway on Highway 128.

(3) Residential and commercial uses shall be integrated in such a manner as to address noise, hazardous materials, and other land use compatibility issues on site as well as off-site;

Comment: As identified in the prepared IS/MND the project has been designed to meet all requirements for noise, hazardous materials and land use compatibility. This includes compliance with County noise standards for residential uses (addressed as a condition of project approval). Regarding hazardous materials, the project site was previously the location of a gas station. The site underwent environmental remediation for soil contaminants and was issued a “No Further Action Required” letter from PRMD Health on October 14, 2016. The project site was not identified

on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances Control, and the CalRecycle Waste Management Board Solid Development Waste Information System (SWIS). The project area is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Proposed C2 zoning would be consistent with the range of uses in Geyserville town center, which include a mix of residential, retail and general commercial.

(4) The mixed-use development shall be compatible with surrounding land uses and will not serve to inhibit commercial development on adjacent or nearby commercial parcels.

Comment: The project is compatible with the surrounding commercial land uses. The surrounding area is a mix of Limited Commercial and Medium Density Residential zoning. The project proposes 1,342+/- square feet of enclosed retail/support space, divided into e separate retail tenant spaces, and 2 apartment units each containing 671 sq ft and 1 bedroom. These uses would be consistent with the general range of land uses in the Geyserville town center, which include general retail, commercial and residential.

Issue #3: Traffic and Parking

Traffic Analysis

A Traffic Study for the project was prepared by W-Trans (May 2018). The study area consisted of the project's street frontages and driveways, as well as the intersection of Geyserville Avenue and SR128. Operating conditions during the weekday a.m. and p.m. peak periods were evaluated to capture the highest potential impacts for the proposed project as well as the highest volumes on the local transportation network.

The anticipated trip generations for the proposed apartments and retail space were estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 9th Edition, 2012. Sonoma County's Winery Trip Generation form was used to determine the potential trip generation for the proposed tasting room. The total expected trip generation potential for the proposed project was estimated to be 73 trips per day.

The Traffic Study concluded that with the addition of project-generated traffic the intersection of Geyserville Avenue/SR 128 (Depot Road) is projected to continue operating at LOS A or B during peak hours on weekdays and weekends.

The project site includes two driveways. The first is an inbound only driveway on Geyserville Avenue, north of the SR 128 intersection and abutting the site's norther property line. The second driveway is outbound only on SR 128, east of Geyserville Avenue and approximately six feet from

the sit's eastern property line. The driveway would be signed with an "Exit Only" sign facing SR 128, and a "Right Turn Only" sign facing drivers exiting the driveway.

The study found that sight distance from the "outbound" driveway on SR 128 would fall short of recommended criteria for safety. The study recommended the following measure be installed to address this issue: (1) the six-foot long curb frontage between the driveway and the neighboring property to the east be marked with red curb to slightly offset parking activity from the driveway. The study concluded that with the red curb, and the limited vehicle maneuvers, very low driveway volumes of five vehicles or less during peak hours, the straight and flat alignment of SR 128, and low speeds as drivers approach the adjacent all-way stop-controlled intersection at Geyserville Avenue intersection, the driveway would be expected to function acceptably.

Mitigation Measures were added to the IS/MND and conditions of approval to ensure the recommendation of the Traffic Study is followed.

Parking Analysis

Pursuant to County parking regulations, in cases where mixed uses are proposed, the required parking for the use with the higher parking standard may be utilized to meet the required standards provided, that the applicant can demonstrate the effectiveness of the parking plan in relation to the proposed uses, and provided that future changes in the use of the property are subject to review by the decision-making body so as to maintain the effectiveness of such plan. The W-Trans study identified that there would be an anticipated parking demand of 7 vehicles on weekdays between noon and 8 pm, 8 spaces on weekends for a one-hour period between 5 and 6 pm, and otherwise 7 or fewer vehicles. The project proposes six on-site parking spaces, and under these circumstances, the site could accommodate parking demand for all but one or two vehicles during other peak periods, with the "overflow" needing to be accommodated by on-street parking. The Design Review Committee found the proposed parking plan to be acceptable, subject to applicant provision of an overview plan of the immediate vicinity identifying public parking areas and average occupancy of such spaces available for public use during peak hours. This would be further considered during final design review. The applicant has indicated that public parking is also available on the street (three spaces on the property frontage) and in the general town center area.

Caltrans had responded to the project referral noting that the driveway onto Highway 128 would need to be designed consistent with State standards, and an encroachment permit obtained.

Staff notes that the County's Bicycle and Pedestrian Plan identifies ultimate plans for a Class I bike path along the Geyserville Avenue frontage, and a Class II bike path along the Highway 128 frontage. There is no known timeline for when these improvements may be constructed.

Two bicycle parking racks are shown on the site plan, which would meet County regulations.

Issue #4: Geyserville Planning Committee

The project applicant discussed the proposed project on several occasions with the GPC, which is advisory to the County. At its May 22, 2018 meeting, the GPC unanimously approved the following comments for the project:

1. The GPC supports new mixed-use projects in its small downtown area, especially if new housing is included. The proposed project represents such a project and is located on a highly visible and central parcel at the corner of Geyserville Avenue and Highway 128.

Staff Comment: The project proposes mixed-use development (ground-floor retail tenant spaces, and two apartment units on the second floor).

2. Assure that all County Code-based parking spaces required for the project, plus any loss of existing on-street parking; including any counted toward meeting the projects parking requirement, are provided on-site or designated off-site spaces nearby.

Staff Comment: On-site parking would meet the parking demand for the mixed-use project at most times. On-street parking spaces by the project site and in the public parking lot located across the street from the project site would provide for any needed additional parking for the project.

3. Assure that this project by virtue of its construction, does not trigger requirements for a bike lane extending beyond the project site on Highway 128 and related loss of on-street parking spaces, which would negatively affect business throughout the downtown area.

Staff Comment: As noted above, there are no immediate plans for construction of a bicycle lane along Highway 128.

4. Explore the possibility of under-grounding existing aerial utilities in existing underutilized conduits that border the project site.

Staff Comment: The undergrounding of new utilities is required as a condition of approval.

5. Assure the final design of the building and the materials used are consistent with the design themes and characters of the buildings existing in downtown Geyserville. Current illustrative drawings were a topic of discussion by some members of the public, for not meeting these criteria.

Staff Comment: The project's Conditions of Approval require final Design Review before the Design Review Committee.

Issue #5: Environmental Determination

A Mitigated Negative Declaration (MND) including mitigations was prepared for this project. Mitigations Measures were provided for the following environmental factors: Aesthetics; Air Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Transportation/Traffic. Based on the analysis in the MND and its source documents, and with further clarification provided in the staff report, the proposed project will not have a substantial adverse impact on the environment provided that the identified mitigations are included as conditions of approval for the project.

Issue #6: Neighborhood Compatibility

The proposed project design will be compatible with the range of historic and more modern building designs in the Geyserville town center, using a mix of corrugated metal and exposed wood beams for the two-story building. The range of requested retail and general commercial uses on the ground floor, and the two residential units on the second floor, will be consistent with the range of existing land uses in the town center.

ALTERNATIVES

There are no project alternatives identified.

STAFF RECOMMENDATION

Recommend the Planning Commission recommend to the Board of Supervisors adoption of a Mitigated Negative Declaration and approval of the request.

FINDINGS FOR RECOMMENDED ACTION

1. The project is consistent with the General Plan land use designation of General Commercial (GC) and General Plan objectives, goals and policies. The General Commercial category provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community. The proposed project would support opportunities for a mix of residential and commercial use in the Geyserville Urban Service Areas, consistent with the General Plan. Additionally, the proposed project would be consistent with Policy LU-13a, applicable to discretionary projects in the "General Commercial" category within Geyserville's Urban Service Area: (1) The use is in keeping with the scale and character of the community, (2) The proposed use specifically serves local

area needs or the needs of visitors and tourism, and (3) The design of any structure is compatible with the historic architecture of the community. The proposed use (mixed-use development, consisting of ground floor retail and second floor residential) and scale is in keeping with the established character of development in the town center of Geyserville. The design of the proposed 2,684 square foot building has been reviewed by the Geyserville Planning Committee, and the project design received preliminary approval from the Design Review Committee. The applicant is proposing the following finishing materials for the building, which will be compatible with the range of both historic and more modern buildings in the town center, including use of corrugated metal siding and exposed timber beams. The proposed retail uses and the two second story residential units would provide service to the local community as well as to visitors to the Geyserville town center.

2. The proposed zoning change from C3 - General Commercial SR – Scenic Resources to C2- Retail Business and Service District SR – Scenic Resources will allow for the proposed mixed-use project, and the proposed mixed-use development would be consistent with applicable C2 zoning regulations. The requested zone change from C2 to C3 would be consistent with the range of land uses in the established Geyserville town center. While there is a mix of zoning districts in the Geyserville town center, reflective of the mix of land uses (C3 – General Commercial; LC – Limited Commercial, K – Recreation and Visitor Serving Commercial, and R2 – Medium Density Residential), the proposed C2 zone would be consistent with the General Plan’s General Commercial land use designation and would provide for the requested mixed-use development for the site while remaining consistent with area land uses. This request is considered spot zoning since there is no other C2 zoning district in the immediate area. However, the request is supported by the GPC because it provides both retail and residential components. The requested C2 zoning also supports mixed-use development with approval of a use permit, while the existing C3 zone does not. Further, there are a range in land uses in the Geyserville town center, including retail, general commercial, service commercial and housing, and allowance of the C2 zone change and the project’s proposed mixed-use development concept would be consistent with the overall range of uses in the area.
3. The proposed mixed-use development project would be consistent with C2 land use regulations and development standards, Section 26-88-123 as noted herein. The proposed residential units would comprise approximately 50 percent of the total gross project floor space, in compliance with the mixed-use standard which limits residential area to 80 percent of the total gross project floor area. Each residential unit includes an outdoor patio measuring 104 square-feet (8 ft x 13 ft). In addition, there is a “shared” private outdoor space (second story deck) of approximately 200 square feet, meeting C2 residential standards. Building height of 24 feet would comply with the height limit of 35 feet. Applicable setbacks would be met, and the proposed building lot coverage of approximately 28% is in compliance with the C3 district, which allows for a maximum of 50% lot coverage.

The project would provide six on-site spaces, meeting peak demand parking needs, and would utilize on-street spaces along the project frontage as necessary. Additionally, noise reduction measures would meet requirements for the residential uses, including use of forced-air mechanical ventilation.

4. The project was reviewed by the Design Review Committee on July 18, 2018. The Committee provided comment and recommended changes to the applicant. If approved by the Planning Commission and Board of Supervisors, the project will require final design review and approval by the Design Review Committee. The project is located in the community of Geyserville, within the urban service area, and the site will be served by public sewer (Sonoma County Water Agency – Geyserville Sanitation Zone) and by public water (California American Water).
5. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA and State and County CEQA Guidelines, and the information contained therein has been reviewed and considered.
6. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: (1) exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; (2) The intersections of 21020 Highway 101 (aka Geyserville Avenue)/Highway 128 are expected to operate at acceptable levels, with no appreciable change in traffic conditions due to the project; (3) conditions have been incorporated into the project to ensure that noise from the retail uses on the ground floor and surrounding uses and vehicle noise would not exceed noise standards of the General Plan for the proposed second story residential uses.

LIST OF ATTACHMENTS

- EXHIBIT A: Conditions of Approval
EXHIBIT B: Proposal Statement
EXHIBIT C: Site Plan
EXHIBIT D: General Plan Map
EXHIBIT E: Zoning Map

EXHIBIT F: Building Plan
EXHIBIT G: Elevation Plans
EXHIBIT H: Floor Plans
EXHIBIT I: Assessor's Parcel Map
EXHIBIT J: Project Site & Area Photos
EXHIBIT K: Draft Sectional District Ordinance
EXHIBIT L: Draft Resolution

Separate Attachment for Commissioners: Mitigated Negative Declaration

EXHIBIT A
SONOMA COUNTY PLANNING COMMISSION
Conditions of Approval

Staff:	Brian Millar	Date:	April 18, 2019
Applicant:	Tracy Torano	File No.:	PLP18-0015
Owner:	Tracy Torano	APN:	140-100-008
Address:	21020 Geyserville Avenue, Geyserville		

Project Description: Request for a Zone Change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and Use Permit with Design Review to allow for a mixed-use development consisting of a new commercial retail building of 1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor above the retail space, on a 6,750+/- square foot parcel currently served by public sewer and water.

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 \$2,354.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,404.75 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. At the time of submitting a building permit application, the applicant shall submit to Permit Sonoma a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant 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 inspection being granted.
3. 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.
4. 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.

BUILDING:

"The conditions below have been satisfied BY _____ DATE _____

5. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, septic, and grading permit.
6. All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Any earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code) and erosion control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code and Building Ordinance (Chapter 7, Sonoma County Code.)

PRMD staff shall ensure plans are in compliance with all State and local code requirements prior to the issuance of a building permit. PRMD inspectors will ensure construction is compliant with all state and local code requirements.

7. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
8. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

HEALTH:

"The conditions below have been satisfied BY _____ DATE _____

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water and Sewer:

9. Connection shall be made to public sewer and water. Prior to building permit issuance and vesting the Use Permit the applicant shall submit a "Will Serve Letter" for water and sewer to the Project Review Health Specialist to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the PRMD Sanitation Section. Note that Will Serve Letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.
Please submit: A copy of the "Will Serve Letter" for water and sewer to the Project Review Health Specialist to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the PRMD Sanitation Section.
10. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit.
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.

Hazardous Materials:

11. Prior to building permit issuance the applicant shall submit a Site Safety and Work Plan for approval by the appropriate State or County agency overseeing the remediation.

Local Oversight Program, Case #00002428 closure notes from Geotracker,;

Site Management Requirements: Contingency planning is required for worker safety, protection of remaining groundwater monitoring wells, and waste disposal if excavating in areas of residual contamination. The Building Department has been notified. Newly proposed water supply wells may require siting and design by a qualified professional engineer or geologist. Sonoma County Permit and Resource Management Department has been notified. A soil and Groundwater Plan has been submitted and is on Geotracker, (available to caseworkers with jurisdiction).

Please submit: A copy of a letter of approval from the appropriate State or County agency overseeing the remediation to the Project Review Health Specialist.

Consumer Protection:

12. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions.

Please submit: an e-mail of the approval from the Environmental Health & Safety Section or a copy of the Environmental Health Plan Check Approval to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Noise:

13. Prior to the issuance of building permits, a Noise Study *Addendum with detailed noise mitigation measures for residential & commercial interiors and the common deck* shall be submitted to Project Review-Health. Upon PRMD concurrence with the *Addendum*, the noise mitigation measures shall be photocopied from the Noise Study *Addendum* and attached to the building plans submitted for plan check.
Please submit: A Noise Study *Addendum* from a qualified sound consultant, detailing noise mitigation measures for the residential & commercial interiors and the common deck, to Project Review -Health.

Solid Waste:

14. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 34-foot turning radius at the trash enclosure and the dumpster must have 14 feet of overhead clearance with an additional 5 feet of clearance (total of 19 feet high) at the location where the bins are tipped.
Please submit: A design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. Provide the Building plan page and detail number for the trash enclosures to the Project Review Health Specialist.
15. **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
 - a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
 - b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
 - c. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road,
 - d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
 - e. 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.

PRIOR TO OCCUPANCY:

Consumer Protection:

16. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department.
Please submit: A letter of approval from the Environmental Health Division to the Project Review Health Specialist verifying compliance with requirements of the California Retail Food Code (CalCode).

Noise:

17. Prior to building occupancy, the design and final construction of the sound mitigation measures, as detailed in the Noise Study *Addendum*, must be approved in writing by the consultant.
Please submit: A letter of clearance from the Qualified Sound Consultant to the Project Review Health Specialist regarding conformance with the design and final construction of the sound mitigations to the Noise Study *Addendum*.

Solid Waste:

18. Prior to building occupancy the applicant shall submit a design for trash enclosures for review and approval to the Project Review Health Specialist.
19. Prior to building permit issuance, 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:

20. A safe, potable water supply shall be provided and maintained.

USE FOR BUILDING PERMITS:

21. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed on the construction sites, but in no case shall they be serviced less than once per three days when 24-hour operations are conducted, and once per seven days when only daytime operations are conducted. The permittee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

Consumer Protection:

22. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

23. 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: *Adjusted* Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime ² (7 a.m. to 10 p.m.)	Nighttime ² (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	55	50
L25 (15 minutes in any hour)	60	55
L08 (4 minutes 48 seconds in any hour)	65	60
L02 (72 seconds in any hour)	70	65
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 72 seconds in any hour. ² Adjusted +5 dBA for ambient above Table NE-2.		

24. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
25. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.
26. 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:

27. 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.

Smoking:

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

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

GRADING AND STORM WATER:

"The conditions below have been satisfied BY _____ DATE _____

Based on the information submitted with your referral and a review of the maps and data available to us in our office, we recommend the following conditions of approval as items subject to review by the Grading & Storm Water (G&SW) Section of the Permit and Resource Management Department ("Permit Sonoma"). Please consult G&SW staff prior to significantly modifying, altering or adding to the conditions of approval provided below.

30. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the 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.
31. 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 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.
32. 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 Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the 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.
33. 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.
34. As part of the grading 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.

35. 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.
36. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any grading permit for the proposed project.

WATER:

"The conditions below have been satisfied BY _____ DATE _____

37. Prior to approval of the Improvement Plans, the Applicant shall submit a letter from the water provider to the Sanitation Section of the Permit and Resource Management Department ("Permit Sonoma"), stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the water supplier have entered into an agreement for water service.
38. Prior to approval of the Improvement Plans, the Applicant shall submit a letter from the water provider to the Sanitation Section of the Permit Sonoma, stating it has reviewed and approved of the Improvement Plans.

SANITATION:

"The conditions below have been satisfied BY _____ DATE _____

39. Sonoma County Water Agency (Sonoma Water) owns, operates, and manages the Geyserville Sanitation Zone.
40. Applicant shall obtain a Sonoma County Water Agency ("Sonoma Water") **Survey for Commercial/Industrial Wastewater Discharge Requirements** from the Sonoma County Permit and Resource Management Department ("Permit Sonoma"), for all business on site and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Engineering Division of Permit Sonoma.

If additional sewer pre-treatment, separate process and domestic wastewater lines, and/or monitoring facilities are required by the Sonoma Water per this Survey, the Applicant shall comply with the requirements of the Survey prior to occupancy of the proposed commercial space. The issuance of building permits is contingent upon completion of the Survey.

41. Prior to the start of any proposed construction within the State Right-of-Way of Hwy 128, the Applicant shall have a licensed general contractor in possession of a valid Encroachment Permit. Encroachment Permits shall be issued by California Department of Transportation.
42. In accordance with Section 3.09, of the Sonoma County Water Agency Sanitation Code ("Sanitation Code"), when shared laterals are proposed, the owner shall write a letter to Sonoma Water requesting the sharing of the laterals. If the request is granted, a 'Declaration of Restriction and Acknowledgment', provided by Sonoma Water shall be recorded at the Recorder's Office as required by Sonoma Water.

43. The Applicant shall obtain a Sewer Disconnect Permit from the Sanitation Section of Permit Sonoma. Disconnection of the existing structure from the sewer shall be inspected by the Engineering Division of Permit Sonoma to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property.
44. The Applicant shall obtain a Septic Tank Destruction Permit from the Well and Septic Division of Permit Sonoma. The existing septic tank shall be destroyed in accordance with the requirements of Well and Septic.
45. The Applicant shall obtain a permit to construct sanitary sewer facilities prior to temporary occupancy, or occupancy of the proposed commercial space and residential units. The sewer design, and construction, shall comply with the Sonoma Water Design and Construction Standards for Sanitation Facilities and Sanitation Code. All sewer work shall be inspected and accepted by the Engineering Division of Permit Sonoma. If sewer main/s installed, the Record Drawings shall be accepted by the Sonoma Water and the Inspector before occupancy or temporary occupancy is approved for this project.
46. At the time of sewer permit issuance, the Applicant shall provide the Sanitation Section of Permit Sonoma with data related to the floor area of the building, differentiating warehouse space, office space, retail, etc., for the purpose of correctly calculating sewer use fees, as defined by Sanitation Code. Sewer use fees (including Connection and Annual Service fees) shall be paid prior to temporary occupancy, occupancy, and building permit final. No connection to sewer or temporary occupancy, or occupancy shall be allowed until the sewer use fees are paid.
47. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
48. All Sewer Fees per Sonoma County Water Agency Ordinances (latest revision) shall be paid to the Sanitation Section of the Permit Sonoma prior to occupancy.
49. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by the Permit Sonoma.
50. Prior to approval of this project by Permit Sonoma, the Applicant shall provide the Sanitation Section of Permit Sonoma with a statement from Sonoma Water addressing the current and future levels of collection and treatment capacity within the Sanitation Zone. If it is determined by Sonoma Water that a "Sewer Capacity Study" is warranted and required for the proposed project, the Applicant shall undertake to have this study prepared prior to final approval of the development.

Mitigation measure to limited capacity of the existing sewer system may be required by the Sonoma Water. The applicant shall be required to pay for all mitigation measures, unless otherwise agreed upon with Sonoma Water.

51. Prior to approval of the improvements plans, the applicant shall provide a letter to Sonoma Water clearly stating how the existing Equivalent Single-family Dwelling (ESD) sewer billing units are to be distributed to the resulting proposed structures. The letter shall be addressed to:

Jay Jasperse
Chief Engineer
Sonoma County Water Agency (Sonoma Water) 404 Aviation Boulevard
Santa Rosa, CA 95403

Lynne Roselli and Kathy Badger at the same address shall be cc. Additional ESD may be required.

TRANSPORTATION AND PUBLIC WORKS:

The conditions below have been satisfied BY _____ DATE _____

52. This proposal accesses the public road system using a road under State of California jurisdiction. If Caltrans determines that improvements to the roadway are necessary, the Applicant shall obtain a State of California Encroachment Permit before making any improvements, including driveway, within State highway right of way.
53. Landscaping proposed within the public right-of-way is subject to review, approval and an ongoing maintenance agreement with Caltrans. The Applicant shall provide evidence of an issued Caltrans encroachment permit for installation of the improvements as well as proof that ongoing maintenance of the landscaping within the right-of-way has been incorporated into the encroachment permit or a maintenance agreement with Caltrans.

Right of Way Requirements:

54. The Applicant shall offer right-of-way to the State of California, free of encumbrances, and of sufficient width:
 - a. To construct and maintain 32-foot radius curb faces, sidewalks, sidewalk warps, utilities, etc. along the property frontage and at all intersections.
 - b. To contain all Public drainage facilities.
55. The Applicant shall dedicate right-of-way as required by the State. A copy of the recorded deed shall be submitted to the Land Development Section of Permit Sonoma (PRMD) prior to clearance of these conditions. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s).

Required Improvements:

56. Storm drainage facilities shall be designed and constructed in accordance with Sonoma County Water Agency design standards. Drainage improvements shall be reviewed and cleared by the Grading & Storm Water Section of Permit Sonoma (PRMD).
57. An approved storm drain label shall be placed on all surface storm drain structures within the public right-of-way. The Permit Sonoma (PRMD) inspector will provide approved labels.

Curb, Gutter and Sidewalk:

58. The Applicant shall construct concrete curb and gutter as necessary, along the Applicant's entire frontage on SR 128 (aka Geyserville Ave and Depot St).
59. The Applicant shall construct minimum five (5) foot sidewalks as necessary, along the Applicant's entire frontage on SR 128 (aka Geyserville Ave and Depot St) in compliance with the Americans with Disabilities Act (ADA). Sidewalks shall conform to existing walks or paths at the property line or within public right-of-way beyond the property line.
60. Sidewalk warps shall be constructed to provide a clear 4-foot walkway around surface obstructions.
61. Americans with Disabilities Act (ADA) compliant pedestrian ramps shall be constructed at all improved intersections. Refer to Caltrans Standard Plan RSP A88A and A88B, and Sonoma County Department

of Transportation and Public Works Construction Standards 224A and 224B for details.

Intersections of Roads and Driveways:

62. To allow for the smooth and safe movement of passenger vehicles and occasional trucks entering and exiting the public road that provides access to the property, the Applicant shall construct ramp-type driveway approaches with a minimum throat width of 14 feet to the satisfaction of Caltrans. The driveways 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 curb opening shall transition three (3) feet beyond the throat width on both sides of the driveway. The Applicant shall surface the entry with asphaltic pavement between the edge of the existing pavement and the right-of-way line or a minimum of 25 feet, whichever is greater. Location: Public roadway entries from SR 128 (aka Geyserville Ave and Depot St). The driveway improvements shall be in place prior to occupancy or commencement of the new activity.
63. 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 Caltrans required sight distance at any project driveway where it intersects a public roadway.
64. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum Caltrans required sight distance at each driveway.
65. The Applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:
 - a. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
 - b. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current Caltrans requirements for the speed traveled on the public road(s) providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum Caltrans required sight distance at each driveway.

Traffic Control Devices:

66. The Applicant shall install a standard size Parking Area Guide Sign (D4-1) near the intersection of SR 128 (aka Geyserville Ave and Depot St) in accordance with Caltrans requirements for sign installation and as approved on the Caltrans encroachment permit for the project's improvements.

Fees:

67. The Applicant shall pay Traffic Mitigation fees to the County of Sonoma, as required by Chapter 26, Article 98 of the Sonoma County Code, prior to issuance of a building permit for any new building. Evidence of payment shall be submitted to the Land Development Section of Permit Sonoma (PRMD) prior to clearance of these conditions.

Processing:

68. The Applicant shall obtain an Encroachment Permit issued by Caltrans prior to constructing any improvements within State highway right-of-way.

Completion of Required Improvements:

69. The Applicant shall complete construction of all the required public improvements prior to occupancy

of any new building which results from this application.

FIRE AND EMERGENCY SERVICES:

"The conditions below have been satisfied BY _____ DATE _____

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Where no applicable standards or requirements are set forth within the California Fire Code, the Sonoma County Code, or other laws, codes, regulations, and ordinances adopted by the jurisdiction; compliance with applicable standards of the National Fire Protection Association shall be used in addition to the codes, regulations and ordinances adopted by the jurisdiction to meet the intent of the codes.

-
1. Fire hydrants and valves
 2. Fire protection system
 3. LP-gas Storage and use over 500 gallons water capacity and Operation of cargo tankers that transport LP-gas
 4. Private fire hydrant: service, use or operation
 5. Residential occupancy housing 10 or more occupants
-

80. 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.

81. Emergency water supply for fire protection shall be available and accessible in locations, quantities

PLANNING:

"The conditions below have been satisfied BY _____ DATE _____

83. This Permit allows a Zone change from C3 (General Commercial, Highway) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and a Use Permit with Design Review for the construction of a a mixed-use development consisting of a new commercial retail building of 1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor, above the retail space, on a 6,750+/- square foot parcel currently served by public sewer and water located at 21020 Geyserville Avenue, Geyserville. The project shall be operated in accordance with the proposal statement and site plan located in File No. PLP18-0015 as modified by these conditions .
84. This Permit (PLP18-0015) shall supersede all prior Permits, upon implementation or when all the pre-operational conditions have been met and this Permit is vested.
85. This project 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 this Permit, subject to enforcement.
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. Prior to issuance of any grading or building permit, final design review by the Design Review Committee is required to assure the final design of the building and the materials used are consistent with the design themes and characters of the buildings existing in downtown Geyserville. The applicant shall also provide analysis of peak demand use of public (on-street) parking in the Geyserville town

center addressing availability of parking spaces.

Mitigation Monitoring:

The Permit and Resource Management Department shall not issue any grading or building permits until the project has been review by the Design Review Committee and found to be consistent with the design themes and character of the buildings existing in downtown Geyserville.

88. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD and the Design Review Committee. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut of automatically after closing and security lighting shall be motion sensor activated.

Mitigation Monitoring:

The Permit and Resource Management Department shall not issue the Building Permit until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards. The Permit and Resource Management Department shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance or initiate procedures to revoke or modify the permit. (Ongoing)

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

NOTE ON PLANS:

"In the event that cultural resources 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 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, fire pits, 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:

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.

90. 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:

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.

91. Permit Sonoma would verify post-construction storm water Best Management Practices installation and functionality, through inspections, prior to finalizing the permit(s). The owner/operator shall maintain the required post-construction Best Management Practices for the life of the development. The owner/operator shall conduct annual inspections of the post-construction Best Management Practices to ensure proper maintenance and functionality. The annual inspections shall typically be conducted between September 15 and October 15 of each year.

Mitigation Monitoring:

Permit Sonoma shall conduct an inspection of the project site to ensure implementation of the required Best Management Practices.

92. The construction plans and final drainage report shall be prepared by a civil engineer, registered in the State of California, be submitted with the grading or building permit application or improvement plans, as applicable, and be subject to review and approval by the Grading & Storm Water Section of the Permit Sonoma prior to the issuance of any grading or building permits.

Mitigation Monitoring:

Permit Sonoma shall not issue the Grading Permit until the Drainage Review Section receives, reviews and approves the construction plans and final drainage report.

93. The approximately six-foot long curb frontage between the project's SR 128 driveway and the site's eastern property line should be marked with red paint, slightly offsetting parking from the driveway and helping to maintain visibility between exiting drivers and oncoming westbound traffic.

Mitigation Monitoring:

Prior to issuance of building permits PRMD staff will ensure that a note is placed on the building plans requiring the above mitigation.

94. Prior to issuance of the building permit, the applicant shall submit a Water Conservation Plan for all landscaping, subject to PRMD review and approval. The Water Conservation Plan shall comply with all provisions of the County Low Water Use Landscaping Ordinance. Verification, from a qualified irrigation specialist, that landscaping complies with the State Model Efficiency Ordinance shall be provided prior to Building Permit issuance. The measures in the Plan shall be implemented and verified by PRMD staff prior to the issuance of any Certificate of Occupancy.

95. Prior to final occupancy approval on the Building permit, the applicant shall submit a Greenhouse Gas Reduction Plan for PRMD review and approval that defines measures to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to best available conservation technologies for all energy and water uses, installation of renewable energy facilities to meet demand on-site, provisions of electric vehicle charging stations, and bicycle facilities

including secure bike parking.,

Mitigation Monitoring: PRMD staff shall ensure that the methods selected in the Greenhouse Gas Emissions Reduction Plan are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. Building/grading permits shall not be approved for issuance by Project Review Staff until the Greenhouse Gas Reduction Plan has been approved and incorporated into the design and construction documents for the project.

96. Landscape plans shall be subject to final 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.
97. 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 PRMD.
 - 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.
98. The following dust control measures shall be included in the project:
 - a. Water or other dust palliative shall be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust.
 - b. Trucks hauling soil, sand and other loose materials over public roads shall have covered loads, or loads shall be at least two feet below the level of the sides of the container, or shall wet the load sufficiently to prevent dust emissions.
 - c. Paved roads shall be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring:

PRMD 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.

Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for dust control measures to be implemented during construction. If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

99. The undergrounding of new utilities is required. Deviation from this requirement is subject to review and approval of the Director of the Permit and Resource Management Department.
100. 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.
101. All easements shall be shown on the working drawings.
102. During construction, hazardous materials shall be stored away from drainage or environmentally sensitive areas, on non-porous surfaces. Storage of flammable liquids shall be in accordance with Sonoma County Fire Code.
103. A concrete washout area, such as a temporary pit, shall be designated to clean concrete trucks and tools. At no time shall concrete waste be allowed to enter waterways, including creeks and storm drains.
104. Vehicle storage, fueling and maintenance areas shall be designated and maintained to prevent the discharge of pollutants to the environment. Spill cleanup materials shall be kept on site at all times during construction, and spills shall be cleaned up immediately. In the event of a spill of hazardous materials, the applicant will call 911 to report the spill and take appropriate action to contain and clean up the spill.
105. The undergrounding of new utilities is required. Deviation from this requirement is subject to review and approval of the Director of the Permit and Resource Management Department.
106. Portable toilets utilized during construction shall be located and maintained to prevent the discharge of pollutants to the environment.
107. Any proposed modification, alteration, and/or expansion of the use authorized by this Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Design Review permit and full environmental review.
108. 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.
109. In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

110. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Planning Commission as appropriate. Such changes may require a new modified Use Permit and additional environmental review.
111. 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 condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD 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 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 regulations.

Adobe Associates, Inc. JN 16284
 PM: David R. Brown, Principal Engineer
 Client: Arthur & Tracy Torano
 Site: 21020 Geyserville Avenue, Geyserville
 APN: 140-100-008

EXHIBIT B - Proposal Statement Use Permit-Design Review

Geyserville MIXED USE PROJECT

Project Overview

The applicant intends to build on a vacant property that used to be a gas station, regrade and install a mixed-use project with approximately 1,342 SF of commercial space with 2- 671 SF residential units above the retail space.

The site used to be a Gas Station that was removed in 1999 including the tanks and piping. The site went thru a cleanup process and was recently (10/14/2016) issued a "No Further Action Required" letter. The site is on the corner of Geyserville Avenue and Depot Street (Highway 128) and has no existing frontage improvements other than a paved shoulder used for parking.

Retail Use

This proposed project shall include some 1,342 gross square feet of enclosed retail/support spaces, subdivided into 3 separate spaces. Of that 1,342 square feet 338 square will be designated for storage area and 60 square feet will be designated for common unisex restrooms. One space will be used for wine tasting and retail wine sales. Another space will be used for retail clothing sales and the third space will be a future retail tenant.

Housing

2 residential units are proposed above the first-floor retail space. The units would be approximately 670 square feet in size and be one to two-bedroom units.

Parking and Access

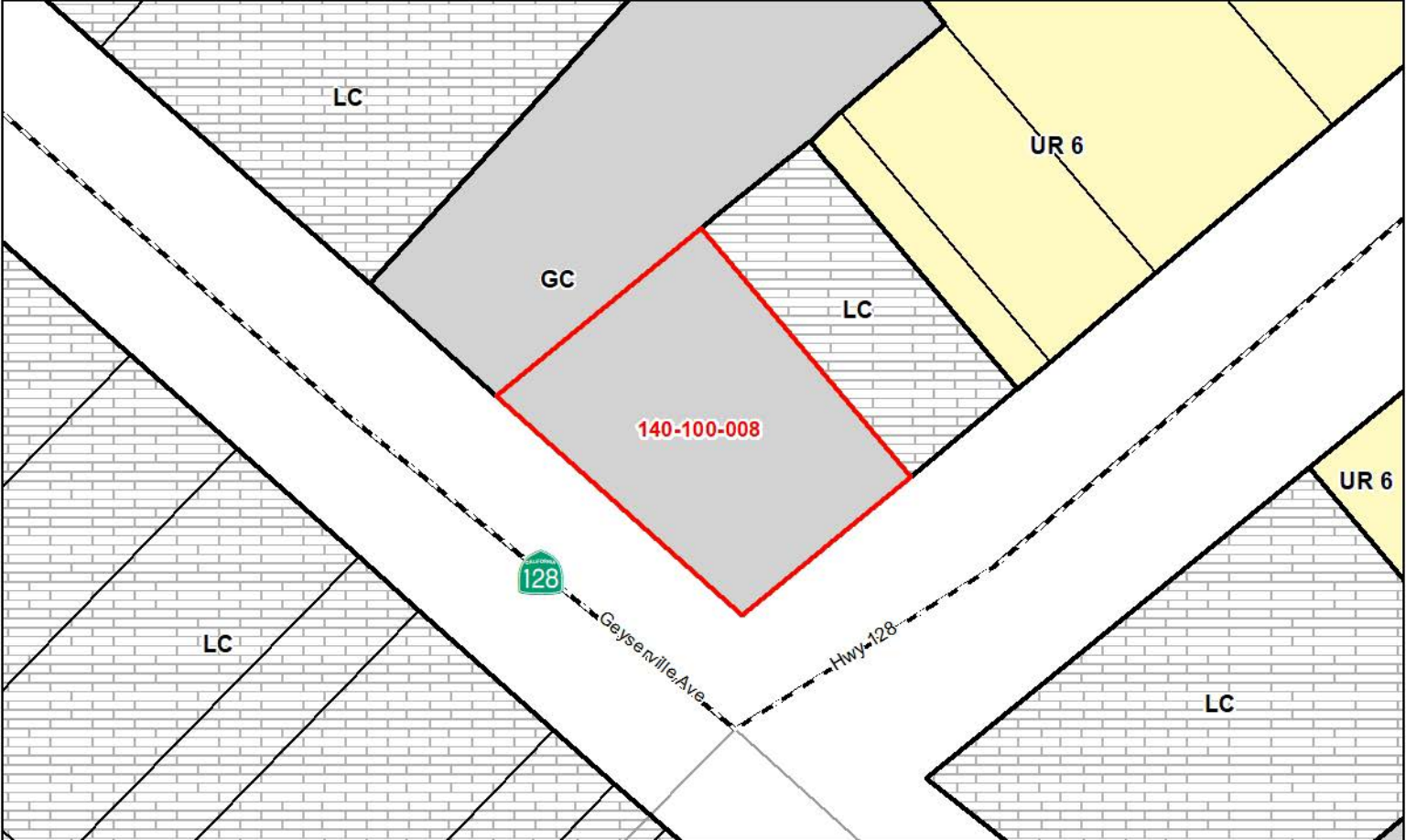
Access to the site will be provided from Geyserville Avenue and Highway 128. Parking is proposed to be provided onsite and offsite with a total of 9 spaces. There will be 6 spaces provided onsite, which includes one van accessible space. There will be an additional 3 spaces along the property frontages to Geyserville Avenue and Depot Street. The 986 square feet of retail use requires 5 parking spaces, the 338 square feet of retail storage requires 1 parking space, and the 2 residential units requires 2 parking spaces, totaling 8 required parking spaces. Given that the residential parking demand will occur in the evening and the retail parking demand will occur during the day, the proposed 9 parking spaces can adequately serve the proposed site.

Water and Sewer Service

The site will be served by public water and sewer.

Zoning

Current Zoning of the property is C3 (General Commercial). The applicant is requesting to rezone the property to C2. C2 allows for the wine tasting and wine sales, but a Use Permit will be required for the proposed mixed-use.



General Plan Land Use

-  Land Use by Area
-  Urban Residential
-  General Commercial
-  Limited Commercial

Base Map Data

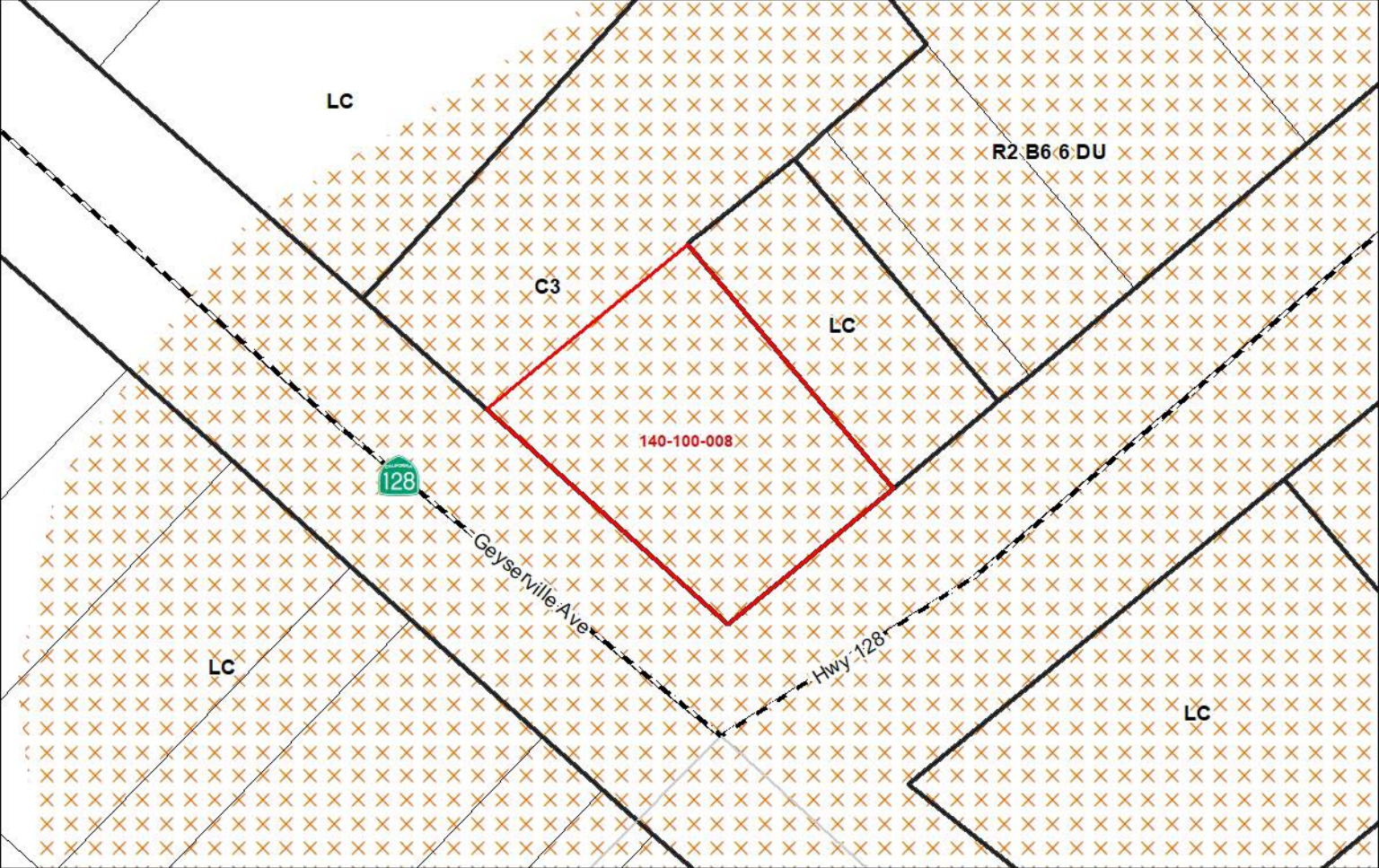
-  Parcel
-  Highway
-  Street

EXHIBIT D



1:600

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.



Zoning and Combining Districts



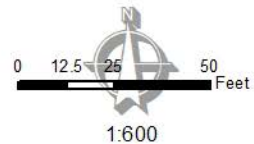
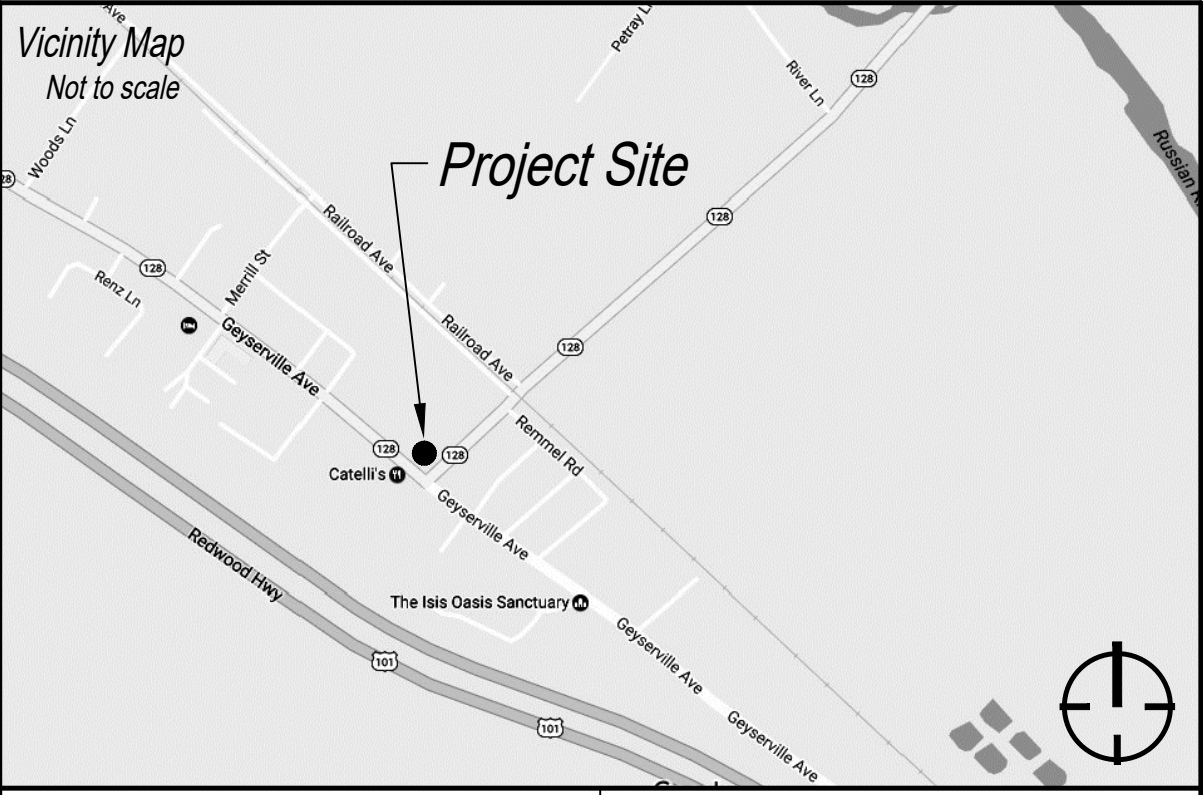
-  Zoning by Area
-  SR Scenic Resource

EXHIBIT E





Owner:
Art and Tracy Torano
ttorano@aol.com

Architect of Responsible Charge:
James McCalligan Architect
115 Fourth Street, Suite A
Santa Rosa, CA 95401
(707) 578-4525

Project Description:
A new Mixed-Use Building, including two ground floor commercial units, two upper floor residential units and deck, and site improvements including new parking and accessible parking, landscaping, sidewalks and curbs. Reciprocal parking provided for Residential Units.

SITE DATA	
SITE ADDRESS:	21020 GEYSERVILLE ROAD GEYSERVILLE, CALIFORNIA 95441
ASSESSOR'S PARCEL NUMBER:	140-100-008
LOT SIZE:	6,743 SQ. FT. (0.15 ACRES)
PLANNING AREA:	2 - CLOVERDALE, N.E. COUNTY
LAND USE:	GC
ZONING:	C3, SR
JURISDICTION:	SONOMA COUNTY

BUILDING DATA / CODE ANALYSIS	
(N) MIXED-USE BUILDING:	
OCCUPANCY:	FIRST FLOOR - COMMERCIAL, 2 UNITS SECOND FLOOR - RESIDENTIAL, 2 UNITS, 1 BED AND 1 BATH EACH
CONSTRUCTION TYPE:	TO BE DETERMINED
STORIES:	2
FIRE SPRINKLERS:	YES
ALLOWABLE AREA:	TO BE DETERMINED
MAXIMUM ALLOWED HEIGHT:	35'-0" MAX
PROPOSED ADDITION HEIGHT:	TO BE DETERMINED

BUILDING AREAS:	
FOOTPRINT:	1,608 SF
SUBTOTAL COMMERCIAL USEABLE SALES AREA:	986 SF
SUBTOTAL COMMERCIAL USEABLE STORAGE AREA:	338 SF
TOTAL COMMERCIAL AREA:	1,342 SF
COMMON UNISEX RESTROOM, GROUND FLOOR:	60 SF
TOTAL RESIDENTIAL AREA:	TO BE DETERMINED

PARKING CALCULATIONS			
REQUIRED PARKING SPACES:			
USE	AREA	LOAD PER SEC. 26-86-010	PARKING SPACES
RETAIL	986 SF	1 SPACE PER 200 SF	5
RETAIL STORAGE	338 SF	1 SPACE PER 500 SF	1
RESIDENTIAL	1 BEDROOM PER UNIT x 2 UNITS	1 SPACE PER BEDROOM	2
TOTAL REQUIRED:			8

SPACES PROVIDED:		
ON SITE		6 (INCLUDES 1 VAN ACC.)
ON STREET	-	3
RECIPROCAL		2
TOTAL PROVIDED:		11 SPACES BIKE PARKING PROVIDED

SHEET INDEX	
ARCHITECTURAL SHEETS	
CS	COVERSHEET, SITE PLAN, PROJECT DATA

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742
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Project Architect		J.A.M.
Drawn By:	GCP	
Date:	11-02-17	
Revision	DATE	

A NEW MIXED-USE RETAIL & RESIDENTIAL BUILDING FOR
Art and Tracy Torano
21020 GEYSERVILLE ROAD
GEYSERVILLE, CALIFORNIA 95441
APN 140-100-008

CS
OF SHEETS
JOB NUMBER: 1708

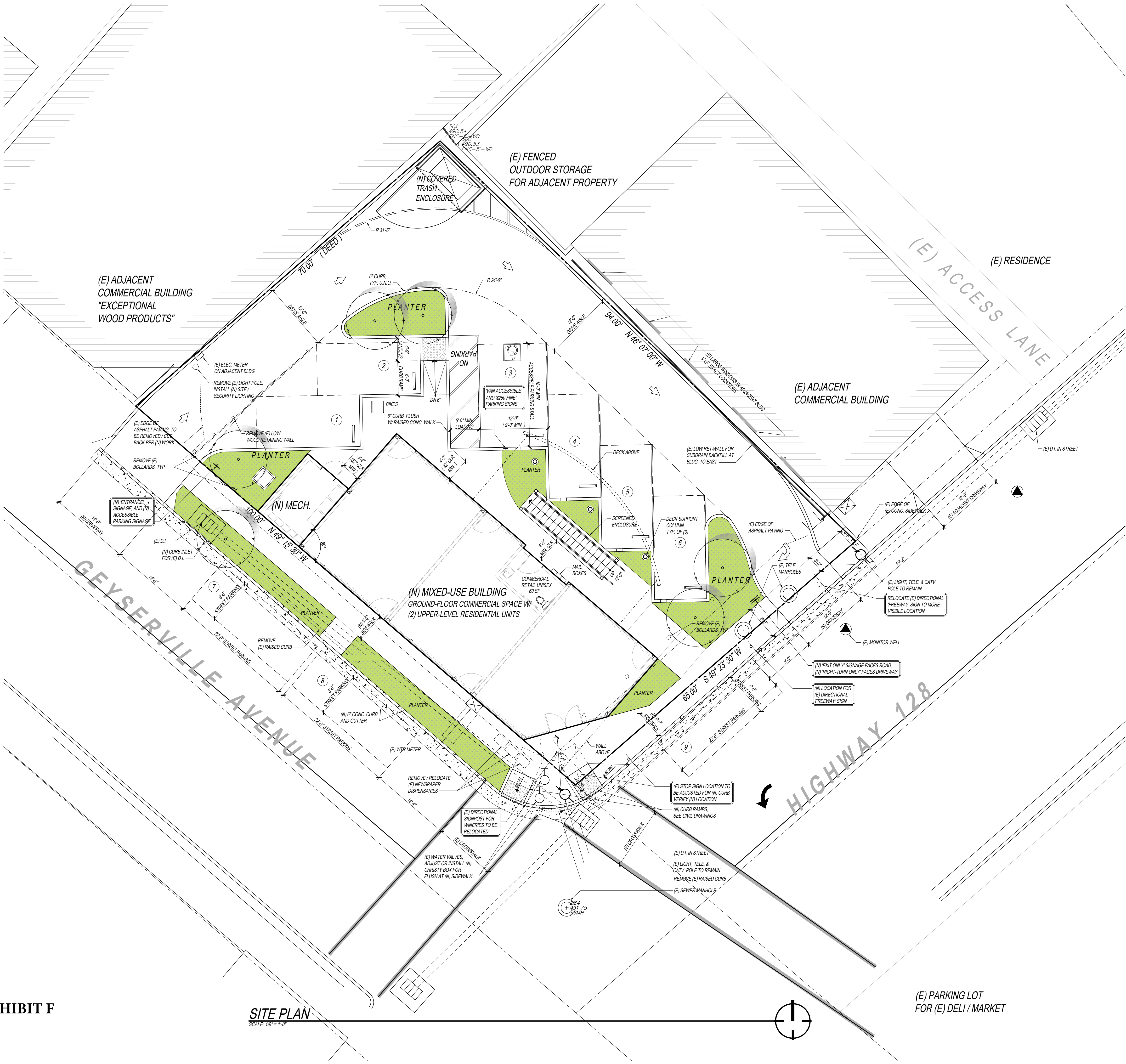
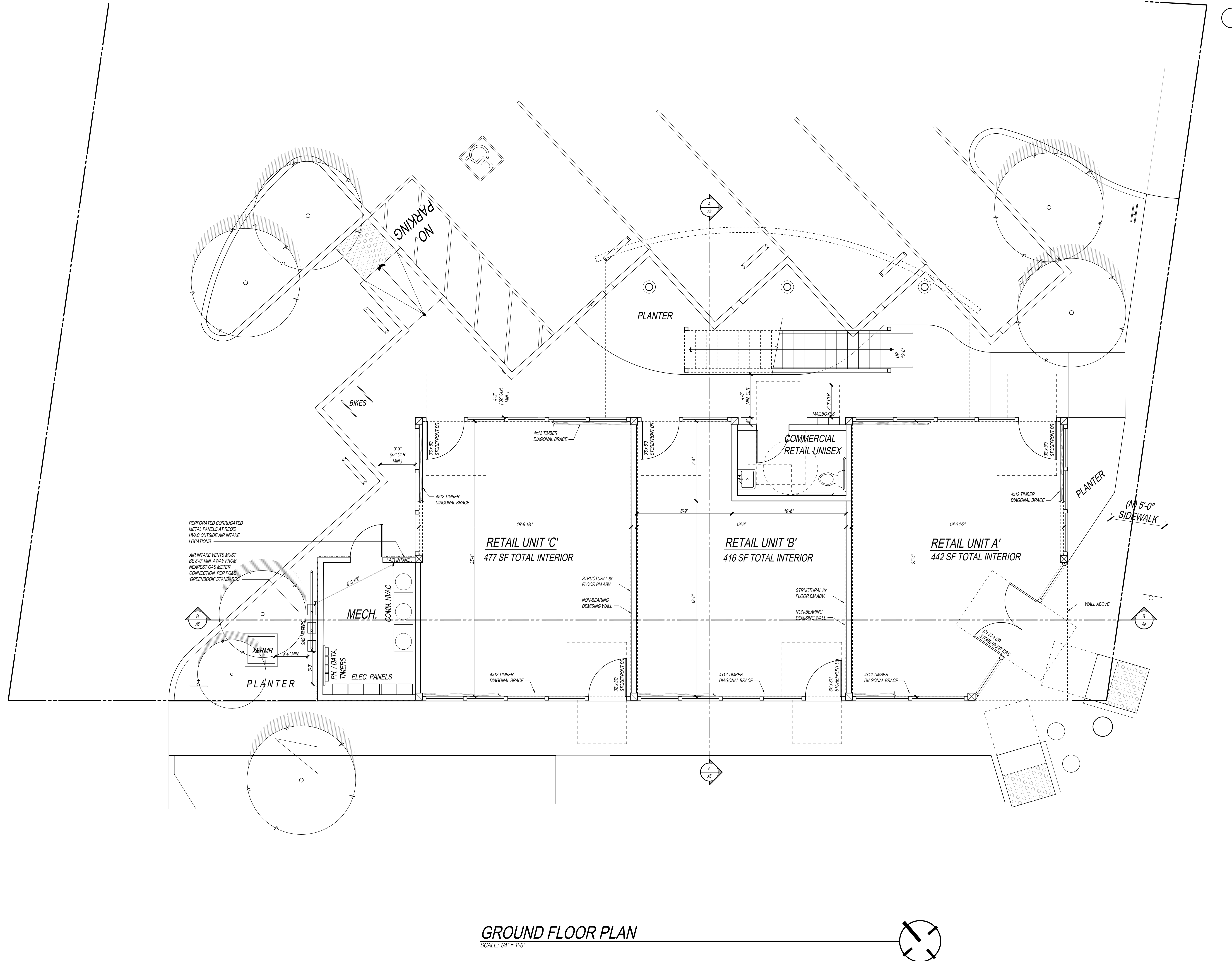


EXHIBIT F

SITE PLAN
SCALE: 1/8" = 1'-0"

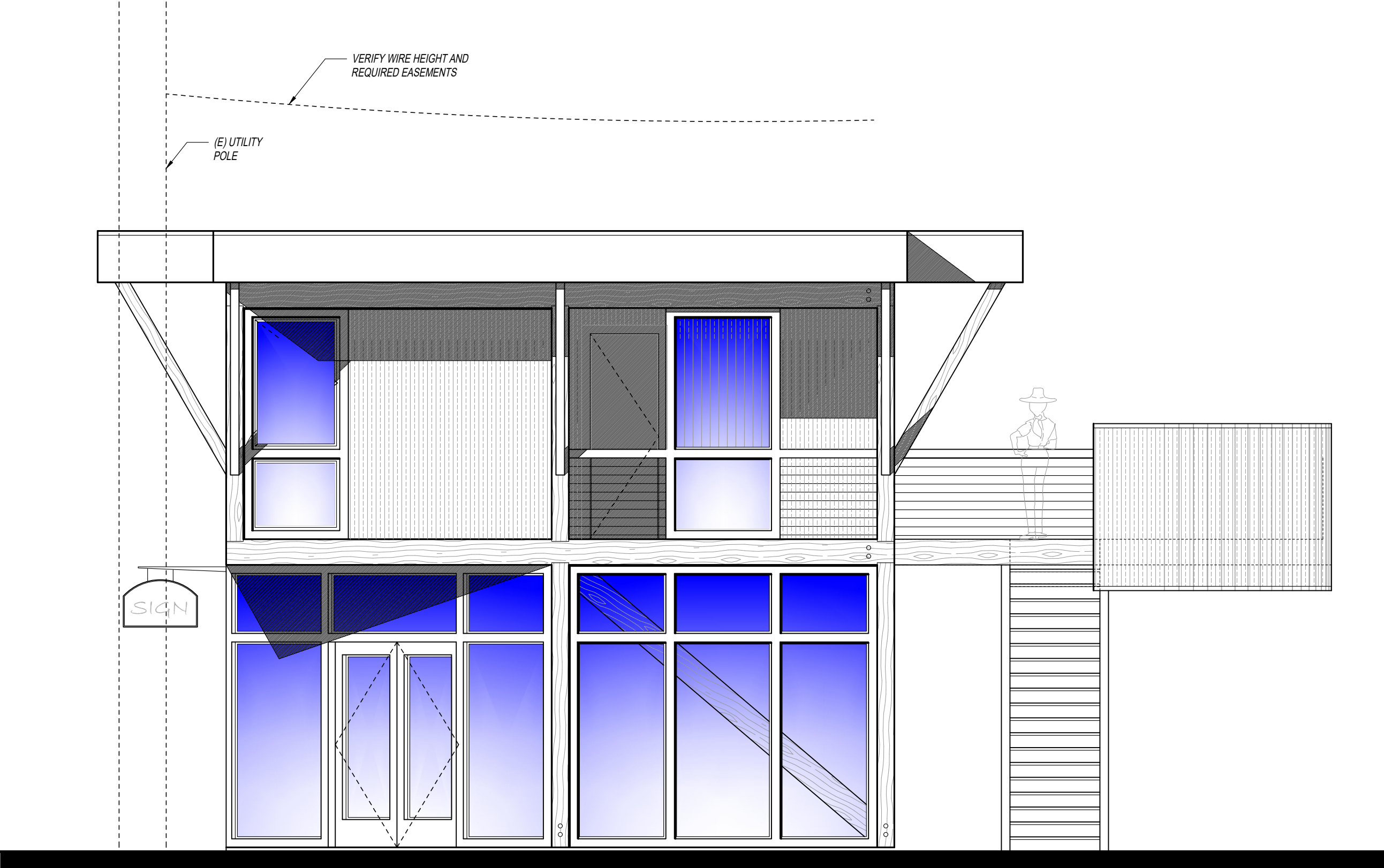
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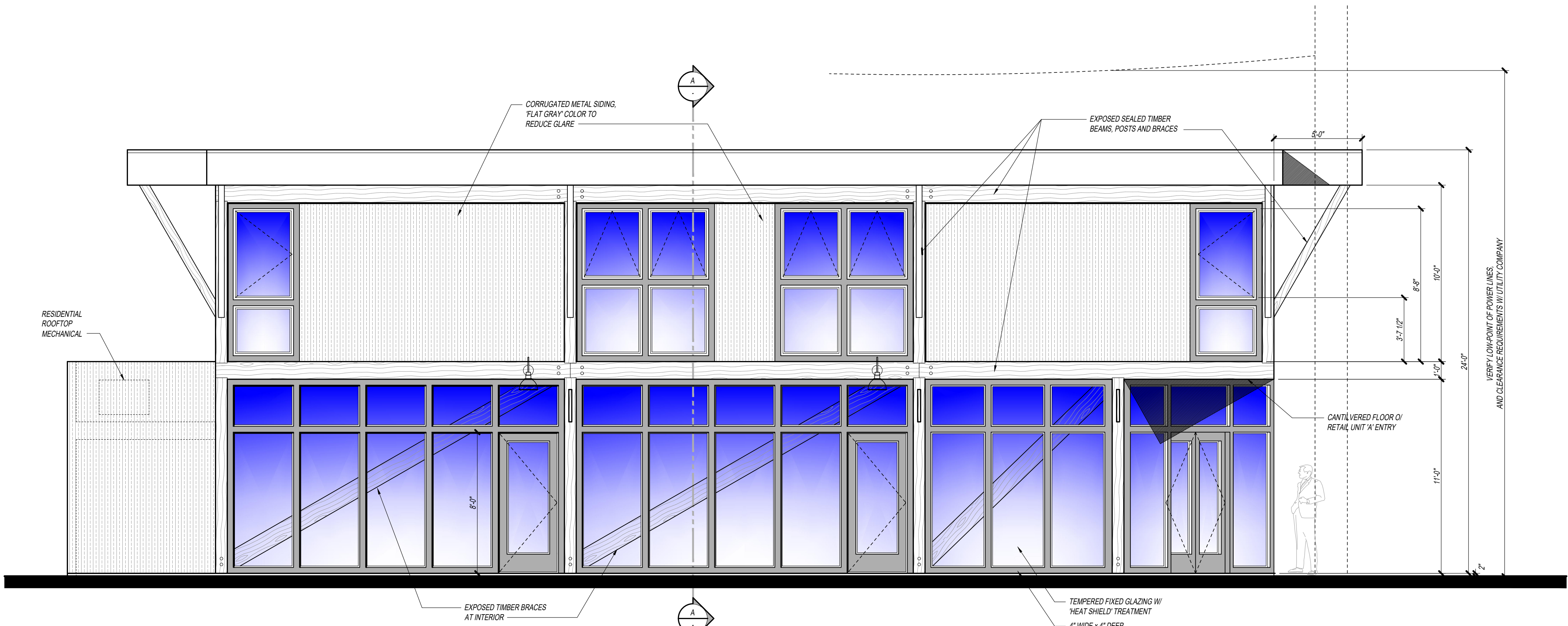


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APN 140-100-008



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



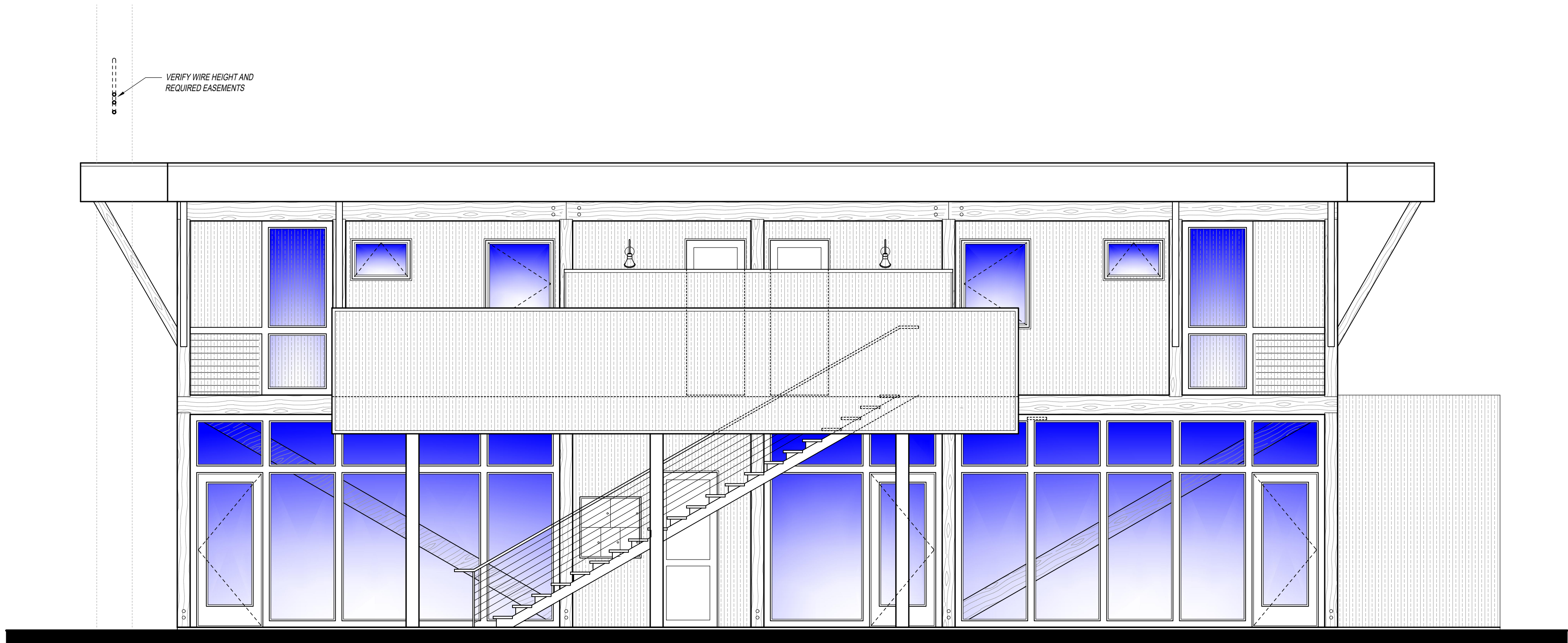
SOUTHWEST ELEVATION

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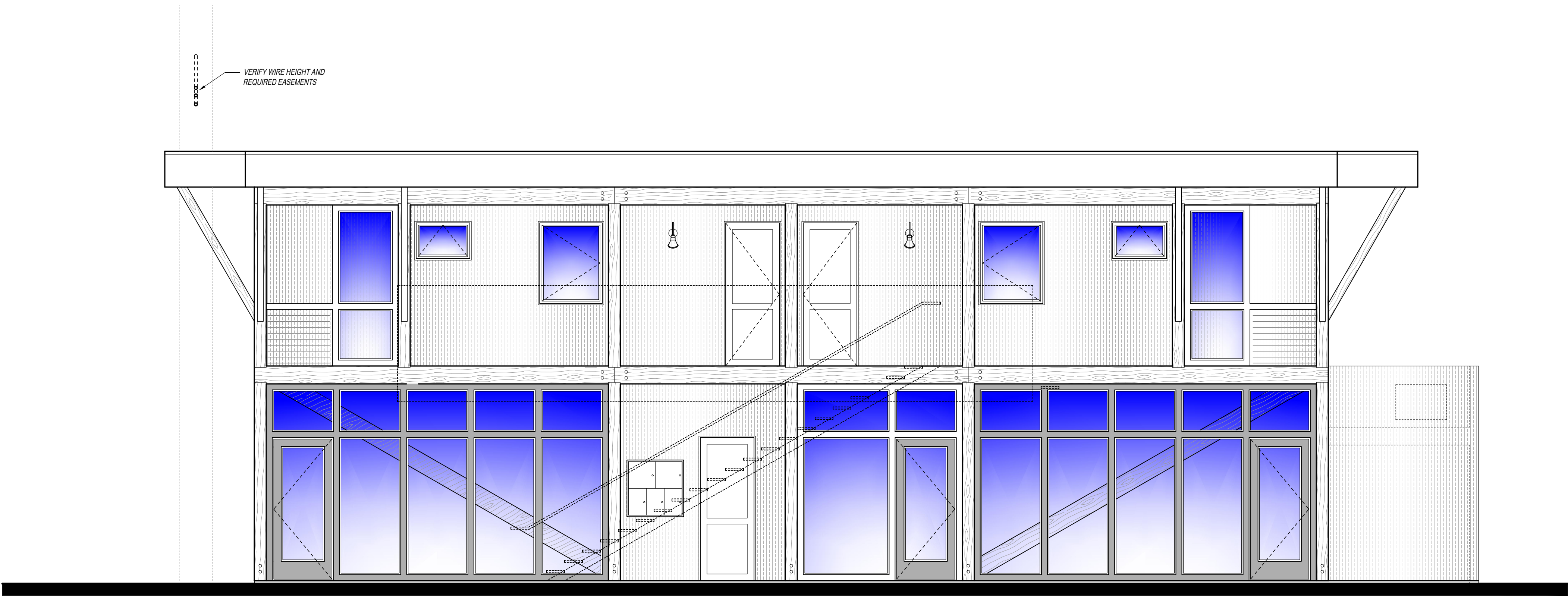
Project Architect	J.A.M.
Drawn By:	GCP
Date:	11-02-17

Revision	DATE

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Art and Tracy Torano
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APN 140-100-008



NORTHEAST ELEVATION W/ DECK
SCALE: 1/4" = 1'-0"



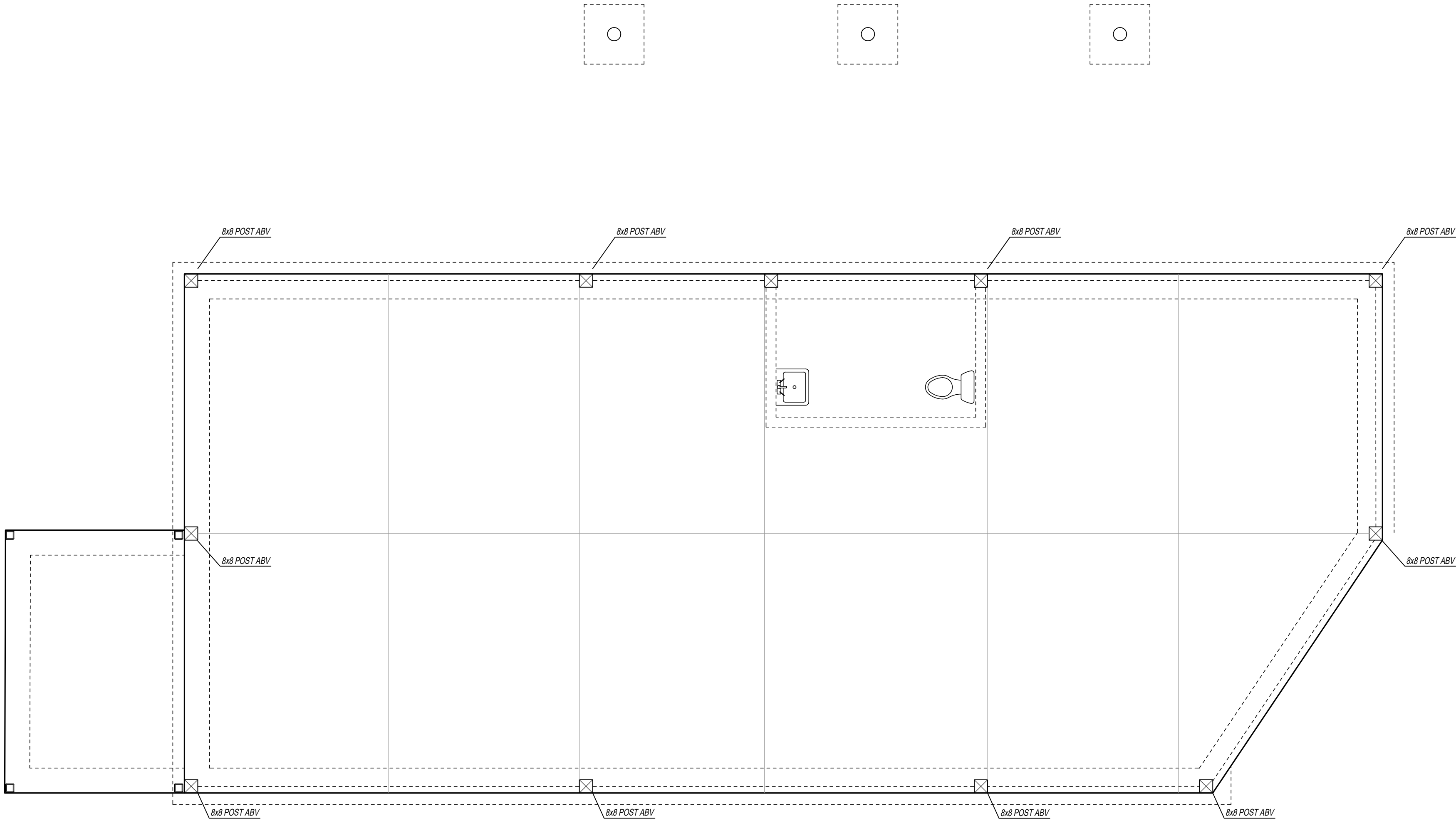
NORTHEAST ELEVATION, DECK NOT SHOWN
SCALE: 1/4" = 1'-0"



Project Architect	J.A.M.
Drawn By:	GCP
Date:	11-02-17

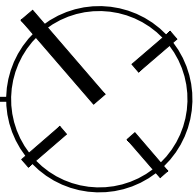
Revision	DATE

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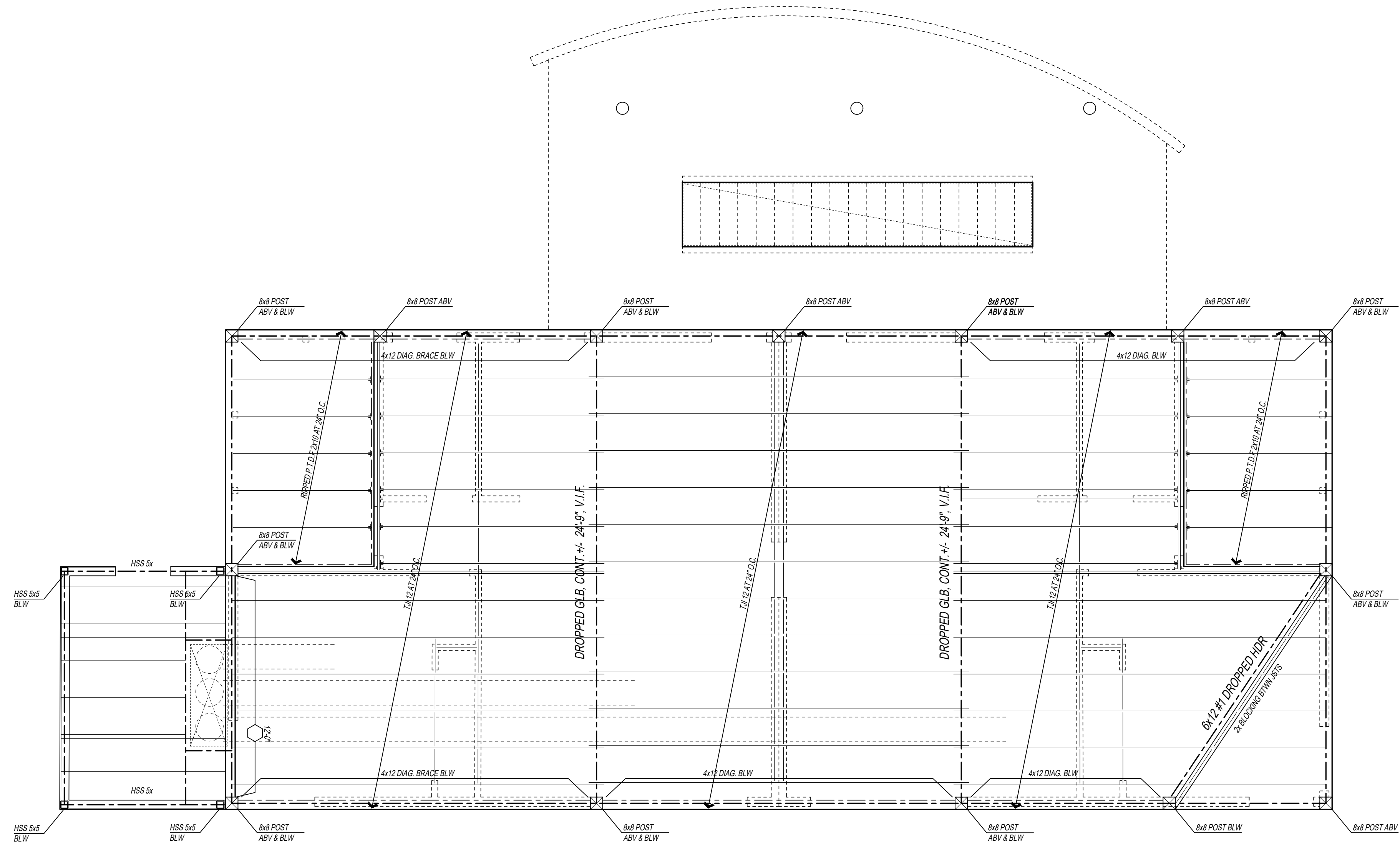
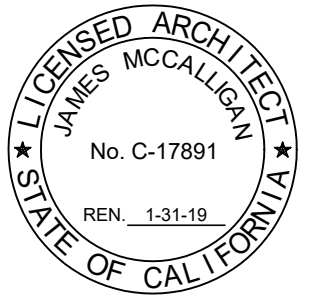
FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

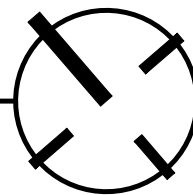


Project Architect	J.A.M.
Drawn By:	GCP
Date:	11-02-17
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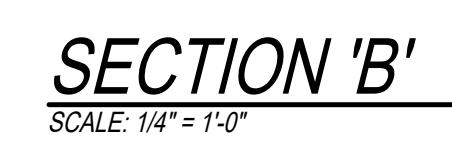


UPPER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



Project Architect	J.A.M.
Drawn By:	GCP
Date:	11-02-17
Revision	DATE

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APN 140-100-008

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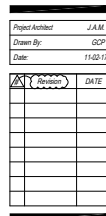
OF - SHEETS

JOB NUMBER: 1708

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SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

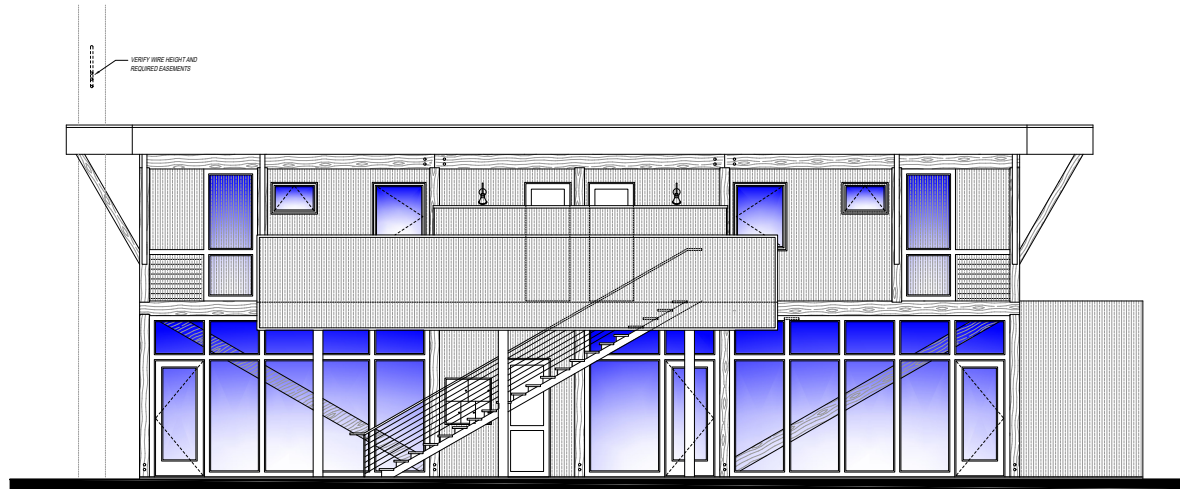
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APN140-100-008

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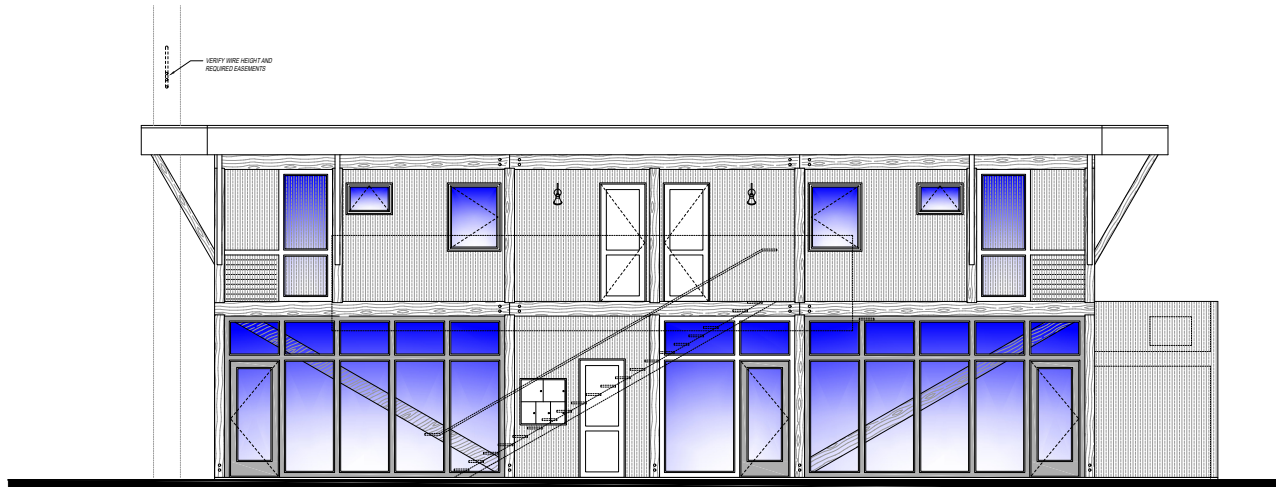
OF - SHEETS

JOB NUMBER- 170

NOT FOR CONSTRUCTION



NORTHEAST ELEVATION W/ DECK
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION, DECK NOT SHOWN
SCALE: 1/4" = 1'-0"

Project Architect	J.M.M.
Drawn By	GCP
Date	11-02-17
Revised	DATE

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Art and Tracy Torano
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GEYSERVILLE, CALIFORNIA 95444
APN 140-100-008

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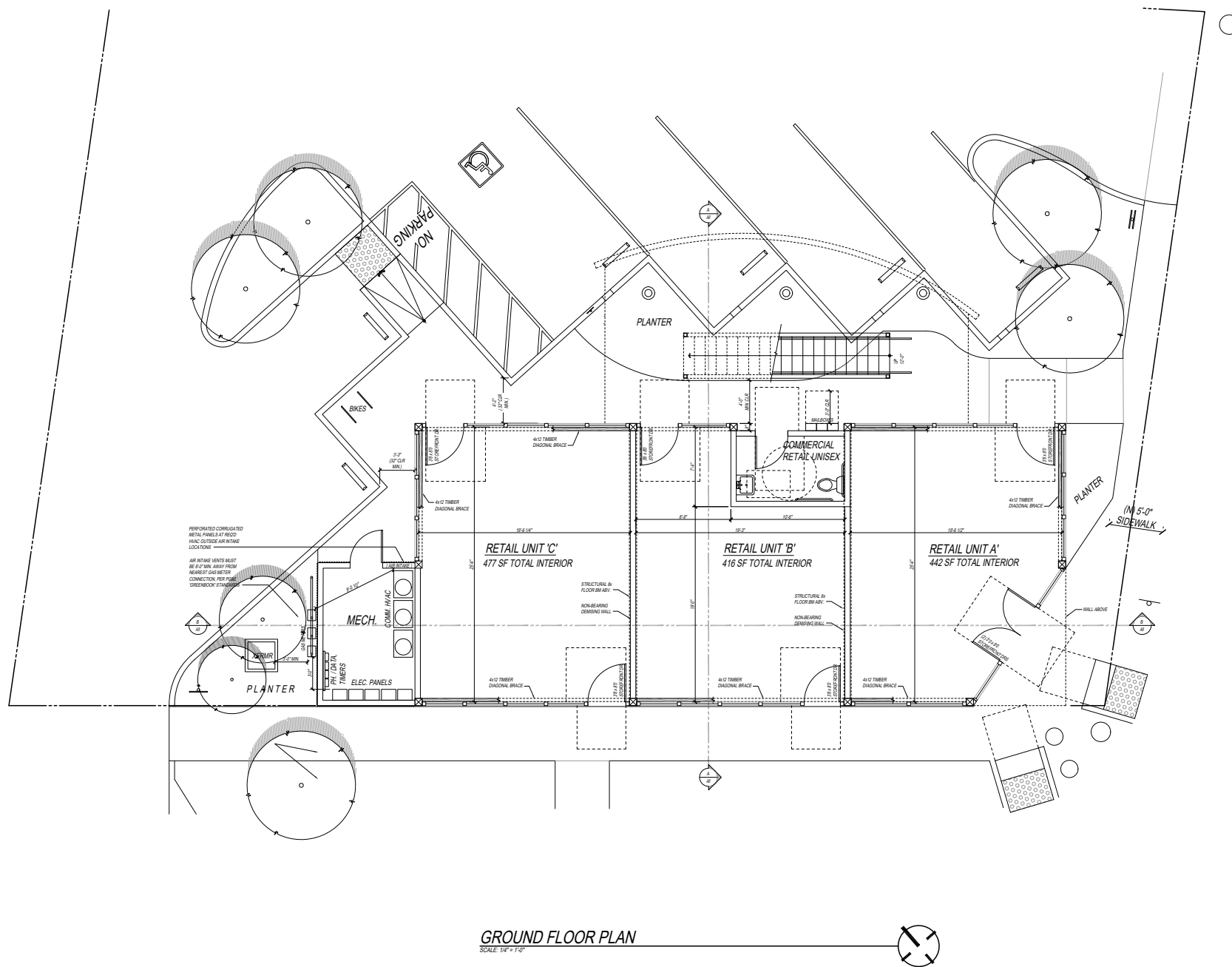
OF SHEETS

JOB NUMBER: 1708

CONCLUSION

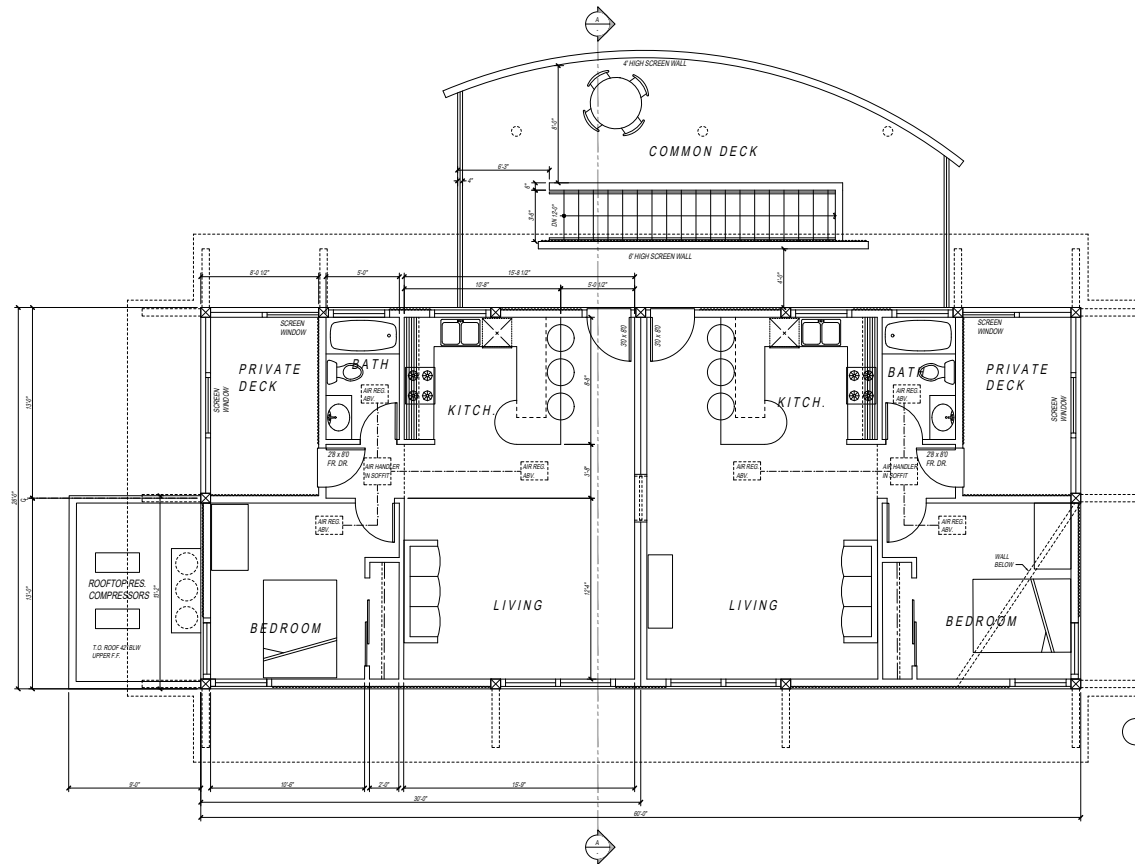
INSTRUCTION

NOT FOR CONSTRUCTION



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT H



HEALT
DEC

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

(E) LIGHT, TELE &
CATV POLE TO REMAIN

Project Architect	J.M.A.
Drawn By	GCP
Date	11-02-17
Revised	DATE

A NEW MIXED-USE RETAIL & RESIDENTIAL BUILDING FOR
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GEYSERVILLE, CALIFORNIA 95441
APN 140-100-008

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA

87-008
87-007
87-003

140-10

SCALE: 1"=100'

140
13

US 101

140
14

140
17

140
17

140
17

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

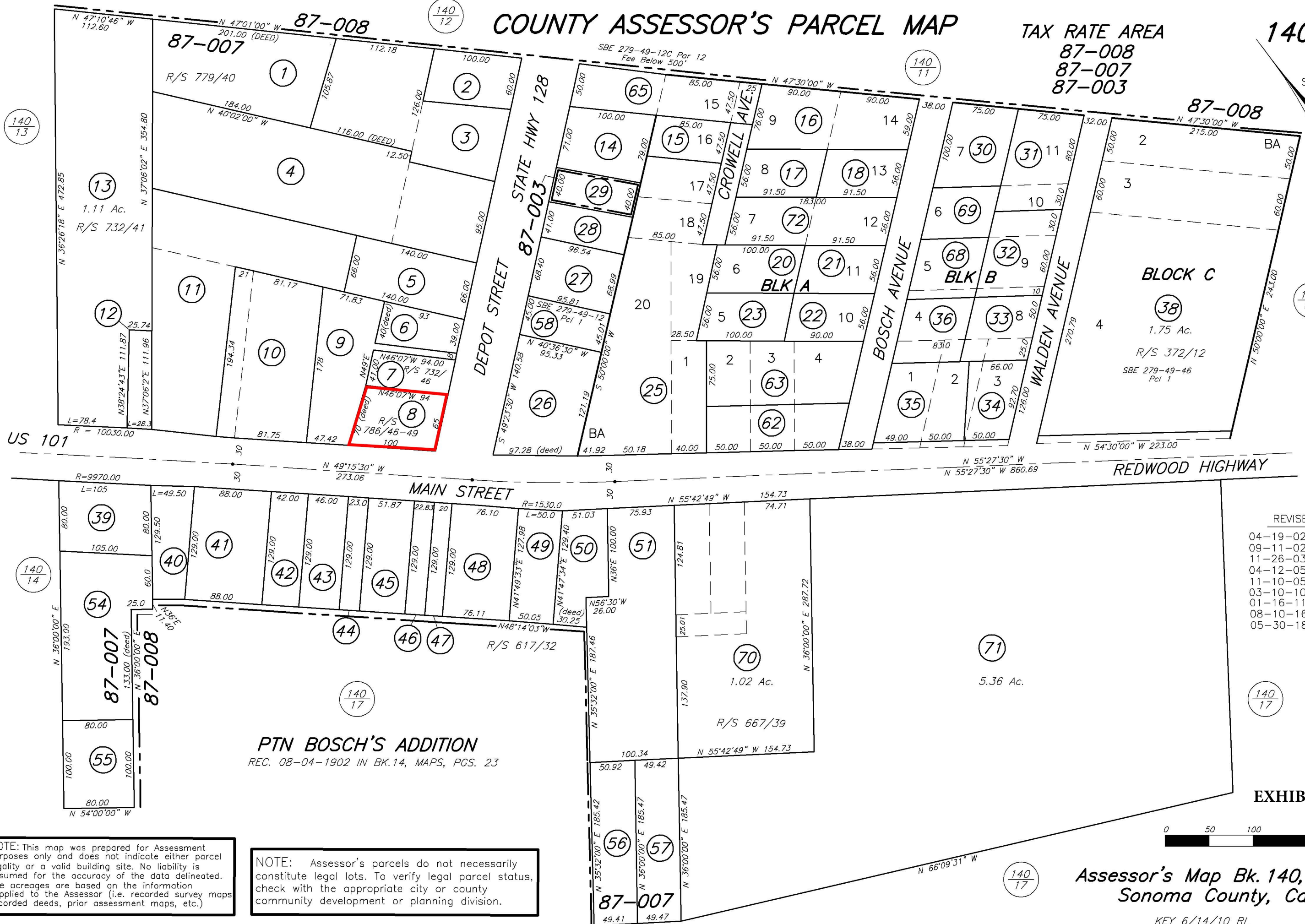
0 50 100 200

Assessor's Map Bk. 140, Pg. 10
Sonoma County, Calif. (ACAD)

KEY 6/14/10 RL

REVISED
04-19-02=R/S-KB
09-11-02=69-RM
11-26-03=71-RM
04-12-05=R/S-RM
11-10-05=BLA-LW
03-10-10=R/S-RL
01-16-11=72-BJ
08-10-16=R/S-KB
05-30-18=R/S-DL

EXHIBIT I



PTN BOSCH'S ADDITION
REC. 08-04-1902 IN BK.14, MAPS, PGS. 23

87-007

87-008

STATE HWY 128

BOSCH AVENUE

WALDEN AVENUE

MAIN STREET

REDWOOD HIGHWAY

87-007

87-008

SBE 279-49-12C Par 12
Fee Below 500'

BLOCK C

BLK A

BLK B

1.11 Ac.
R/S 732/41

1.75 Ac.
R/S 372/12
SBE 279-49-46
Pcl 1

1.02 Ac.
R/S 667/39

5.36 Ac.



EXHIBIT J









20975

GEYSERVILLE FIRE PROTECTION DISTRICT



WINE TASTING



pech merle winery
devotion never tasted so good.

Ramazzotti
Wines

TASTING ROOM

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM C-3 SR (GENERAL COMMERCIAL) SCENIC RESOURCES DISTRICT) TO C-2 (RETAIL BUSINESS AND SERVICE) SR (SCENIC RESOURCES) DISTRICT LOCATED AT 21020 HIGHWAY 101 (GEYSERVILLE AVENUE), GEYSERVILLE; APN 140-100-008.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the C-3 (General Commercial) SR (Scenic Resources) District to C-2 (Retail Business and Service) and SR (Scenic Resources) District, located at 21010 Highway 101 (Geyserville Road), Geyserville, APN 140-100-008. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: The Board of Supervisors certifies that a Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board.

SECTION III: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION IV: This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this _____ day of _____, 2019, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin:

Rabbit:

Zane:

Gore:

Hopkins:

EXHIBIT K

Ayes:

Noes:

Absent:

Abstain:

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Clerk of the Board of Supervisors

EXHIBIT L

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING PROGRAM AND APPROVING A ZONE CHANGE AND A USE PERMIT TO TRACY TORANO, FOR A MIXED-USE DEVELOPMENT ON PROPERTY LOCATED AT 21020 HIGHWAY 101 (GEYSERVILLE AVENUE), GEYSERVILLE; APN 140-100-008

WHEREAS, the applicant, Tracy Torano, filed a Zone Change and Use Permit application with the Sonoma County Permit and Resource Management Department for a Zone Change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and a Use Permit with Design Review for a new mixed-use development project consisting of a ground floor commercial retail building of 1,342 square feet with two 671 square foot one-bedroom residences located on the upper floor above the retail space, on a 6,750 square foot parcel., APN 140-100-008; Zoned Supervisorial District No 4; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on April 4, 2019, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Planning Commission makes the following findings:

1. The project is consistent with the General Plan land use designation of General Commercial (GC) and General Plan objectives, goals and policies. The General Commercial category provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community. The proposed project would support opportunities for a mix of residential and commercial use in the Geyserville Urban Service Areas, consistent with the General Plan. Additionally, the proposed project would be consistent with Policy LU-13a, applicable to discretionary projects in the "General Commercial" category within Geyserville's Urban Service Area: (1) The use is in keeping with the scale and character of the community, (2) The proposed use specifically serves local area needs or the needs of visitors and tourism, and (3) The design of any structure is compatible with the historic architecture of the community. The proposed mixed-use development (, consisting of ground floor retail and second floor residential) and scale is in keeping with the established character of development in the town center of Geyserville. The design of the proposed 2,684 square foot building has been reviewed by the Geyserville Planning Committee, and the project design received preliminary approval from the Design Review Committee. The applicant is proposing the following finishing materials for the building, which will be compatible with the range of both historic and more modern buildings in the town center, including use of corrugated metal siding and exposed timber beams. The proposed retail uses and the two second story residential units would provide service to the local community as well as to visitors to the Geyserville town center.

2. The proposed zoning change from C3 - General Commercial SR – Scenic Resources to C2- Retail Business and Service District SR – Scenic Resources will allow for the proposed mixed-use project, and the proposed mixed-use development would be consistent with applicable C2 zoning regulations. The requested zone change from C2 to C3 would be consistent with the range of land uses in the established Geyserville town center. While there is a mix of zoning districts in the Geyserville town center, reflective of the mix of land uses (C3 – General Commercial; LC – Limited Commercial, K – Recreation and Visitor Serving Commercial, and R2 – Medium Density Residential), the proposed C2 zone would be consistent with the General Plan’s General Commercial land use designation and would provide for the requested mixed-use development for the site while remaining consistent with area land uses. This request is considered spot zoning since there is no other C2 zoning district in the immediate area. However, the request is supported by the GPC because it provides both retail and residential components. The requested C2 zoning also supports mixed-use development with approval of a use permit, while the existing C3 zone does not. Further, there are a range in land uses in the Geyserville town center, including retail, general commercial, service commercial and housing, and allowance of the C2 zone change and the project’s proposed mixed-use development concept would be consistent with the overall range of uses in the area.
3. The proposed mixed-use development project would be consistent with C2 land use regulations and development standards, Section 26-88-123 as noted herein. The proposed residential units would comprise approximately 50 percent of the total gross project floor space, the mixed-use standard which limits residential area to 80 percent of the total gross project floor area. Each residential unit includes a private outdoor patio measuring 104 square-feet (8 ft x 13 ft). In addition, there is a “shared” outdoor space (second story deck) of approximately 200 square feet, meeting C2 residential standards. Building height of 24 feet would comply with the height limit of 35 feet. Applicable setbacks would be met, and the proposed building lot coverage of approximately 28% is in compliance with the C3 district, which allows for a maximum of 50% lot coverage. The project would provide six on-site spaces, meeting peak demand parking needs, and would utilize on-street spaces along the project frontage as necessary. Additionally, noise reduction measures would meet requirements for the residential uses, including use of forced-air mechanical ventilation.
4. The project was reviewed by the Design Review Committee on July 18, 2018. The Committee provided comment and recommended changes to the applicant. If approved by the Planning Commission and Board of Supervisors, the project will require final design review and approval. The project is located in the community of Geyserville, within the urban service area, and the site will be served by public sewer (Sonoma County Water Agency – Geyserville Sanitation Zone) and by public water (California American Water).
5. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA and State and County CEQA Guidelines, and the information contained therein has been reviewed and considered.

6. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: (1) exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; (2) The intersections of 21020 Highway 101 (aka Geyserville Avenue)/Highway 128 are expected to operate at acceptable levels, with no appreciable change in traffic conditions due to the project; (3) conditions have been incorporated into the project to ensure that noise from the retail uses on the ground floor and surrounding uses and vehicle noise would not exceed noise standards of the General Plan for the proposed second story residential uses.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the Board of Supervisors adoption of the Mitigated Negative Declaration as stated above and approves the requested Use Permit and the Mitigation Monitoring Program as set forth in the attached Conditions of Approval provided in Exhibit A. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the Board of Supervisors approval of the use permit to allow for the construction and operation of the mixed use development consisting of a ground floor commercial retail building of 1,342 square feet with two 671 square foot one-bedroom residences located above the commercial retail space, and recommends adoption of an Ordinance for a zone change for the property from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service District) SR (Scenic Resources).

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

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

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

Commissioner Fogg
Commissioner Tamura
Commissioner Shahhosseini
Commissioner Kelley
Commissioner Lowry

Ayes: Noes: Absent: Abstain:

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

SO ORDERED.