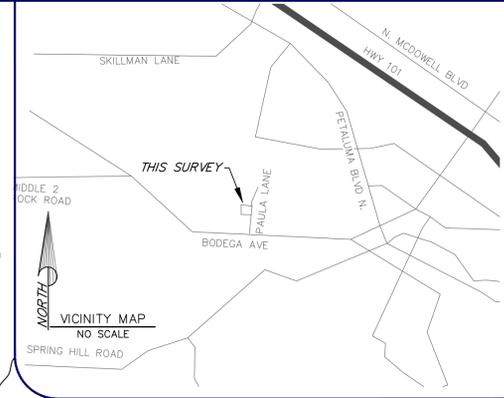


AMERICAN BADGER AND WILDLIFE HABITAT AREA NOTES:
 THE FOLLOWING RESTRICTIONS AND MITIGATION MEASURES FROM THE WRA BIOLOGICAL RESOURCES ASSESSMENT REPORT ARE CONDITIONS OF APPROVAL AND MUST BE IMPLEMENTED.

- ONLY COMPATIBLE USES SUCH AS BUT NOT LIMITED TO: HORSE AND LIVESTOCK GRAZING; AGRICULTURAL USES; PASSIVE RECREATIONAL RELATED USES (THAT DO NOT INCLUDE GRADING); RURAL/PERMIT EXEMPT STRUCTURES (E.G. SMALL SHED, GAZEBO, LIVESTOCK RAIN SHELTER) WITH DIRT OR RAISED FLOORING; VEGETATION MANAGEMENT (CONTROL OF INVASIVE SPECIES AND FIRE MANAGEMENT); OR SIMILAR USES SHALL BE ALLOWED IN THE DESIGNATED AMERICAN BADGER AND WILDLIFE HABITAT AREA, EXCLUDING THE DESIGNATED COMMON AREA WITHIN A PORTION OF THE AMERICAN BADGER AND WILDLIFE HABITAT AREA WHERE ONLY PASSIVE RECREATIONAL USES AND VEGETATION MANAGEMENT ARE ALLOWED. DISKING OF THE AMERICAN BADGER AND WILDLIFE HABITAT AREA, INCLUDING THE COMMON AREA, SHOULD BE AVOIDED.
- NO GRADING, SPOIL SITES OR CONSTRUCTION STAGING WILL OCCUR WITHIN THE DESIGNATED AMERICAN BADGER AND WILDLIFE HABITAT AREA. EXCAVATION AND HAUL EQUIPMENT SHALL BE CONFINED TO THE DESIGNATED ACCESS ROUTES, DESIGNATED STAGING AREAS, AND DESIGNATED EXCAVATION AREAS. THE AMERICAN BADGER AND WILDLIFE HABITAT AREA SHOULD BE APPROPRIATELY FLAGGED AND IDENTIFIED DURING CONSTRUCTION TO AVOID ACCIDENTAL INCURSIONS BY HEAVY EQUIPMENT THAT COULD RESULT IN EXCESSIVE SOIL COMPACTION THAT MAY IMPACT POTENTIAL BURROW SITES.
- A QUALIFIED BIOLOGIST SHALL HOLD A TRAINING SESSION FOR STAFF RESPONSIBLE FOR PERFORMING GROUND DISTURBING CONSTRUCTION ACTIVITIES (E.G. ACTIVITIES INVOLVING HEAVY EQUIPMENT USED IN EXCAVATION OF FOUNDATIONS OR OTHER SITE GRADING). STAFF WILL BE TRAINED TO RECOGNIZE AMERICAN BADGER AND THEIR HABITATS. STAFF WILL ALSO BE TRAINED TO USE PROTECTIVE MEASURES TO ENSURE THAT AMERICAN BADGERS AND WILDLIFE ARE NOT ADVERSELY IMPACTED BY GROUND DISTURBING CONSTRUCTION ACTIVITIES. AT LEAST ONE STAFF PERSON WITH UP-TO-DATE TRAINING IN AMERICAN BADGER PROTECTIVE MEASURES SHALL BE PRESENT AT THE SITE DURING ALL GROUND DISTURBING ACTIVITIES.
- PRIOR TO ANY GRADING OR CONSTRUCTION ADJACENT TO THE AMERICAN BADGER AND WILDLIFE HABITAT AREA IN DESIGNATED BUILDING ENVELOPES AND/OR SEPTIC AREAS, A PRE-CONSTRUCTION SURVEY SHALL BE PERFORMED BY A QUALIFIED BIOLOGIST TO MAP THE LOCATION OF ANY POTENTIAL DEN. IF POTENTIAL DEN IS OBSERVED, A MINIMUM 300-FOOT NO DISTURBANCE SETBACK/BUFFER WILL BE ESTABLISHED AROUND THE POTENTIAL DEN DURING THE BREEDING/PUPPING/REARING SEASON (DECEMBER 1 TO MAY 31). DURING THE NON-BREEDING SEASON (JUNE 1 TO NOVEMBER 31), A MINIMUM 100-FOOT SETBACK/BUFFER WILL BE ESTABLISHED.
 - IF PLANNED CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THE 100-FOOT SETBACK, A QUALIFIED BIOLOGIST WILL PERFORM TRACK PLATE AND/OR PUSH CAMERA SURVEYS TO DETERMINE OCCUPANCY IN CONSULTATION WITH CDFW. IF OCCUPIED, THE BIOLOGIST WILL INSTALL ONE-WAY DOORS TO EXCLUDE BADGERS TEMPORARILY UNTIL WORK IS COMPLETED. NO WORK WILL OCCUR WITHIN THE SETBACK UNTIL IT IS CONFIRMED IN CONSULTATION WITH CDFW THAT THE DEN IS NO LONGER OCCUPIED.
- DOWNCAST LIGHTING (OR LANDSCAPE LIGHTING) IS REQUIRED FOR OUTDOOR PLACEMENT ON ANY STRUCTURES THAT MAY RESULT IN INDIRECT LIGHTING IMPACTS TO BADGERS THAT MAY BE LOCATED IN THE AMERICAN BADGER AND WILDLIFE HABITAT AREA. AMBIENT LIGHTING FROM THESE STRUCTURES IS NOT EXPECTED TO NEGATIVELY AFFECT ANY BADGERS PRESENT IN THE HABITAT AREA BASED ON THE PRESENCE OF EXISTING AMBIENT LIGHTING SURROUNDING BOTH THE HABITAT AREA AND ADJACENT OPEN SPACE PRESERVE IN THE FORM OF STREET LAMPS AND EXISTING RESIDENTIAL AND COMMERCIAL STRUCTURES. IT IS EXPECTED THAT EXISTING TOPOGRAPHY WILL PREVENT LIGHTING IMPACTS FROM AFFECTING WILDLIFE USE IN THE OPEN SPACE PRESERVE TO THE NORTH.
- FIRE PROTECTION ACTIVITIES, INCLUDING MOWING, SHOULD BE LIMITED TO THOSE DEEMED NECESSARY BY LOCAL FIRE AUTHORITIES AND ORDINANCES, AND SHOULD BE IMPLEMENTED IN SUCH A WAY THAT MINIMIZES IMPACTS TO AMERICAN BADGER TO THE EXTENT FEASIBLE. IT IS UNDERSTOOD THAT FIRE DANGER VARIES BY SEASON AND THAT THE EXTENT OF FIRE MANAGEMENT ACTIVITIES WILL VARY YEAR BY YEAR.
- PRIOR TO INITIATION OF PROJECT ACTIVITIES, A PRE-CONSTRUCTION BURROWING OWL SURVEY SHALL BE PERFORMED BY A QUALIFIED BIOLOGIST IN THE AMERICAN BADGER AND WILDLIFE HABITAT AREA TO DETERMINE IF PRESENT.
- IF THE SURVEY FINDS BURROWING OWL WITHIN 200 METERS OF THE PROJECT AREA DURING THE BREEDING SEASON (APRIL 1 TO OCTOBER 15), THE BIOLOGIST WILL ESTABLISH A NO-DISTURBANCE BUFFER OF NO LESS THAN 200 METERS AROUND THE ACTIVE NEST BURROW. ANY MODIFICATION OR REDUCTION TO THESE BUFFERS WILL ONLY BE DONE ON A CASE BY CASE BASIS WITH WRITTEN CONCURRENCE FROM CDFW AND WILL INCLUDE MONITORING BY THE QUALIFIED BIOLOGIST TO ENSURE BUFFERS ARE ADEQUATE TO AVOID ANY DISTURBANCE TO NESTING ACTIVITY. IF DISTURBANCE IS OBSERVED, THE BUFFER WILL BE INCREASED. ADDITIONAL MEASURES TO FURTHER REDUCE OR AVOID DISTURBANCES SUCH AS TEMPORARY SCREENS MAY BE EMPLOYED WITH WRITTEN CONCURRENCE AND APPROVAL OF SUCH METHODS BY CDFW.
- THE BURROWING OWL SHALL BE MONITORED BY A QUALIFIED BIOLOGIST. AND THE EXCLUSION ZONE WILL BE REMOVED ONCE IT IS DETERMINED BY THE BIOLOGIST THAT THE YOUNG HAVE FLEDGED FROM THE NEST AND WITH WRITTEN CONCURRENCE FROM CDFW.
- IF BURROWING OWLS ARE DETECTED DURING THE NON-BREEDING SEASON PRIOR TO CONSTRUCTION ACTIVITIES, A BUFFER OF 50 METERS SHALL BE ESTABLISHED.
- THE FOLLOWING BMPs SHALL BE IMPLEMENTED DURING THE PROPOSED PROJECT ACTIVITIES:
 - NO PESTICIDES OR RODENTICIDES SHALL BE EMPLOYED OR USED.
 - CONSTRUCTION WILL BE LIMITED TO DAYLIGHT HOURS ONLY AND ARTIFICIAL NIGHTTIME LIGHTING ON THE PROJECT SITE WILL BE SHIELDED, DIRECTED DOWNWARD AND MINIMIZED AT NIGHT.
 - ENVIRONMENTAL TRAINING WILL BE PROVIDED TO ALL PERSONS WORKING ON THE PROJECT SITE PRIOR TO THE INITIATION OF PROJECT-RELATED ACTIVITIES AND TRAINING MATERIALS AND BRIEFINGS WILL INCLUDE ALL BIOLOGICAL RESOURCES THAT MAY BE FOUND ON OR IN THE VICINITY OF THE PROJECT SITE, THE LAWS AND REGULATIONS THAT PROTECT THOSE RESOURCES, THE CONSEQUENCES OF NON-COMPLIANCE WITH THOSE LAWS AND REGULATIONS AND A CONTACT PERSON IN THE EVENT THAT PROTECTED BIOLOGICAL RESOURCES ARE DISCOVERED ON THE PROJECT SITE.
- PASS-THRU FENCING SHALL BE INSTALLED AROUND THE AMERICAN BADGER AND WILDLIFE HABITAT AREA WHERE IT BORDERS THE OPEN SPACE PRESERVE TO THE NORTH AND THE ADJACENT PROPERTY TO THE WEST. A PASS-THROUGH FENCE HAVING AT MINIMUM A 12-INCH OPENING FROM THE GROUND TO THE BOTTOM OF THE FENCE IS RECOMMENDED TO ALLOW BADGERS TO MOVE THROUGH THE PROPERTY; THE 12-INCH OPENING IS BASED ON THE UPPER RANGE OF BADGER BURROW ENTRANCE HEIGHTS (REID 2006). A NO-CLIMB FENCE MAY BE USED, PROVIDED THE 12-INCH OPENING AT THE BOTTOM IS MAINTAINED. THE BOTTOM WIRE OR, IF A NO-CLIMB FENCE, THE BOTTOM OF THE FENCE SHOULD BE FREE FROM BARBS TO AVOID ENTANGLEMENT. NO SCREENING, SLATS OR WEATHERPROOFING MATERIAL ON THE PASS-THROUGH FENCE SHALL BE INSTALLED IN ORDER TO AVOID THE APPEARANCE OF A VISUAL BARRIER.
- IF GROUND DISTURBANCE OR REMOVAL OF VEGETATION OCCURS BETWEEN FEBRUARY 1 AND JUNE 30 (BREEDING SEASON), PRECONSTRUCTION SURVEYS SHOULD BE PERFORMED BY A QUALIFIED BIOLOGIST NO MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF SUCH ACTIVITIES TO DETERMINE THE PRESENCE AND LOCATION OF NESTING BIRD SPECIES. IF GROUND DISTURBANCE OR REMOVAL OF VEGETATION OCCURS BETWEEN JULY 1 AND AUGUST 31 (BREEDING SEASON), PRE-CONSTRUCTION SURVEYS SHOULD BE PERFORMED WITHIN 30 DAYS PRIOR TO SUCH ACTIVITIES. IF ACTIVE NESTS ARE PRESENT, ESTABLISHMENT OF TEMPORARY PROTECTIVE BREEDING SEASON BUFFERS WILL AVOID DIRECT MORTALITY OF THESE BIRDS, NESTS OR YOUNG. THE APPROPRIATE BUFFER DISTANCE IS DEPENDENT ON THE SPECIES, SURROUNDING VEGETATION, AND TOPOGRAPHY AND SHOULD BE DETERMINED BY A QUALIFIED BIOLOGIST AS APPROPRIATE TO PREVENT NEST ABANDONMENT AND DIRECT MORTALITY DURING CONSTRUCTION. GROUND DISTURBANCE AND REMOVAL OF VEGETATION WITHIN THE PROJECT AREA DOES NOT REQUIRE PRECONSTRUCTION SURVEYS IF PERFORMED BETWEEN SEPTEMBER 1 AND JANUARY 31 (NON-BREEDING SEASON).
- ALL DEVELOPMENT ON THE SUBJECT SITE IS SUBJECT TO THE SONOMA COUNTY TREE PROTECTION AND REPLACEMENT ORDINANCE. PROTECTED TREES, THEIR PROTECTED PERIMETERS, AND WHETHER THEY ARE TO BE RETAINED OR REMOVED MUST BE CLEARLY SHOWN ON THE IMPROVEMENT, GRADING, SEPTIC AND BUILDING PERMIT PLANS. TREES THAT ARE PROPOSED TO BE REMOVED OR ARE DAMAGED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED IN ACCORDANCE WITH THE TREE PROTECTION ORDINANCE. AN ARBORIST REPORT IS REQUIRED FOR ANY GRADING OR CONSTRUCTION PROPOSED WITHIN THE PROTECTED PERIMETERS OF ANY PROTECTED TREE. THE PROJECT CONSTRUCTION MANAGER SHALL MAINTAIN ALL TREE PROTECTION BARRIERS IN GOOD CONDITION AT ALL TIMES DURING ALL SITE DISTURBING ACTIVITIES. IF ANY VIOLATION TO THIS CONDITION OCCURS, CONSTRUCTION WILL BE HALTED UNTIL THE TREE PROTECTION BARRIERS HAVE BEEN REINSTALLED AT THE APPROVED LOCATION(S).



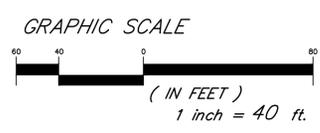
OWNER INFO
 KIM GARDNER
 840 CHERRY STREET
 PETALUMA, CA 94952
 (415)637-6456

PROJECT SUMMARY
 EXISTING ZONING = AR 2 B6
 PROPOSED ZONING = AR 2 B6
 EXISTING DENSITY = 2 ACRE
 PROPOSED DENSITY = 2 ACRE
 TOTAL SITE ACREAGE = 6.03
 TOTAL NUMBER OF LOTS = 2 WITH A REMAINDER
 SMALLEST LOT SIZE = 0.07
 AVERAGE LOT SIZE = 2.0

LEGEND

	RECORD BOUNDARY LINE		AMERICAN BADGER & WILDLIFE HABITAT AREA PER WRA BIOLOGICAL RESOURCES ASSESSMENT REPORT, DATED AUGUST 2014.
	RECORD ADJOINING BOUNDARY LINE		RANDOM CONTROL POINT W/#
	PROPOSED LOT LINE		FOUND 1/2" IRON PIPE NO TAG EXCEPT AS NOTED
	PROPOSED BUILDING ENVELOPE		FOUND 2" BRASS DISK IN MONUMENT WELL
	PROPOSED SEPTIC AREA		UTILITY POLE W/ GUY WIRE
	PROPOSED PRIMARY SEPTIC DISPERSAL AREA		WATER METER
	PROPOSED RESERVE SEPTIC DISPERSAL AREA		GAS METER
	EDGE OF ASPHALT CONCRETE		ELECTRIC METER
	EDGE OF GRAVEL ROAD		1/2" IRON PIPE TAGGED LS 8451
	WIRE FENCE		EXISTING
	OVERHEAD WIRE		PROPOSED
	TREE DRIPLINE		
	ASPHALT CONCRETE SURFACE		
	GRAVEL SURFACE		

- GENERAL NOTES:**
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS RECORD DATA PER DEED RECORDED AS DOCUMENT NUMBER: 2012-038897 ONLY.
 - HORIZONTAL CONTROL: NORTH FROM GPS
 - VERTICAL CONTROL: ELEVATION DATUM IS ASSUMED AT CONTROL POINT #2 (500.00')
 - BUILDING HEIGHT SHALL NOT EXCEED 35 FEET UNLESS ALLOWED BY SONOMA COUNTY CODE.



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT CONTROL AT THE REQUEST OF KIM GARDNER IN DECEMBER, 2017.
 DRN: AIS CHK: ASR PM: ASR DATE: 07/24/19 JOB #: 1369
 ADAM S. RIVERA, PLS 8451
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 1 OF 1