

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.

1. 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.

2. 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.

3. 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.

4. 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  
DENS. IF POTENTIAL DENS ARE 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

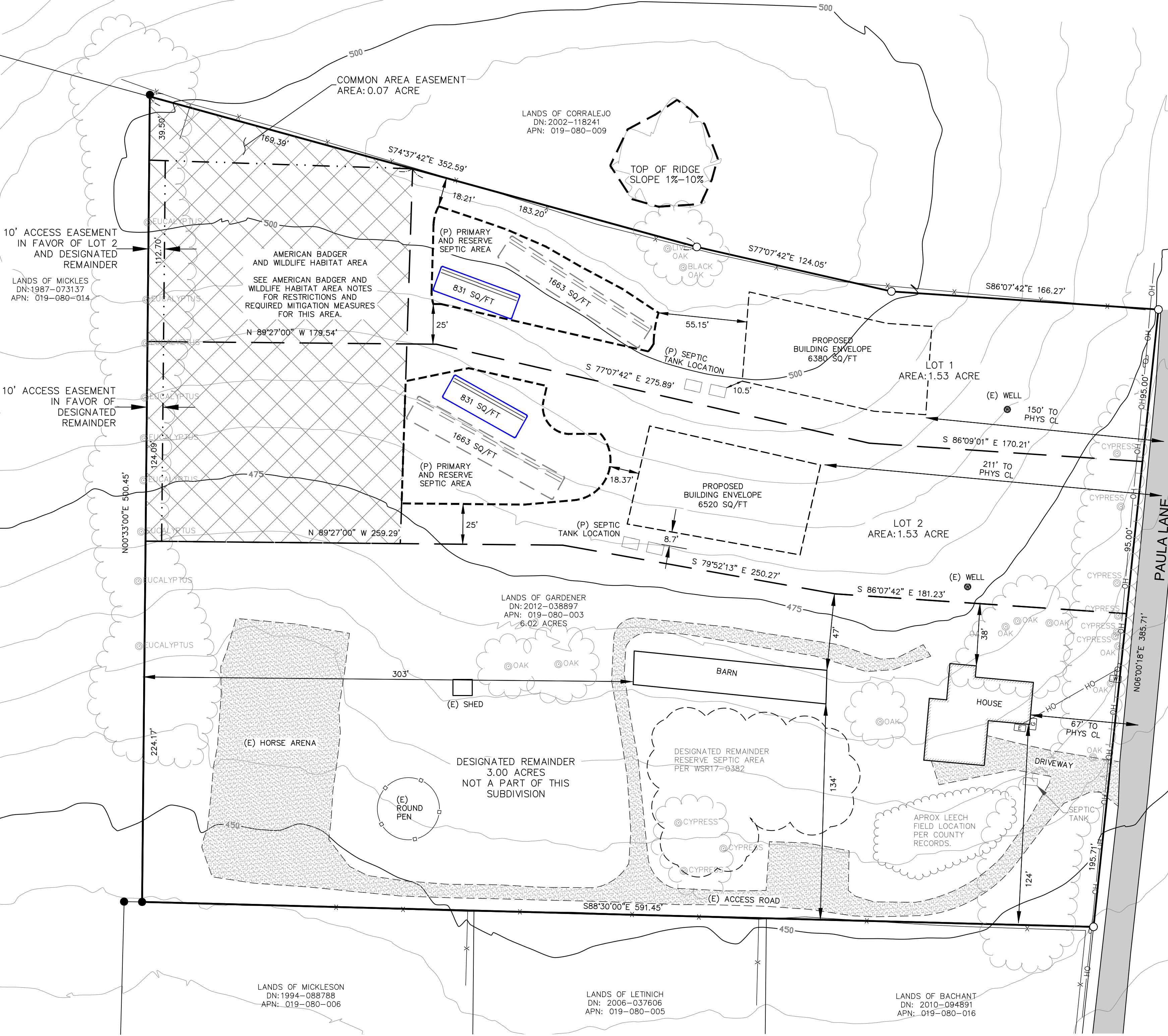
10. IF BURROWING OWLS ARE DETECTED DURING THE NON-BREEDING SEASON PRIOR TO  
CONSTRUCTION ACTIVITIES, A BUFFER OF 50 METERS SHALL BE ESTABLISHED.

11. 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.

12. 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.

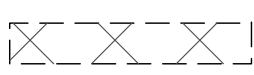
13. IF GROUND DISTURBANCE OR REMOVAL OF VEGETATION OCCURS BETWEEN FEBRUARY 1 AND  
JUNE 30 (BREEDING SEASON), PRECONSTRUCTION SURVEYS SHOULD BE PERFORMED BY A QUALIFIED  
BIOLOGIST NO MORE THAN 14 DAYS PRIOR TO COMMENCEMENT OF SUCH ACTIVITIES TO DETERMINE  
THE PRESENCE AND LOCATION OF NESTING BIRD SPECIES. 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).

14. 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).



LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED SEPTIC AREA
- PROPOSED PRIMARY SEPTIC DISPERSAL AREA
- PROPOSED RESERVE SEPTIC DISPERSAL AREA
- EDGE OF ASPHALT CONCRETE
- EDGE OF GRAVEL ROAD
- WIRE FENCE
- OVERHEAD WIRE
- TREE DRIPLINE
- ASPHALT CONCRETE SURFACE
- GRAVEL SURFACE

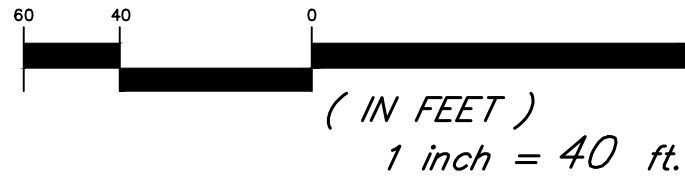


- AMERICAN BADGER & WILDLIFE HABITAT AREA PER  
WRA BIOLOGICAL RESOURCES ASSESSMENT REPORT,  
DATED AUGUST 2014.
- RANDOM CONTROL POINT W/##  
FOUND 1/2" IRON PIPE NO TAG EXCEPT AS NOTED  
FOUND 2" BRASS DISK IN MONUMENT WELL
- UTILITY POLE W/ GUY WIRE
- WATER METER
- GAS METER
- ELECTRIC METER
- 1/2" IRON PIPE TAGGED LS 8451
- EXISTING
- PROPOSED

GENERAL NOTES:

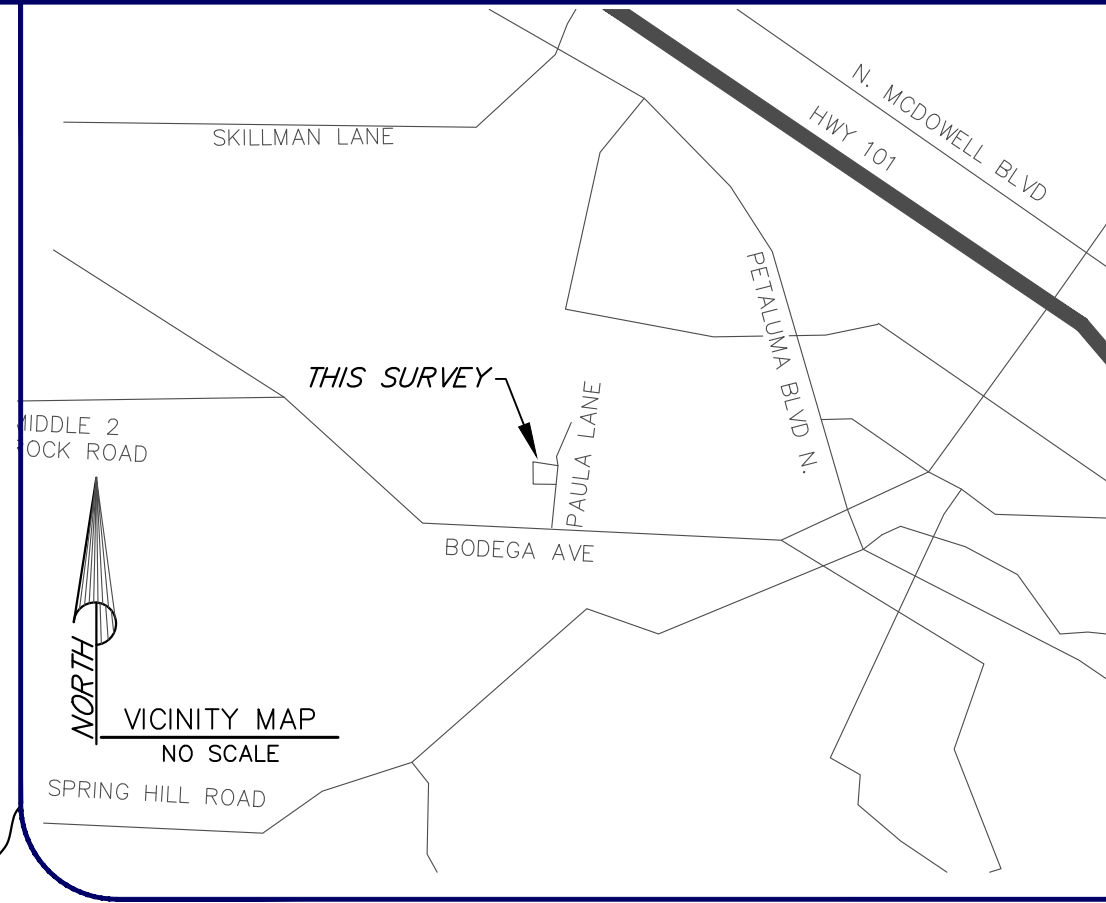
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.  
BOUNDARY INFORMATION SHOWN IS RECORD DATA  
PER DEED RECORDED AS DOCUMENT NUMBER:2012-038897 ONLY.
- HORIZONTAL CONTROL:  
NORTH FROM GPS
- VERTICAL CONTROL:  
ELEVATION DATUM IS ASSUMED AT CONTROL POINT #2 (500.00')
- BUILDING HEIGHT SHALL NOT EXCEED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

GRAPHIC SCALE



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

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



**HOGAN LAND SERVICES**  
A CALIFORNIA CORPORATION

**TENTATIVE MAP**

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PETALUMA, CALIFORNIA

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THIS PLAN WAS PREPARED BY ME OR  
UNDER MY DIRECTORSHIP 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