

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

**Notice of Meeting and Agenda
Wednesday, March 24, 2010 6:30 p.m.
Sonoma Fire Station
630 Second Street West, Sonoma**

Contact: Jennifer Hainstock at 707-565-2241 or jhainsto@sonoma-county.org

- 1. **Call to Order; Roll Call**
- 2. **Approval of Minutes of the January 27, 2010 meeting** Resolution *P. 2-7*
Approval of Minutes of the February 24, 2010 meeting *P. 8-10*
- 3. **Public Comment** Receive
(Limited to items not appearing on the agenda)
- 4. File Number: PLP09-0074
Applicant name: Zon Architects *P. 11-33*
Owner Name: Alfonso Ulloa
Site Address: 17484 and 17494 Highway 12, Sonoma
A.P.N. 056-301-022, -023, -025

Request for a Use Permit and Design Review with hearing for an expansion of an existing market to include beer sales. Request includes reduction in parking from 22 to 21 spaces and encroachment into creek setback for both structure and parking area. The market includes a butcher and small seating area for consumption of sandwiches and snacks purchased on site.

- 5. File Number: PLP10-0004 *P. 34-42*
Applicant Name: FLP, LLC
Owner Name: FLP, LLC
Site Address: 850 Watmaugh Road, Sonoma
A.P.N. 128-301-034

Request for 1) two Administrative Certificates of Compliance to recognize historic lots on 246.67 acres and 2) a Minor Subdivision of 163 acres creating four parcels of 33.34, 45.60, 55.58, and 28.48 acres.

- 6. File Number: UPE10-0005 *P. 43-57*
Applicant Name: City of Santa Rosa
Owner Name: Berg Holdings/Sonoma Land Trust
Site Address: 5400 Highway 37 and 7670 Lakeville Highway, Petaluma
A.P.N. 068-180-008; 068-120-014; 068-140-015; 068-190-005, -007, -008, -009, -013, -017

Request for a Use Permit to dispose of biosolids from the City of Santa Rosa operated water treatment facility and spread the material on agricultural lands on several separate parcels.

- 7. **Consideration of Items for Future Agendas** Receive *P. 58-66*
Proposed Mayacamas Mountain Ordinance - Attached
- 8. **Adjourn to April 21, 2009, (NOTE: THIS IS THE THIRD WEDNESDAY OF THE MONTH) if needed, at 6:30 p.m., City of Sonoma Fire Station**

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

- 1. Presentation by project applicant
- 2. Questions by Commissioners
- 3. Questions and comments from the public
- 4. Response by applicant, if required
- 5. Comments by Commissioners
- 6. Resolution, if indicated

Web Links:
County of Sonoma: www.sonoma-county.org select Boards and Commissions
City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

Wednesday, January 27, 2010 6:30 pm

Sonoma Fire Station
630 Second Street West, Sonoma

Commissioners Present: Pat Stevens, Cynthia Wood, Mark Bramfitt, Clarence Jenkins, Yvonne Bowers, Garry Baker, Greg Carr, Will Pier, Jeff Baptista, Kirsten Lindquist, Rochelle Campana

Absent: Patrick Smith, Richard Fogg, Steve Barbose, Mark Couchman, August Sebastiani, Bob Williams, Ig Vella

1. Call to Order; Roll Call
 - Meeting was called to order 6:32
2. Approval of the minutes meeting December Receive
 - Minutes approved
3. Public Comment (Limited to items not on agenda)
 - No items brought up for discussion

Agenda:

File Number: City of Sonoma. Project Title: Broadway Place Inn
Applicant Name: Daniel Parks
Owner Name: Daniel Parks
Site Address: 654 Broadway and 662 Broadway Sonoma
A. P. N.(s): 018-302-007 and 018-302-008

Request for an 18-unit two-story hotel. The front farmhouse building (southern most building) would be relocated from its current location (14 feet from the south property line) to 3/5 feet from the south property line. The center farmhouse would be demolished. In addition, the concrete block building (northern most building) would be demolished.

Presenter: Wendy Atkins Associate Planner for City of Sonoma

Proposed including reception building and pool. Planning dept refer to as commercial plan development. Proposal consists of removing building A and B most Northern buildings, 7 trees knocked down. Proposal reviewed in October, design review in October req. evaluation, and historical evaluation. No historical or environmental issues found. February 11, planning committee to review.

Dan Parks applicant- Sid Hoover Architect-Present

Bramfitt: City brings us projects and issue of setbacks and zoning are well done by the city. Traffic, water run-off---support it for different reasons no potential setbacks. Also good on natural resources.

Lindquist: It's our responsibility to look at land use issues and I'm concerned that smaller setbacks might lead to increased population-density issues.

Wood: This project has a broad appeal and invites tourists. Our Community is a tourist destination and this is the type of project that provides housing for the tourists and the locals, residents and families. This will be deliberated on extensively by the City of Sonoma's planning and design review commissions. Fits well with the neighboring properties.

Carr: Great project, but historical character of Sonoma is a valley wide issue. Want to make sure that is taken into consideration.

Baptista: In support glad for significant efforts in making historical buildings new again...Over riding concern: as a citizen want to see historic nature of Sonoma especially close to the plaza, shown in design.

Motion for approval:

Resolution: All in favor

Garry Baker excuses himself 7:15 pm

Agenda:

File Number UPE09-0094
Applicant name: Art Fichtenberg
Owner name: Art Fichtenberg
Site Address: 15 Fremont Drive, Sonoma
A.P.N. 128-461-014

Request for a use permit to convert existing retail building into a tasting room, open from 10:00 a.m. to 6 p.m. with up to three employees on a 5.09-acre parcel.

Gene Holchalk: Project in terms of land use and zoning. County requires info for sale of alcohol it is zoned for retail use.

Art: The wine industry makes it hard for wineries to reach the public without a tasting room. This project is meant to do that with an O2 license primary producer allowed tasting room-- 1720 Virtual Winery. Want to create similar to wine exchange retail outlet not a tasting room. 1720 Club focuses on wines within 10 miles or more-for wineries that can't have a tasting room. Service a wide breath of

Pier: Traffic safety and structure itself...prone to flooding...Have you considered raising building?

Fichtenberg: In regards to flooding, area ok 150 ft back becomes more prone to flooding.

Further Commission comments:

Lindquist: Because alcohol will be served the traffic safety issue is a bigger concern. It is a great concept to help the local economy.

Stevens: Traffic is cal-trans issue—good project

Wood: Will push for communication with Cal-trans on concern. Further comments? Concerned of traffic but likes the idea and the sincerity of effort to be safe.

Jenkins: This is a cal trans issue.. They are aware of the problem.. Should make a point to speed up the traffic process.

Bramfitt: Not much info on traffic study--Approval pending addressing traffic issue

Stevens: Expense put on business owner makes me cringe...

Carr: The applicant has designed project to conform to current use of site. OK provided ingress and egress addressed into and out of the site.

Motion: Lindquist/Bramfitt: Move approval of project with recommendation that appropriate agencies and applicant take into consideration safety issues related to ingress and egress to the site.

Wood agree Carr second

Motion for approval:

Resolution: All in favor

Agenda:

Consideration of items for Future Agendas

Lindquist: Maya Comma Ordinates—Continue to get phone calls- Status report

Carr: Someone from the city come talk about 'Slonoma'—growth and land use (Virginia Hubble information)

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

February 24,
Wednesday, ~~January 27~~, 2010 6:30 pm

Sonoma Fire Station
630 Second Street West, Sonoma

Commissions Present: Pat Stevens, Cynthia Wood, Mark Bramfitt, Clarence Jenkins, Yvonne Bowers, Garry Baker, Greg Carr, Will Pier, Jeff Baptista, Rochelle Campana, August Sebastiani, Patrick Smith, Richard Fogg, Bob Williams

Absent: Steve Barbose, Mark Couchman, Ig Vella, Clarence Jenkins, Kirsten Lindquist

1. Call to Order; Roll Call
 - Meeting was called to order 6:37
2. Approval of the minutes meeting January 27, 2010 Receive
 - Minutes being amended for next meeting
3. Public Comment- (Limited to items not appearing on the agenda)
 - No items brought up for discussion

Agenda:

File Number: PLP09-0059
Applicant Name: CSDA ARCHITECTS
Owner Name: Hanna Boys Center
Site Address: 17100 Arnold Drive, Sonoma
A.P.N. 133-130-041 and 133-111-020

Request for a use permit and design review for campus improvements at the Hanna Boys Center including: 1) A replacement multi-use field and bleachers, 2) A replacement baseball field and bleachers, 3) A replacement turn around and drop-off area within the existing campus area, 4) A realigned entrance area, 5) A replacement 7,850 S.F. intake/visitor (history) center and 6) A replacement 8,950 S.F. auditorium building.

Mark Kuner spoke on behalf of Hanna Boys Center, Synthetic turf to be used for year round use. Less water and irrigation use however, overall with some 85 trees to be planted water usage will increase by 2%. Stucco, cement and stone used for core campus buildings. Sewer served by Sonoma county sewer system. Proposal has no real increases for volumes of use. Traffic has been reviewed by Sonoma County seminal committee no concerns as of now. Project review for noise is not required since distance is sufficient from neighbors.

8

No public comments

Chair Woods asked for any other Commissioner comments

Baptista- Wonderful project and presented well.

Pier- Great additions to the campus and is much needed.

Wood- commends you for making a wonderful place for young men. States that they give a lot back to the community.

Bramfitt move to approval- Campana 2nds

All approve

Agenda: Any future agenda

Baptista- Sonoma Unified School District- pool

Meeting adjourned 7:43



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

February 9, 2010

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP09-0074
Applicant Name: Zon Architects
Owner Name: Alfonso Ulloa
Site Address: 17484 and 17494 Highway 12, Sonoma
A.P.N. 056-301-022, -023, -025

Request for a Use Permit and Design Review with hearing for an expansion of an existing market to include beer sales. Request includes reduction in parking from 22 to 21 spaces and encroachment into creek setback for both structure and parking area. The market includes a butcher and small seating area for consumption of sandwiches and snacks purchased on site.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **March 2, 2010** and should be sent to the attention of:

PLP09-0074, Karin Theriault (kttheriau@sonoma-county.org) The Project Planner can also be reached at 707-565-1908.

Please send a copy of your comments to the applicant(s) or their representatives.

Health
Sanitation Public Works - Mitch Simson
Grading and Storm Water
NW Info. Center
Milo Baker Chapter
Board of Supervisors - Supervisor Valerie Brown
Fire
Valley of the Moon FPD
SUSMP - Reg Cullen
Cal-Trans
Fish & Game
Treasurer/Special Assessment
Assessor
Code Enforcement - Michael Lueders
Redevelopment - Kathleen Kane
SVCAC
Valley of the Moon Alliance

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AUG 10 2009

Supplemental Application Information

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Existing use of property: Carniceria (Butcher shop/Market)

Acreage: 30,600sf

Existing structures on property: (1) 2960 sf

Proximity to creeks, waterways and impoundment areas: Creek along west edge of property

Vegetation on site: some existing oaks, vegetation along creek edge, no vegetation in development area

General topography: gentle slope

Surrounding uses to (Note: An adjoining road is not a use.)	North: <u>Residential/school</u>	South: <u>Residential /commercial</u>
	East: <u>Residential</u>	West: <u>Residential/Commercial</u>

New structures proposed
(size, height, type): 1,585 sf addition to existing building, same use
average height=28'-3"

Number of employees: Full time: 3 Part time: 3 Seasonal: 2

Operating days: 7 days Hours of operation: 8am to 8pm

Number of vehicles per day: Passenger: 30 Trucks: 2

Water source: municipal Sewage disposal: municipal

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources
(compressors, power tools, music, etc.): rooftop condensers to replace existing

Grading proposed: Amount of cut (cu. yds.): 150 Amount of fill (cu. yds.): 150 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No x If Yes, indicate area of disturbance(acres): _____ Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): _____

Vegetation to be removed: none

Will proposal require annexation to a district in order to obtain public services: Yes _____ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No x

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No x

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): n/a

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JAN 15 2009

Zoning

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

The Zoning of the site is shown as Limited Commercial, Traffic Sensitive in the county zoning database, (although county staff indicated that this parcel is not indicated as Traffic Sensitive in the general plan). If it is in the general plan technically each parcel is thus limited to 18 trips per acre per weekday evening peak hour. Per our calculations & discussions with Charlie Ozanich of PRMD The trips generated by this project will fall within the allowable 18 trips per weekday evening peak hour. There are four parcels involved, together equaling less than one acre, The site is also zoned Valley Oak Habitat & Scenic Resources.

The Building:

The first floor area will be 4,259 sf. The 2nd floor office and roof access area is 449 sf. The total square footage will be 4,708 sf. The Architecture is in the Mission Revival style. The building is an existing permitted use under section 26-36-010 (a) "groceries,meats,dairy products and other foods" and is not changed. The building sits on the two combined lots with an area of 17,612 sf, the lot coverage is 26%. The building height is well below the 35 ft height limit as indicated on sheet A4.0 Site Section. The Maximum allowed Building Intensity is $35 \times 50 = 1750$, The actual Building Intensity is $28.25 \times 26 = 728$. All external Mechanical equipment will be located on the roof of the inventory area and concealed behind the parapet as indicated on the 2nd floor/roof plan. There is a patio on the south/west side where staff can sit.

Parking:

Formal defined Parking currently exists on the northern side of the building along a private access road, including an accessible parking space. There are a number of undefined parking spaces in front of the market along hwy 12, these spaces will be lost as the Caltrans work expanding the road and providing sidewalks is completed. Additional unmarked parking is available on the empty lots to the south of the the market.

The proposed parking essentially maintains the parking on the north side and formally defines the parking spaces on the south. The two parking areas are connected by a driveway. Access to the parking areas will be from the existing access road on the north, no new curb cuts are proposed. The parking areas are concealed from view from hwy12 by a landscape buffer. There is also a low plaster wall +42" between the parking area & the walkway/landscape buffer.

The area of the building requires 23 parking spaces, (based on commercial requirement of 1 space / 200 sf) we have provided 17 spaces on our plan at the dimensions indicated on the sheet A1.2. Relief from the 22 space requirement is requested, particularly since the owner is losing a number of spaces to the caltrans street/sidewalk expansion. As indicated on the application form the estimated daily number of cars is only 30 per day. The project serves a large number of walk-in customers due to the fact that it is literally surrounded by residential areas (see attached diagram) there are more than 400 homes in a 1/4 mile radius of the site. It is also adjacent to a school and gets a lot of foot traffic from kids. Parking for 5 Bicycles min will also be provided near the main entrance.

RECEIVED

SEP 29 2009

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

DATE OF SURVEY: 12/15/08
DATE OF RECORDING: 12/15/08
PROJECT: LA FAVORITA MARKET
JOB NO: 08-001

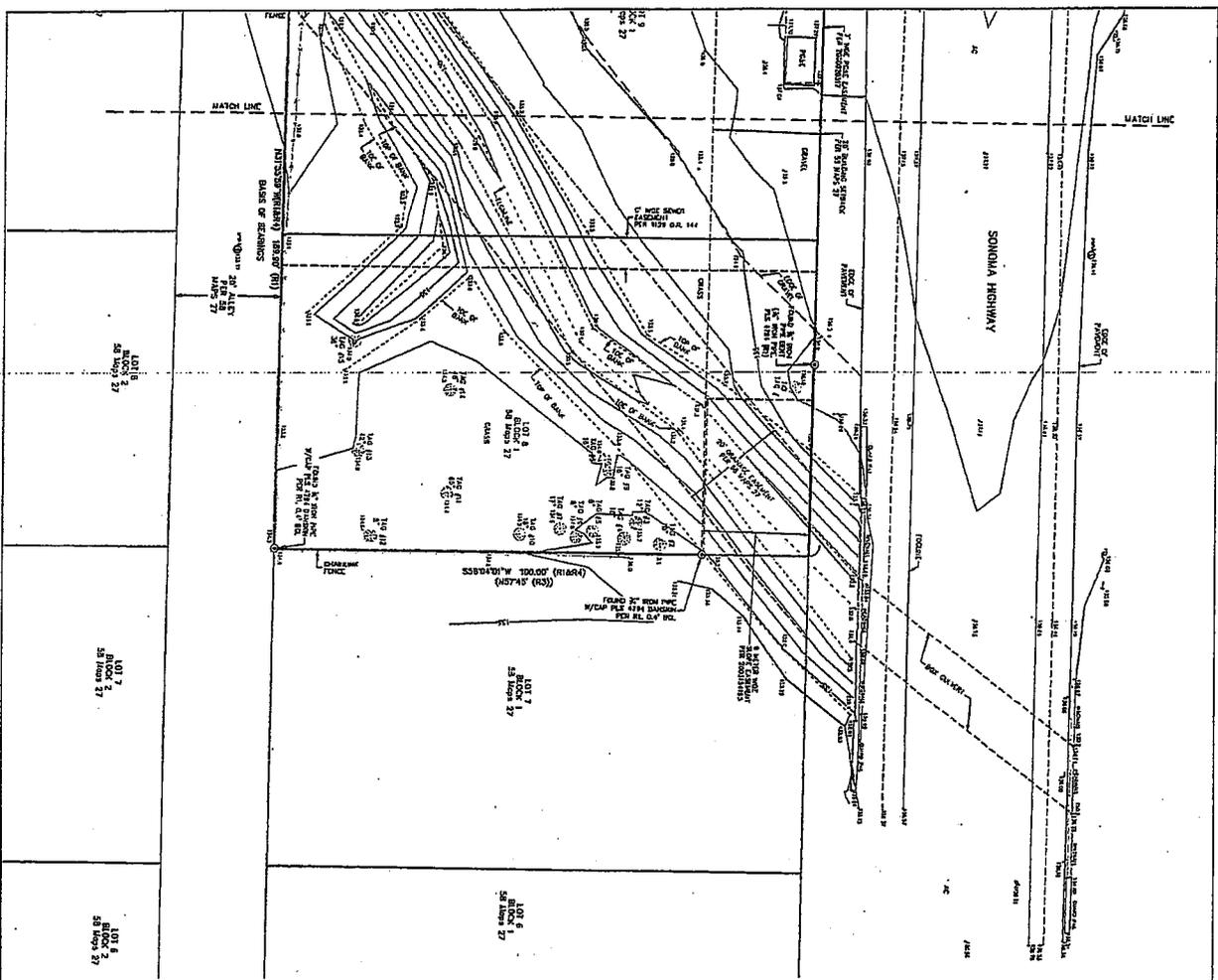
REVISIONS:
1. 12/15/08
2. 01/15/09

ZON
600 S. 3rd St
San Francisco, CA 94107
Tel: 415-444-3222
Fax: 415-398-2500

LA FAVORITA MARKET
17484 HWY 12
Sonoma, CA. 95476

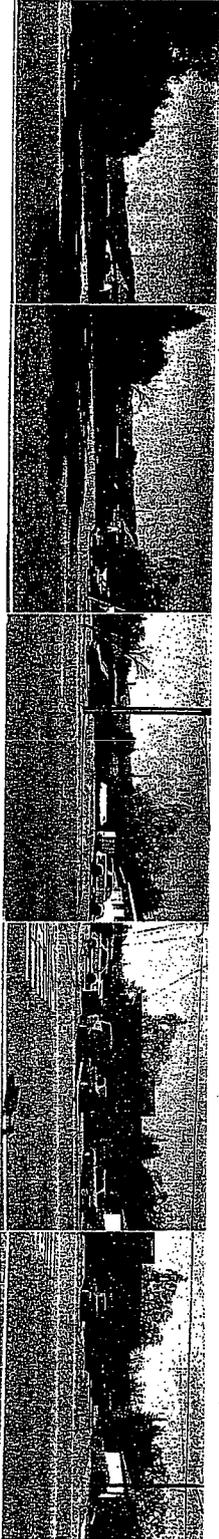
BOUNDARY AND
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A02

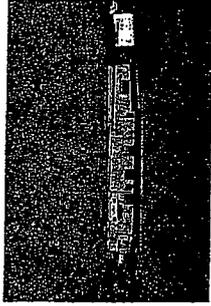


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○ SURVEY SPICES SURVIVANT
○ STAKE
○ ACQUANTUS TREE
○ WATER VALVE
○ DAY WAGON/BOX
○ UTILITY UTILITY POLE
○ BENCH MARK
○ DISPERSED WATER
○ DOULDS
○ FISH POND
○ WAREHOUSE
○ WATER METER
○ GAS VALVE WITH
○ GAS VALVE WITH
○ TRAFFIC SIGNAL, PULSAR/PROVIAL
○ DIRT PILE
○ UNDEVELOPED LANDSCAPE
▲▲ ABOVE GROUND LEVEL
●● BELOW GROUND LEVEL
□ CONCRETE

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VIEW FROM HIGHWAY 12



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



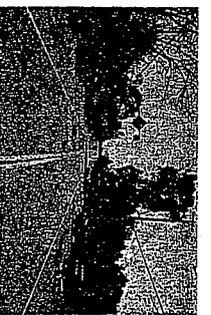
EXISTING WEST ELEVATION



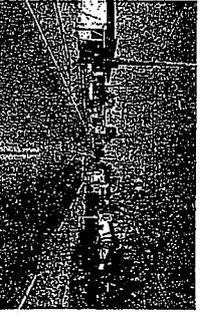
EXISTING WEST ELEVATION



NEAR YARD LOOKING NORTH



LOOKING SOUTH ON HWY 12



LOOKING NORTH ON HWY 12



PROPOSED BUILDING LOCATION FROM AERIAL



EXISTING WATERCOURSE LOOKING FROM PROPOSED AREA

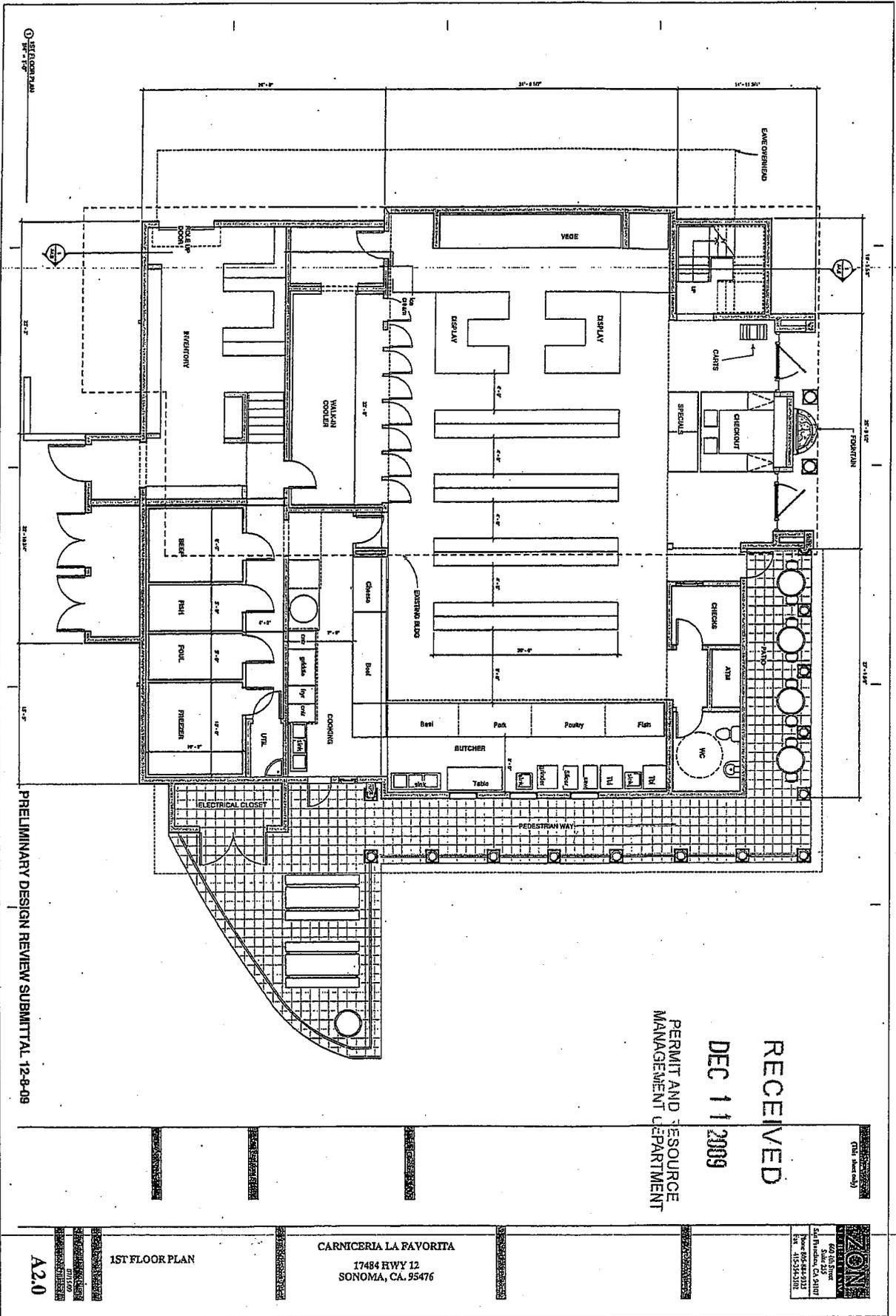
RECEIVED
 SEP 29 2003
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT

ZONING
 6225 S. BAY
 8th Fl. 22nd
 San Francisco, CA 94107
 Phone: 415-348-0123
 Fax: 415-348-0101

CARNICERIA LA FAVORITA
 17484 HWY 12
 SONOMA, CA. 95476

SITE PHOTOGRAPHS

A1.3



PRELIMINARY DESIGN REVIEW SUBMITTAL 12-9-09

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 DEC 11 2009
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 MANAGEMENT DEPARTMENT

A2.0
 1ST FLOOR PLAN

CARNICERIA LA FAVORITA
 17484 HWY 12
 SONOMA, CA, 95476

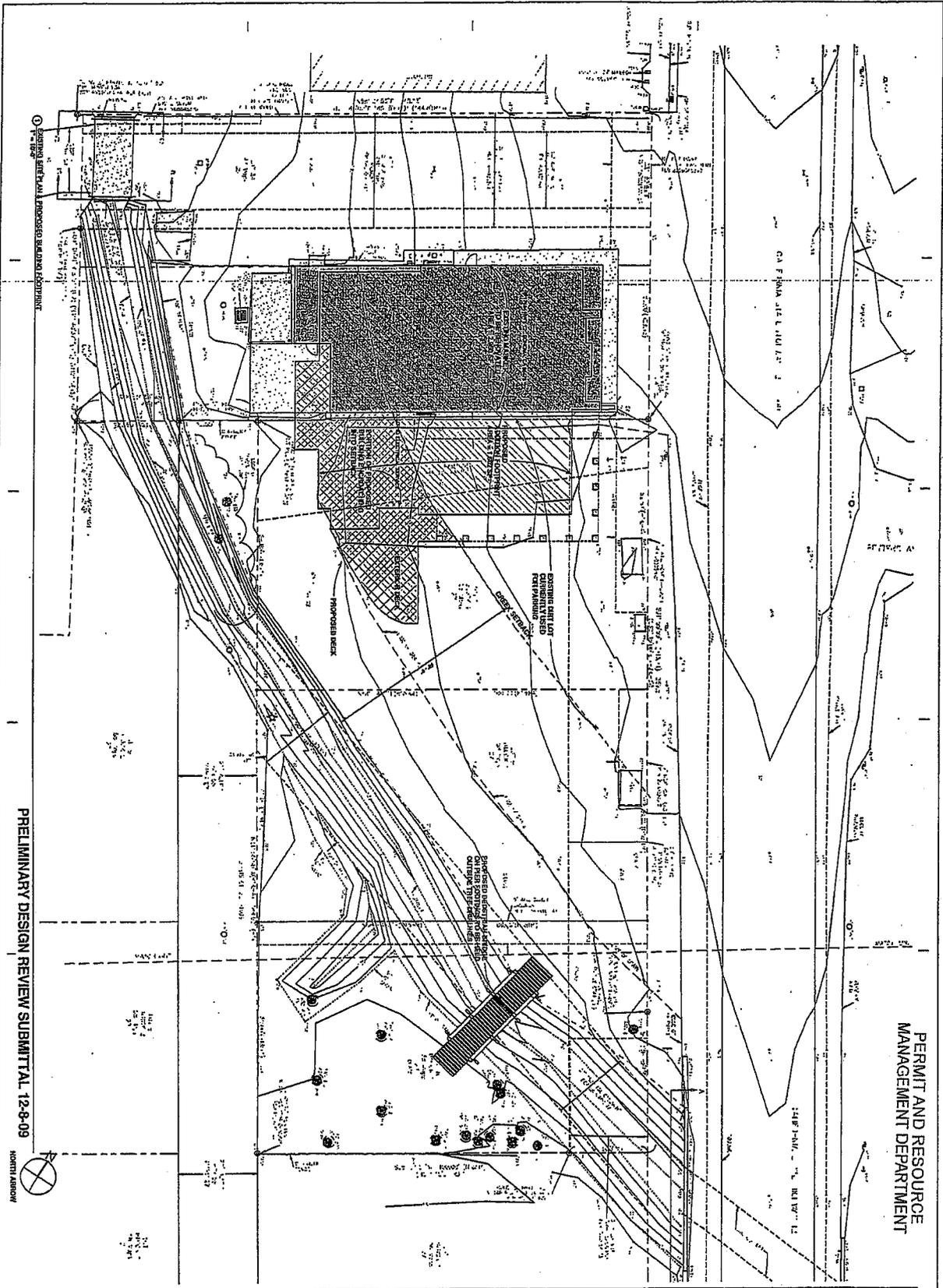
ZONING
 624 8653
 541 Redwood, CA 94901
 Fax: 415.544.4302

23

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MANAGEMENT DEPARTMENT



PRELIMINARY DESIGN REVIEW SUBMITTAL 12-8-09



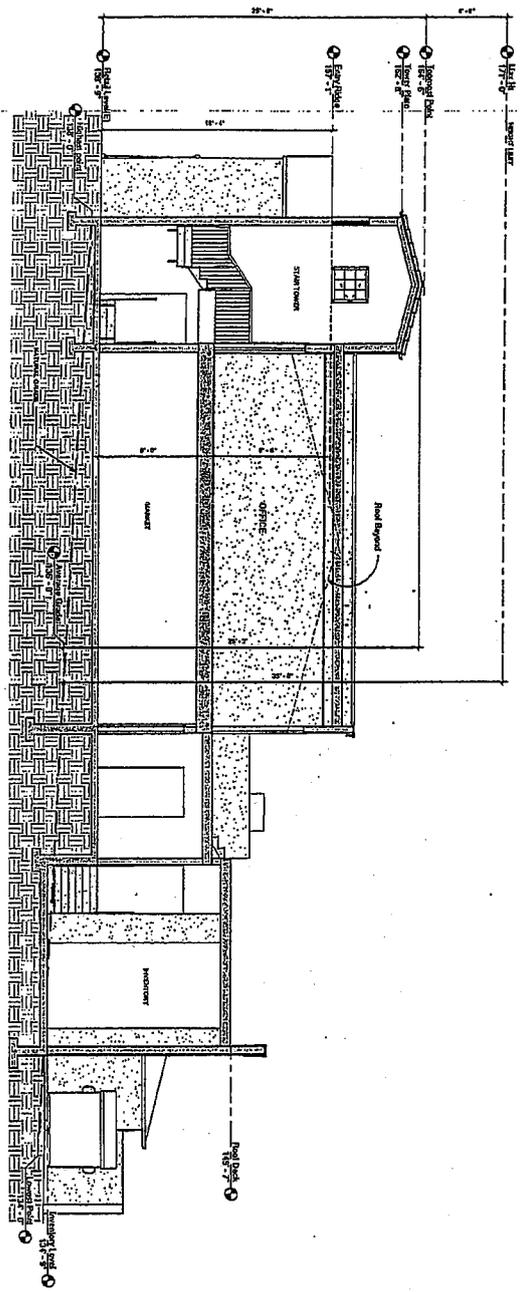
ZONING
 COMMUNITY DEVELOPMENT
 500 S. G ST
 SONOMA, CA 94960
 PHONE: 415-434-3115
 FAX: 415-434-3115

CARNICERIA LA FAVORITA
 17484 HWY 12
 SONOMA, CA, 95476

DEVELOPMENT
 FOOTPRINT/CREEK SETBACK

A2.2

25



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DEC 11 2009

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

PRELIMINARY DESIGN REVIEW SUBMITTAL 12-9-09

ZONING
 607 4th Street
 5th Floor
 San Francisco, CA 94107
 Phone: 415-449-3112
 Fax: 415-224-2971

CARNICERIA LA FAVORITA
 17484 HWY 12
 SONOMA, CA. 95476

SITE SECTION

A4.0



Image by Google, July 2007

©2008 Google LLC
38° 19' 07.26" N, 123° 29' 06.59" W, Alt: 42 m

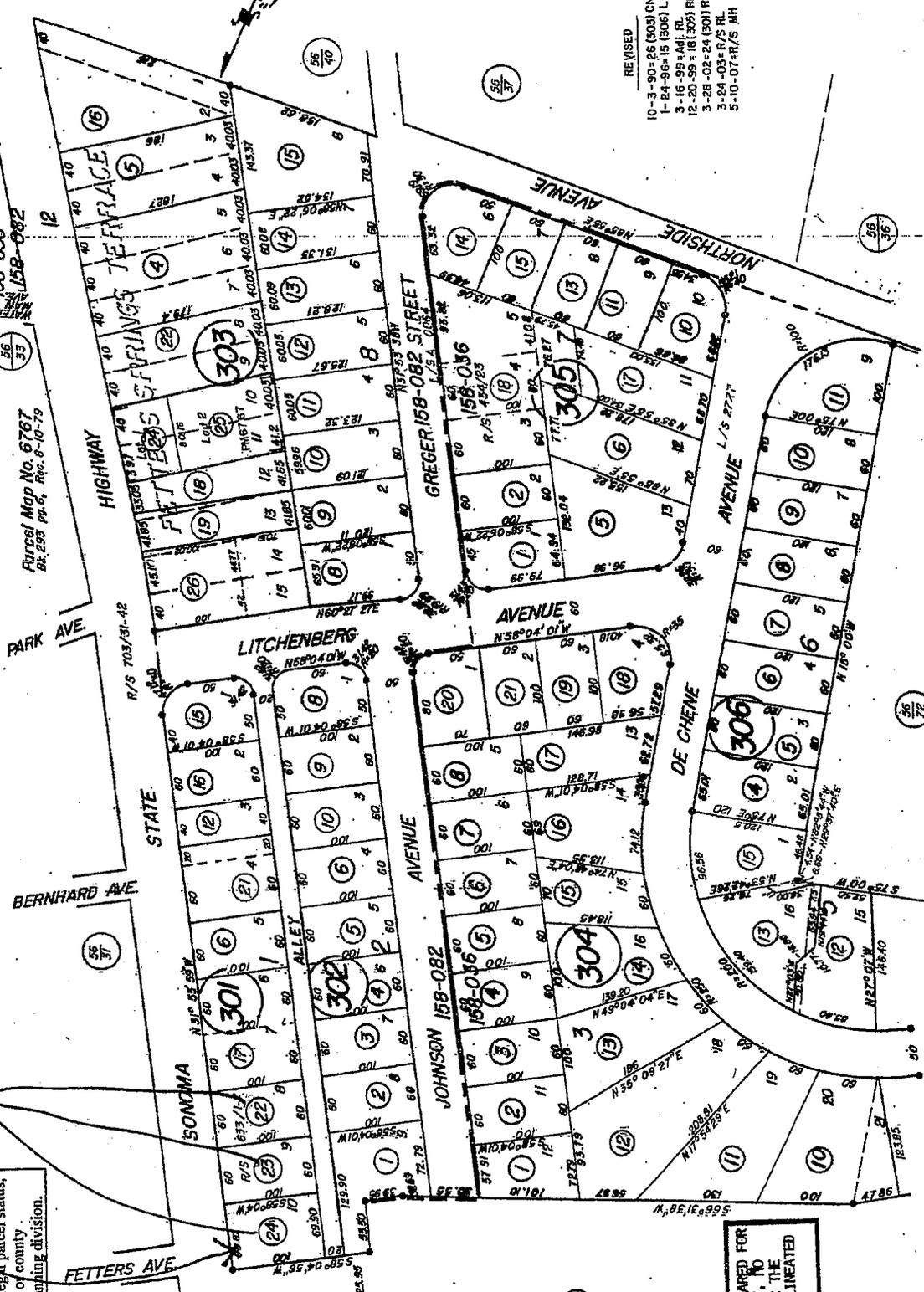
Google

Parcel 02A merged with
 056-201-010 on 5-12-09
 Resulting in ① Parcel → 056-301-025

5-12-09

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.

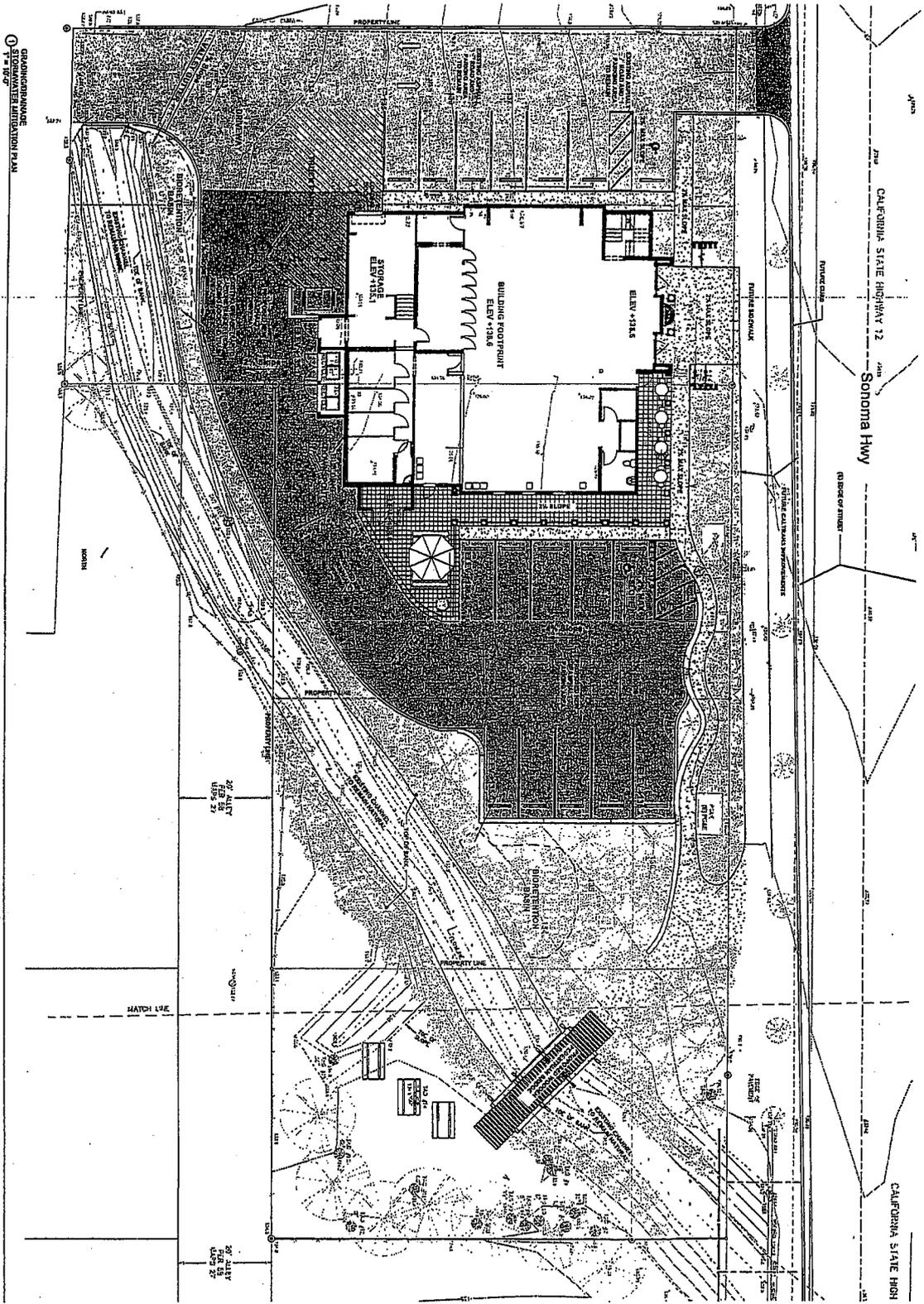
COUNTY ASSESSOR'S PARCEL MAP



TAX RATE AREA 56-30
 158-036
 158-082
 Parcel Map No. 6767
 Pl. 223 Pl. 5, Rev. 8-10-79

- REVISED
- 10-3-90-26 (303) ON
 - 1-24-96-15 (306) LSL
 - 3-16-99-Adj. RL
 - 12-20-99 = 18 (305) RL
 - 3-28-02-24 (301) RL
 - 3-24-03=R/S RL
 - 5-10-07=R/S MH

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



GRADING/DRAINAGE
STORMWATER MITIGATION PLAN

C-1

GRADING/DRAINAGE
STORMWATER MITIGATION
PLAN

CARNICERIA LA FAVORITA
17484 HWY 12
SONOMA, CA. 95476

MEREDITH
ENGINEERING
CIVIL ENGINEERING AND ENVIRONMENTAL SERVICES
PO BOX 407 - EL DORADO HILLS, CA 95762
TEL: 916-438-1100 FAX: 916-438-1102

ZON
271 COLLETT DRIVE
660 4th Street
Suite 202
San Francisco, CA 94107
Phone: 415-398-2323
Fax: 415-398-1100



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

January 27, 2010

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP10-0004
Applicant Name: FLP, LLC
Owner Name: FLP, LLC
Site Address: 850 Watmaugh Road, Sonoma
A.P.N. 128-301-034

Request for 1) two Administrative Certificates of Compliance to recognize historic lots on 246.67 acres and 2) a Minor Subdivision of 163 acres creating four parcels of 33.34, 45.60, 55.58, and 28.48 acres.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **February 17, 2010** and should be sent to the attention of: **PLP10-0004, Scott Hunsperger (shunsper@sonoma-county.org)**. The Project Planner can also be reached at 707-565-2404.

Please send a copy of your comments to the applicant(s) or their representatives.

Surveyor
Health
Public Works - Mitch Simson
Grading and Storm Water
NW Info. Center
Milo Baker Chapter
Board of Supervisors - Supervisors Valerie Brown
Fire
Schell-Vista FPD
Fish & Game
Bay Area Regional Water Quality Control
City of Sonoma Planning Dept.
Treasurer/Special Assessment
Assessor
So. Co. Transit - Bike/Ped. Comm. - S. Schmitz
Federated Indians of Graton Rancheria
Valley of the Moon Alliance
SVCAC

Supplemental Application Information

Existing use of property: Agricultural and Residential

Acreage: 163

Existing structures on property: Agricultural and Residential

Proximity to creeks, waterways and impoundment areas: Creek runs through property

Vegetation on site: Grass, vineyard, scattered trees along creek.

General topography: generally flat, gently sloping northerly

Surrounding uses to (Note: An adjoining road is not a use.)
North: Agricultural and Residential South: Agricultural and Residential
East: Agricultural and Residential West: Agricultural and Residential

New structures proposed (size, height, type):

Number of employees: Full time: _____ Part time: _____ Seasonal: _____

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: private Sewage disposal: private

Provider, if applicable: n/a Provider, if applicable: n/a

New noise sources (compressors, power tools, music, etc.):

Grading proposed: Amount of cut (cu. yds.): _____ Amount of fill (cu. yds.): _____ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No _____ If Yes, indicate area of disturbance(aces): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):

Vegetation to be removed: _____

Will proposal require annexation to a district in order to obtain public services: Yes _____ No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc):

The parcel requesting an ACC will be granted an easement along the southerly boundary of the subdivision as shown, for a private sewage disposal system area. This easement runs along the southerly side of Parcel Two for the transmission to a field on the easterly side of the creek within the fee simple portion of the parcel. This area was tested by our office in March of 2009. Testing for the four parcels for the minor subdivision were done by this office in March of 2009. Exploratory for sewage disposal fields were done on the westerly side of the creek with no such findings, therefore, the fields need to be located on the easterly side of the creek. We have developed the locations to generate as little impact as possible, and the best design criteria as possible for the orderly development of the project. This design of the subdivision will require three crossings of Fowler Creek, two for the subdivision and one for the development of the westerly ACC parcel. These crossings are for the transmission line of sewage. All of the areas tested meet the minimum design criteria for a three bedroom system under current code.

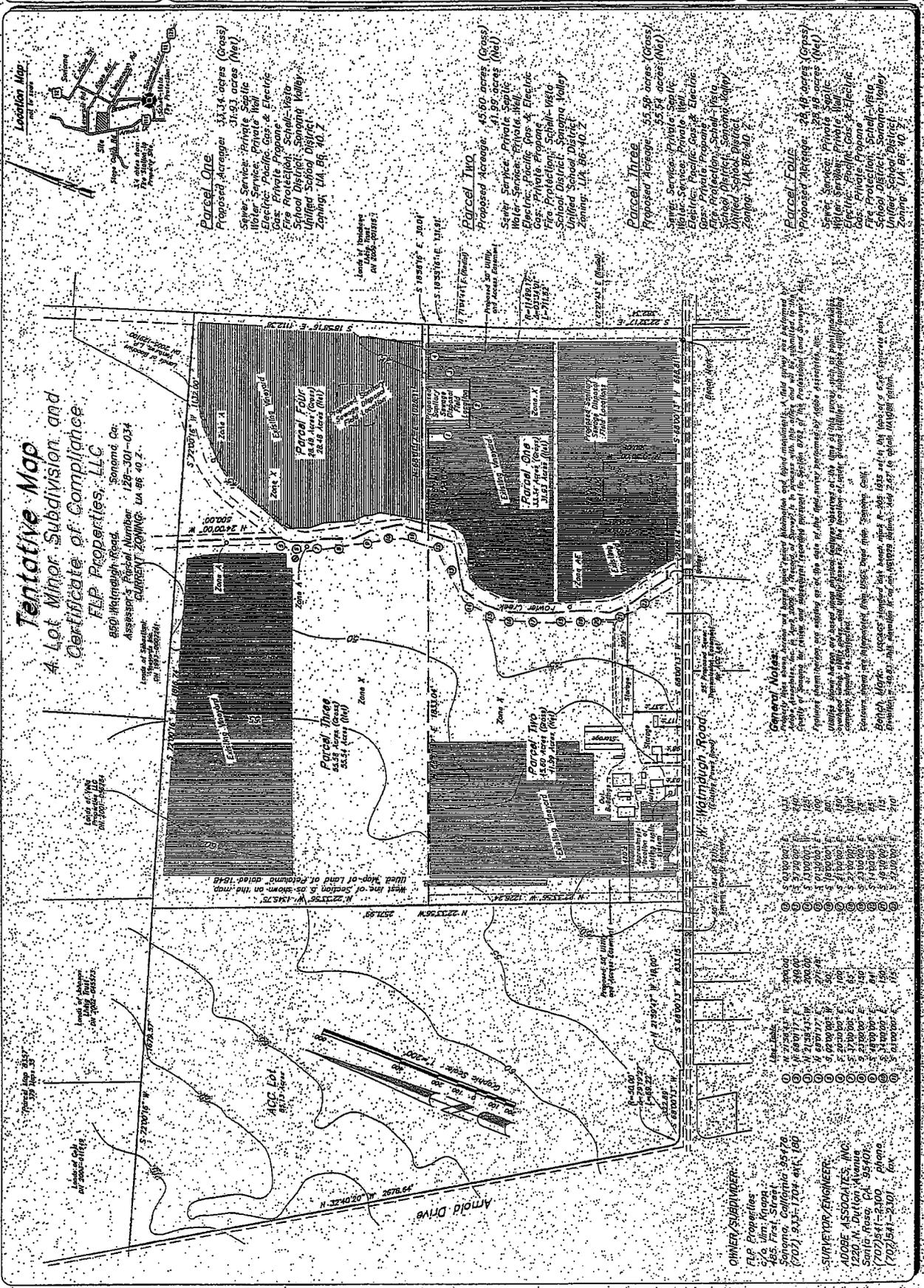
The property to the west is mostly vacant with the exception of a strawberry patch on the southerly side with no buildings on the property. The properties to the north of our project are mostly used for vineyard, and at the northeast corner of the property, Lands of Bacchus Venture L.P, has a single family dwelling, and on the east, the property is vineyard.

The property has been designated as Zone X by FEMA, and Zone AE within the creek. FEMA shows a Zone AE running in a northeasterly direction through Parcel Four. There is not a low point or drainage running through the Parcel Four, and does not impact flooding in this area.

Fire Safe & Vegetation Management Plan

This proposed project intends to adhere to all of the development guidelines at the time of construction. It is proposed to meet the current road and driveway design and construction guidelines as described in the Subdivision Ordinance. Parcels one and two will be accessed off of West Watmaugh Road or through the proposed 50' easements along the westerly and easterly boundaries. These easements are proposed for Parcels three and four to access their property. It is proposed that these private access roads will be 12' wide paved, with 2' shoulders, and turnouts at approximately every 300', or in accordance with Subdivision Standards. The development sites will be determined at the time of construction, and will maintain a fire safe area around the dwellings. These sites will also adhere to the current regulations on water supply for fire protection to the dwellings and other buildings. The current vegetation is mostly vineyard, and does not impose any current fire safety issues. The current fire services provider is Schell Vista approximately 3.4 miles away with a response time of around 4-5 minutes.

The land being subdivided is shown on a Record of Survey that was performed by this office and is in process with the County Surveyor's Office. A copy of which is made as a part of this application.





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

March 3, 2010

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: UPE10-0005
Applicant Name: City of Santa Rosa
Owner Name: Berg Holdings/Sonoma Land Trust
Site Address: 5400 Hwy. 37 and 7670 Lakeville Hwy, Petaluma
A.P.N. 068-180-008; 068-120-014; 068-140-015; 068-190-005, -007, -008, -009, -013, -017

Request for a Use Permit to dispose of biosolids from the City of Santa Rosa operated water treatment facility and spread the material on agricultural lands on several separate parcels.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **March 24, 2010** and should be sent to the attention of:
UPE10-0005, Steve Padovan (spadovan@sonoma-county.org) The Project Planner can also be reached at 707-565-1352.

Please send a copy of your comments to the applicant(s) or their representatives.

Health
Environmental Health
Public Works - Mitch Simson
Ag. Commissioner
Grading and Storm Water
Board of Supervisors - Supervisor Valerie Brown
Fish & Game
Bay Area Regional Water Control
Bay Area Air Quality Management
So. Co. Transit, Bike/Ped. Comm. - S. Schmitz
Valley of the Moon Alliance
SVCAC
Federated Indians of Graton Rancheria

Supplemental Application Information

Existing use of property: Agriculture- See attached Proposal Statement

Acreage:

Existing structures on property: See attached Proposal Statement

Proximity to creeks, waterways and impoundment areas: See attached Proposal Statement

Vegetation on site: See attached Proposal Statement

General topography: See attached Proposal Statement

Surrounding uses to (Note: An adjoining road is not a use.)
North: See attached Proposal Statement South: See attached Proposal Statement
East: See attached Proposal Statement West: See attached Proposal Statement

New structures proposed (size, height, type): N/A

Number of employees: Full time: Part time: Seasonal:

Operating days: See attached Proposal Statement Hours of operation: See attached Proposal Statement

Number of vehicles per day: Passenger: See attached Proposal Statement Trucks: See attached Proposal Statement

Water source: N/A Sewage disposal: N/A

Provider, if applicable: Provider, if applicable:

New noise sources (compressors, power tools, music, etc.): See attached Proposal Statement

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes No X If Yes, indicate area of disturbance(acres):
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):

Vegetation to be removed: See attached Proposal Statement

Will proposal require annexation to a district in order to obtain public services: Yes No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): N/A

City of Santa Rosa Seasonal Land Application of Biosolids

Use Permit Application Proposal Statement

The City of Santa Rosa operates the Subregional Water Reuse Facility (Laguna Plant), a tertiary-level wastewater treatment facility that serves the Subregional partners including the cities of Santa Rosa, Sebastopol, Cotati, Rohnert Park and the Sonoma County South Park Sanitation District. As the owner and operator of the Laguna Plant, the City currently manages Class B biosolids¹ through agricultural land application, composting, and when production exceeds the capacity of these two programs, disposal at a permitted landfill facility.

Need for the Project

The City of Santa Rosa is currently applying Class B biosolids as a soil amendment at three City-owned farms located on Occidental and Llano Road, as well as on two privately owned farms located along Lakeville Highway in southern Sonoma County. Approximately 900 acres are available for land application of biosolids at these existing sites. The acreage available for land application of biosolids at the three City owned farms has been reduced by approximately 250 acres due to the potential California tiger salamander habitat. In addition, another 125 acres has been lost along Lakeville Highway due to one of the two application sites being converted to a U.S. Fish & Wildlife Service preserve.

The proposed project would offset the loss of available acreage for land application by establishing agreements at three new sites in southern Sonoma County to provide increased flexibility for agricultural land application of Class B biosolids. Combined, the three new sites would provide approximately 1,125 acres of land that would be available for agricultural land application of biosolids. The project is not intended to increase the treatment capabilities or capacity at the Laguna Plant.

Agricultural Land Application Sites

The regional location of the three proposed agricultural land application sites is shown on Figure 1. A site map for each site is provided in Figures 2 through 4. A description of each site is provided below.

Site 1: Site 1, the Scallywag Ranch, is located at 7670 Lakeville Highway (AP# 068-120-014), west of Lakeville Highway near Twin House Ranch Road (see Figure 2). The site is approximately 173 acres in size, is owned by Berg Holdings and is currently farmed by Craig Jacobsen for oat hay. About 150 acres of the site would be used for agricultural land application. The site is located in the Petaluma Watershed. A drainage canal divides the center of the property. To the west is the Riverside Equestrian Center. Further west is the Petaluma River. To the north is Twin House Ranch Road, and further north is agricultural land. To the east and south is agricultural land. The site is located on tidal flats and has a soil classification of Reyes silty clay (0-2% slopes) (USDA 1990). Sampling of the surface soils at the site indicates that the soils are fairly acidic (pH 5.0) (Winzler & Kelly 2009).

The City currently uses 35- to 40-foot diesel hydraulic end-dumping semitrailers averaging 23 wet tons per load.

The Class B biosolids would be hauled Monday through Saturday, 7:00 a.m. to 6:00 p.m., May 1 through October 31 of each year. The Sonoma County Environmental Health Department prohibits hauling biosolids and storing them on application sites between October 31 and May 1. The beginning of the biosolids hauling season would be weather-dependent and may begin on May 1 if the last few weeks of April have been dry enough for trucks to enter the fields where the biosolids would be stored, and if no rain is in the long-range forecast.

Biosolids hauled to the sites would be stockpiled at their destination, where they would remain until spread. The biosolids would be stockpiled into long rows on the edges of the fields on which they would be established. In the event of rain prior to spreading, berms would be constructed around the piles such that surface runoff would be contained with the storage area.

The biosolids would be applied only once per year. Spreading and incorporation activities would be accompanied by annual re-seeding. This would typically be done in mid-October prior to the onset of the rainy season. County restrictions allow hauling of biosolids through October, however, the normal practice would be to haul only through September to avoid having unincorporated biosolids in the field in the event of early rain. Per Health Department rules, biosolids would be incorporated into the soil within 72 hours of spreading. The sites would not be irrigated, and typically 1-2 crops per season would be harvested. The crop would be harvested in the spring once the soil is dry enough for harvesting equipment to operate. The land would be kept fallow until re-seeding would occur in the fall.

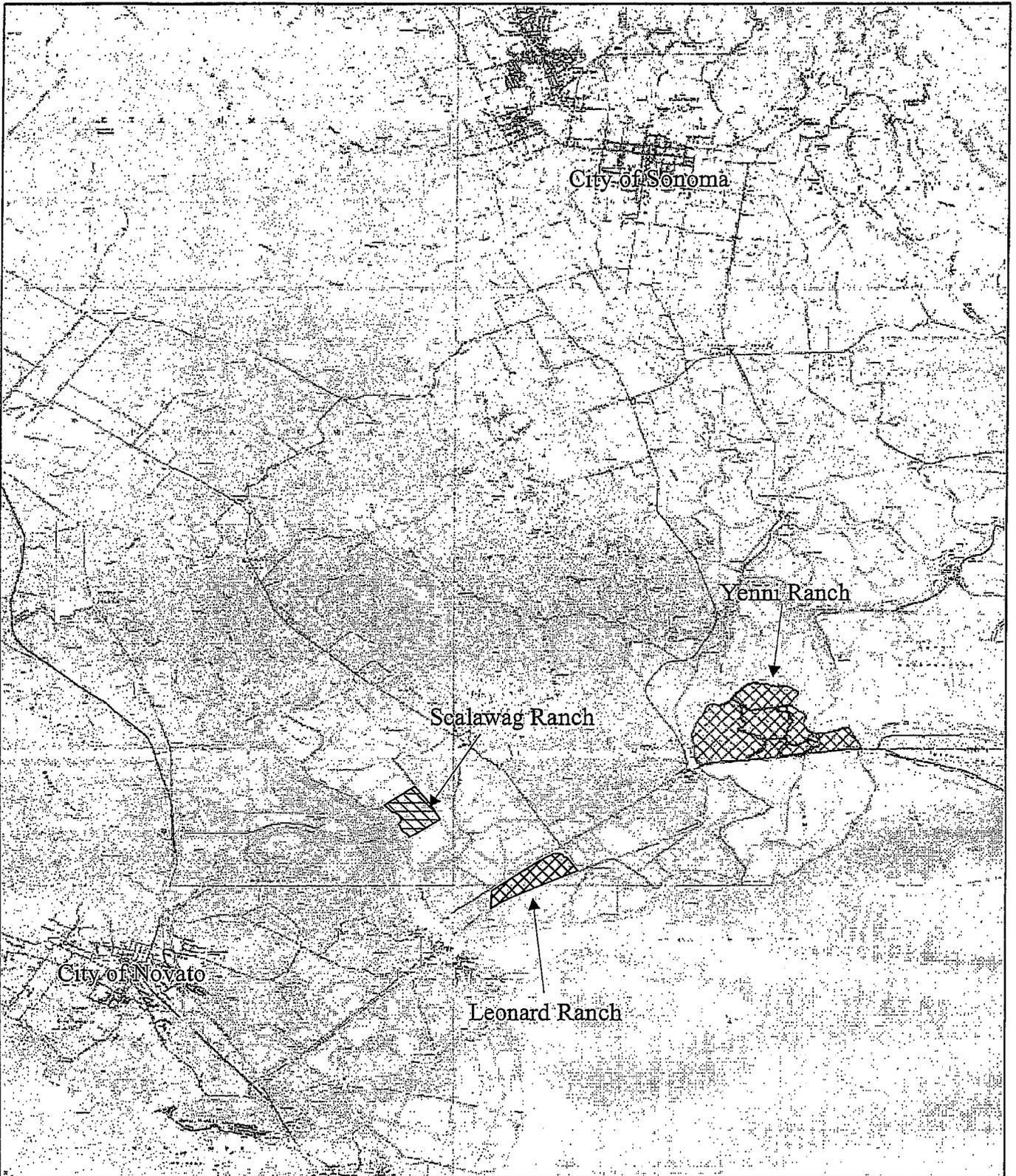
The biosolids would be applied by truck-mounted or tractor-powered spreaders specifically designed for biosolids application. The appropriate quantity of biosolids to be spread at the sites would be established each year to meet the agronomic demand of the crop and calculated according to the Management Plan for Beneficial Reuse of Biosolids by Land Application (Nolte and Associates, June 1993). The Nolte (1993) report is the predecessor of the current Biosolids Plan. The Nolte (1993) report calculated allowable application rates for the crop types and yields specific to the project. In the South County area, this would typically be 20 to 30 tons per acre per year. All loads leaving the Laguna Plant are weighed, and average total solids content is analyzed daily.

Approximately 7 truck trips would be necessary to meet the agronomic demand of the winter grain crop that would be produced at the sites. The entire dry season period would be needed to make this many trips given the availability of biosolids storage.

The City has established a Spill Response and Traffic Plan which contains emergency contacts and notification procedures, requirements for personal protective equipment, response instructions for spill during biosolids transport and the proposed route for all vehicles handling biosolids.

In accordance with 40 CFR Part 503, application would occur no closer than 10 feet from property lines; 33 feet from primary agricultural drainage ways; 50 feet from public roads and onsite residences; 100

48



Legend

-  Scalawag Ranch
-  Leonard Ranch
-  Yenni Ranch

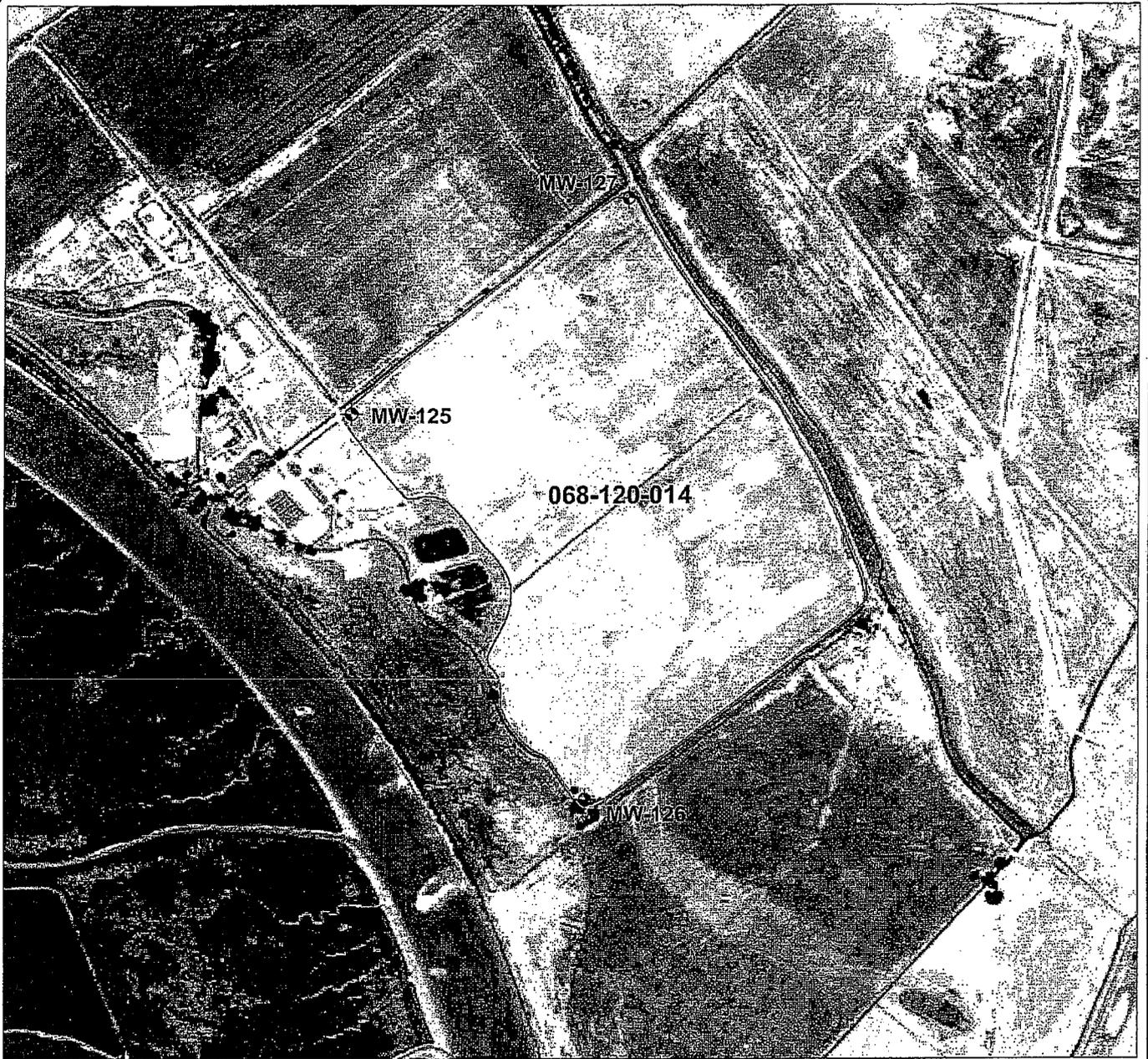


0 1 2 Miles

1 in = 2 miles

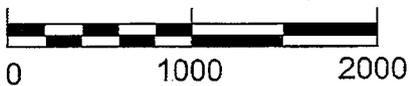


Figure 1
Vicinity Map
City of Santa Rosa
Proposed Land
Application Sites



LEGEND:

⊕ Existing Monitoring Well Locations



Approximate Scale: 1"=1000'

Figure 2
Scalawag Ranch
City of Santa Rosa
Proposed Land
Application Sites



LEGEND:

⊕ PROPOSED MONITORING WELL LOCATIONS

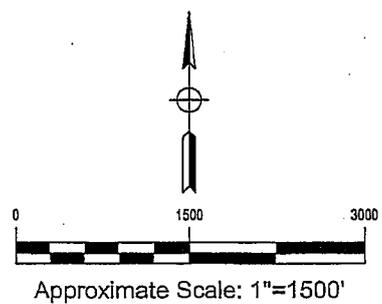


Figure 4
Yenni Ranch
City of Santa Rosa
Proposed Land
Application Sites

COUNTY ASSESSOR'S PARCEL MAP

68-14

TAX RATE AREA
136-017
136-018

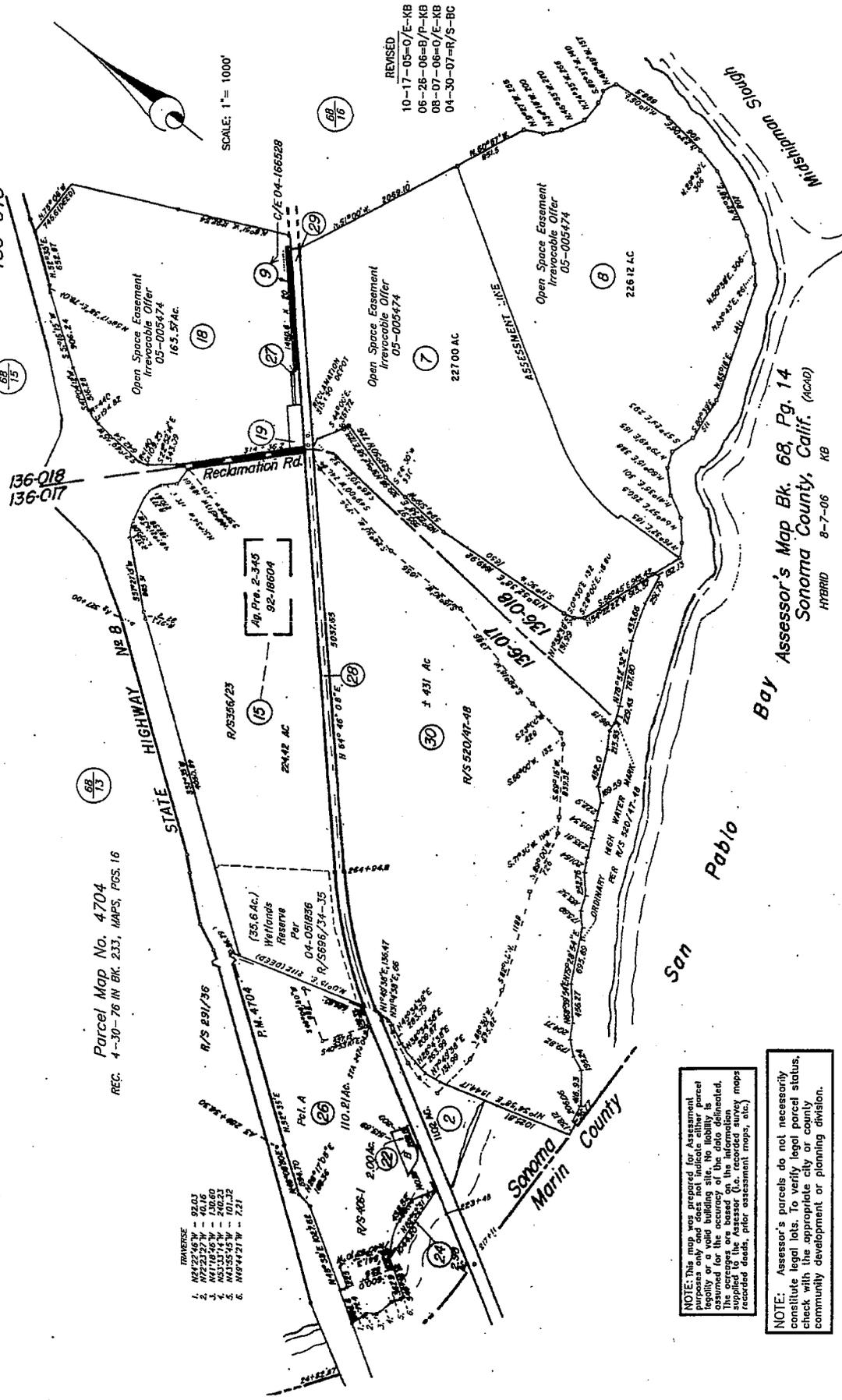
Parcel Map No. 4704

REC. 4-30-76 IN BK. 233, MAPS, PGS. 16

- TRANSVERSE
1. N42°22'45"W - 92.03
 2. N41°10'45"W - 150.00
 3. N53°33'14"W - 240.23
 4. N43°55'45"W - 107.22
 5. N69°42'21"W - 72.21

SCALE: 1" = 1000'

REVISED
10-17-05=O/E-KB
06-28-06=B/P-KB
08-07-06=O/E-KB
04-30-07=R/S-BC



Bay Assessor's Map Bk. 68, Pg. 14
Sonoma County, Calif. (ACAP)
HYBRID 8-7-06 KB

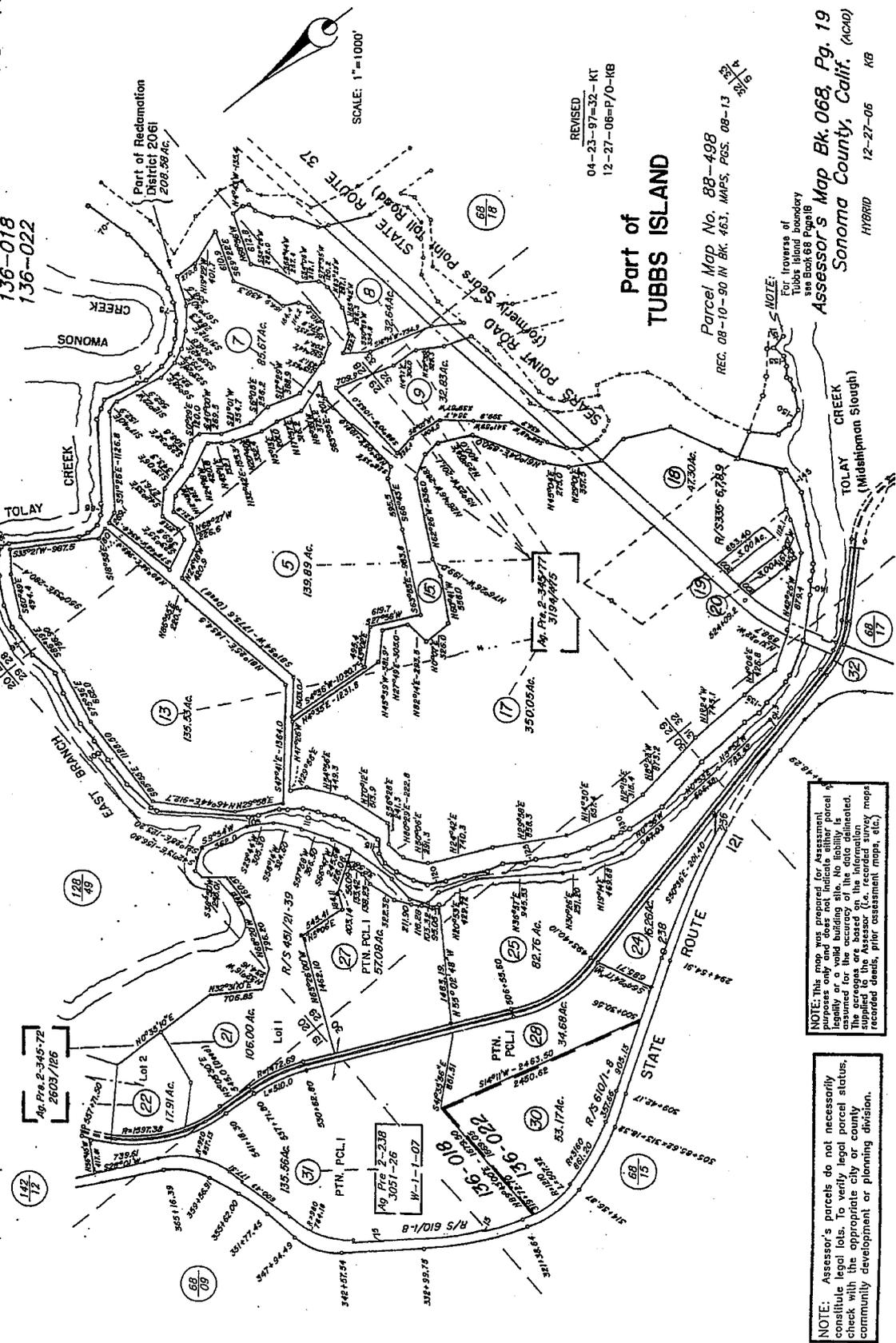
NOTE: This map was prepared for Assessment purposes only and is not intended to be used as a legal document. No liability is assumed for the accuracy of the data depicted. The acreages are based on the information provided by the applicant and may differ from recorded deeds, prior assessment maps, etc.

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.

COUNTY ASSESSOR'S PARCEL MAP

68-19

TAX RATE AREA
136-018
136-022



REVISED
04-23-97=32-KT
12-27-06=P/O-KB

Part of
TUBBS ISLAND

Parcel Map No. 88-498
REC. 08-10-90 IN BK. 463, MAPS, PGS. 08-13

For Traverses of
Tubbs Island boundary
see Book 68 Page 18
Assessor's Map Bk. 068, Pg. 19
Sonoma County, Calif. (AC40)
HYBRID 12-27-06 KB

NOTE: This map was prepared for Assessment purposes only and does not indicate whether parcels are or will be subject to taxation. The acreages are based on the information furnished 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.

CHAPTER 2.56 - SOUTH COUNTY DEVELOPMENT STANDARDS

Sections:

- 2.56.010 - Purpose
- 2.56.020 - Glen Ellen
- 2.56.030 - Highway 12
- 2.56.040 - Mayacamas Mountains
- 2.56.050 - Taylor Mountain/Sonoma Mountain

2.56.010 - Purpose

[SOURCE: NEW]

This Chapter provides local area development standards for specific unincorporated areas within the South County.

2.56.040 - Mayacamas Mountains

- A. Purpose.** The Mayacamas Mountains range, including the surrounding foothills, is one of the most significant physical geographic features of southern Sonoma County and therefore warrants special protective measures to retain its scenic quality. The purpose of this section is to reduce the visual impact of residential and related development in areas of the Mayacamas Mountains range visible from public viewing locations, where structures adversely affect the scenic quality of those areas.
- B. Applicability.** The standards established by this Section apply within the Mayacamas Mountains area as shown in Figure 5-3. These standards apply to single family dwellings, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are visible from a designated scenic corridor roadway identified in Subsection B.1.
- 1. Scenic corridor locations.** The scenic corridor roadways covered by this Section include the following.
- i. Any roadway within Planning Area N° 9 that is designated in the Circulation and Transit Element of the General Plan as a primary arterial, secondary arterial, or major collector.
 - ii. Certain public streets within the city limits of the city of Sonoma as follows:
 - (1) West Spain Street from Sonoma Highway to First Street West;

(2) The proposed development is not in conflict with Section 2.28.150 (Scenic Resources Combining District).

d. Effect on residential density. Nothing contained in this Section shall reduce the residential density allowed under this Chapter.

e. Conflicting provisions. Where a provision of this Section conflicts with any design standard or guideline of the General Plan, an applicable specific or area plan, or this Article, the more restrictive provision shall control; provided that the application of the more restrictive provision shall be limited to only those provisions which address the construction of a single-family dwelling and/or appurtenant structure that is subject to these standards.

C. Site planning standards.

1. Applicability. The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway subject to the provisions of this Section, except:

a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and

b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 2.28.150 (Scenic Corridor Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District..

2. Siting criteria. All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from any designated scenic corridor roadway. The term "viewed" shall mean what is visible to a person of normal eyesight from a designated scenic corridor roadway.

3. Alternative siting. The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.

4. Use of existing vegetation and site features. Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from a designated scenic corridor roadway. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural

following installation.

2. **Plant species.** Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the Decision Maker. Planting shall also comply with the fire safe standards in Chapter 13 of this Code.
 3. **Waiver of landscaping requirements.** Where the Director determines that because of soil or climatic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements provided that the single-family dwelling and/or appurtenant structure is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director first has first determined that the applicant has:
 - a. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived; and
 - b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.
- G. Implementation of requirements.** Properties subject to these standards shall have duly recorded deed restrictions running with the land and requiring each present and future owner to comply on an ongoing basis with the requirements of this Section.

Sec. 2.56.050 - Taylor Mountain/Sonoma Mountain development guidelines.

[SOURCE: SCC 26-90-050]

- A. Purpose.** These standards are intended to reduce the visual impact of residential and related development within the Taylor Mountain/Sonoma Mountain area as visible from a designated scenic corridor roadway.
- B. Applicability.** The standards established by this Section apply within Taylor Mountain/Sonoma Mountain area as shown in Figure 5-4. These standards apply to single family dwellings, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from a designated scenic corridor roadway.
- C. Use of standards.** These standards shall be utilized by the Department and applicable local citizen's committees having jurisdiction to conduct Design Review (Section 2.62.030) to evaluate any Building Permit application for a proposed single-family dwelling, and/or an appurtenant structure, within the area shown in Figure 5-2.
 1. **Effect on existing structures.** A legal single-family dwelling or appurtenant structure existing on the effective date of this Section shall be deemed to comply with this Section.

D. Site planning standards.

1. **Applicability.** The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway subject to the provisions of this Section, except:
 - a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and
 - b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 2.28.150 (Scenic Corridor Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District..
2. **Siting criteria.** All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from any designated scenic corridor roadway. The term "viewed" shall mean what is visible to a person of normal eyesight from a designated scenic corridor roadway.
3. **Alternative siting.** The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.
4. **Use of existing vegetation and site features.** Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from a designated scenic corridor roadway. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural improvements shall be limited to only that necessary to accommodate the construction consistent with these standards. The applicant shall provide the Department a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the site development.
5. **Skylining prohibited.** No portion of a single-family dwelling, appurtenant structure, or any portion thereof shall appear against the sky when viewed from a designated scenic corridor roadway.
6. **Roads and driveways.** The grade and alignment of each new access road, including any driveway, related to the construction of any single family dwelling and/or appurtenant structure shall be located and designed to minimize the visibility of each road and road cut from the designated scenic corridor roadways.

- b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.

G. Implementation of requirements. Properties subject to these standards shall have duly recorded deed restrictions running with the land and requiring each present and future owner to comply on an ongoing basis with the requirements of this Section.