

B

Type

X

Plans

BLD 17 - 4207

Permit Number

13758

Street Number

Arnold Dr

Street Name

GLE

Community Code

054-340-032

APN



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 Ventura Avenue, Santa Rosa, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees for: BLD17-4207

Site Address: 13758 Arnold Dr [GLE] **Activity Type:** Building Permit With Plan Check
APN: 054-340-032 **Initialized By:** SHUNSPER
Fire District: Glen Ellen FPD **Bldg Insp Area:** 08
Valuation: \$78,965.09 **Ag/Comm/Res:** Commercial
Description: COMMERCIAL TENANT IMPROVEMENT 1723 SQ FT RESTAURANT/BAKERY

Owner: HANSSON CHRISTINE TR &
 HANSSON HANS TR
 570 OAK PARK DR
 SAN FRANCISCO, CA 94131

Applicant: WIX HENRY WILLIAM
 4849 OLD REWOOD HWY
 SANTA ROSA, CA 95403
 707 576 7766

Fee Item	Description	Account Code	Total Fee
Invoice No:	304921	Date: 08/30/2017	
0115-000	Fire Life Safety - Commercial Review	20020200-45301-13105	\$197.00
0140-015	Technology Enhancement - Type III	26010104-46040-10005	\$48.00
0706-000	Engineering Review - Minimum Clearance	26010111-45061-10005	\$85.00
0060-000	Plan Check Fee	26010115-41051-10005	\$1,065.23
Invoice No:	309862	Date: 11/30/2017	
0735-010	NPDES Fees - >\$25,000	26010112-41142-10005	\$169.72
0122-000M	Electrical Minimum Permit Fee	26010115-41051-10005	\$460.25
0123-000M	Mechanical Minimum Permit Fee	26010115-41051-10005	\$79.00
0124-000M	Plumbing Minimum Permit Fee	26010115-41051-10005	\$79.00
0132-000	Building Permit Fees - New Construction	26010115-41051-10005	\$1,697.19
0145-000	Planning Administration Fee	26010400-45061-11110	\$254.58
2002-020	Traffic Mitigation - South County - Commercial	34010300-41152-11054	\$4,633.35
0051-000	Strong Motion - Other	80170200-46040-82385	\$22.11
0052-000	California Building Standards Admin Fee	80170300-46040-82390	\$4.00

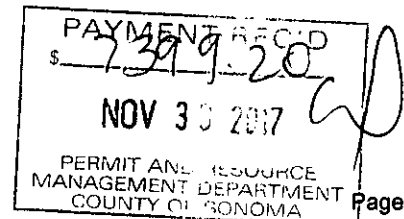
Invoiced Total Fees: \$8,794.43
Total Paid: \$1,395.23
Project Balance Due: \$7,399.20

When validated below, this is your receipt

Plan Check will Expire: 6/9/2018 **Permit will Expire:** 7/25/2020

Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.



COUNTY OF SONOMA - PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

Please Print Your Name: HENRY WIX Date Applied: 8/30/2017

INFORMATION WITHIN HEAVY LINE TO BE COMPLETED BY APPLICANT

SITE LOCATION INFORMATION - PRINT CLEARLY

Site Address: 13758 ARNOLD DRIVE City: GLEN ELLIOTT ZIP: 95442
 Cross-Street: LONDON RANCH ROAD APN: 054-34002 Project Phone #: () Project Fax #: ()
 Directions: HWY 12 S. TO ARNOLD DRIVE Email address: _____ Unit #: _____ Lot #: _____
 Describe Project: INTERIOR TRAVANT FOR RESTAURANT/BAKERY TO INCLUDE: ELECTRICAL, WPLNG, DOOR & FINISHES. PLUS EXPANSION OF PARKING TO TERRACE Living Area: _____ Garage: _____ Decks: _____ Contract Price: _____

OWNER NAME AND ADDRESS

APPLICANT NAME AND ADDRESS

Name: HANS & CRISTINE HANSSON Name: HENRY WIX - WIX ARCHITECTURE
 Mailing Address: 570 OAK PARK DRIVE Mailing Address: 4049 OLD REDWOOD HWY
 City: SAN FRANCISCO State: CA ZIP: 94131 City: SANTA ROSA State: CA ZIP: 95403
 Day Ph: 415 223.4570 Fax: () Day Ph: 707 953-3600 Fax: ()

CONTRACTOR INFORMATION

OTHER PERSONS (ARCHITECT, ENGINEER, ETC.)

Company Name: W. SCOTT MILLER CONSTRUCTION Name: (SEE ABOVE - ARCHITECT)
 Address: P.O. BOX 1537 Address: _____
 City: SEBASTOPOL State: CA ZIP: 95473 City: _____ State: _____ ZIP: _____
 Day Ph: 707 292.4805 Fax: () Day Ph: () Fax: ()

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: MEEA/GALIN HAYES INSURANCE
 Policy No.: 103GL0017438-00

CONSTRUCTION LENDING DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 1097, Civ. C.)
 Lenders Name: _____
 Lenders Address: _____
PLANS ON ROLL

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Exp. Date: _____ Applicant: _____
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

FOR DEPARTMENT USE

Zoning: LC LG6E1 32 File No.: ADR17-0101 Acres: 6.37
 Existing Use/Structures: comm. bldg.
 Proposed Use/Structures: Tenant Improvement for restaurant/Bakery
 Zoning Min. Yard Requirements: Front _____ Left _____ Right _____ Back _____
 NOTE: Fire Safe Standards require all parcels greater than 1 Acre to have a min. 30' setback unless mitigated. Mitigation Required Address subject to change
 Approval for Permit Issuance: _____ Approval for Occupancy: _____
 By: Scott Orr by SH By: _____
 Date: 11/30/17 Date: _____
 Conditions: _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. B & P.C. for this reason: Licensed Architect

Sewer Connection: Available Fees Paid
 Approved by: Deby Turner by SH Date: 11/30/17

Road Encroachment: Fees Paid
 Approved by: _____ Date: _____

Septic System Permit/Clearance # _____
 Approved by: _____ Date: _____

Flood Zone: Yes No 100 Year Flood Elevation: _____
 Site Review _____

Drainage Review: Steve Snow by SH Date: 11/8/17
 Approved by: _____ Date: _____

Fire: Brown Waters by SH Date: 11/29/17
 Approved by: _____ Date: _____

Code Enforcement Violation Yes No Violation # _____
 This permit is limited to _____ days.

Work Authorized: Restaurant/Bakery TI/Remodel

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: <http://www.reginfo.ca.gov/calaw.html>.
8/30/2017
 Date Signature of Property Owner or Authorized Agent

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Lic. Class: B Lic. No.: 583452
 Exp. Date: _____ Contractor: _____

ASBESTOS DECLARATION

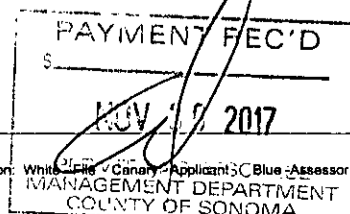
Written asbestos notification pursuant to Part 61 of Title 40 of the Code of Federal Regulations is required when asbestos exists in buildings, or portions thereof, undergoing demolition. I hereby declare that demolition authorized by this permit is from construction that () does () does not contain asbestos, or that () no demolition is authorized by this permit.

I certify that I have read this application and affirm under penalty of perjury that the above information is correct. I agree to comply with all local Ordinances and State laws relating to building construction. I hereby authorize representatives of the County of Sonoma to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption for the Worker's Compensation provision of the Labor Code, should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked.

PERMITTEE SIGNATURE: _____
4049 OLD REDWOOD HWY, SR 95403
 ADDRESS CITY ZIP
 Contractor Owner Other Licensed Professional

<input checked="" type="checkbox"/> Plans Approved	<input type="checkbox"/> Post FIRM	<input type="checkbox"/> Aiqst Prior Report Available
<input type="checkbox"/> No Plans Subject to Field Inspection	<input type="checkbox"/> Pre FIRM	<input type="checkbox"/> Geotechnical report Available
Plan Check Cleared By: <u>O. W. H. S.</u> Date: <u>11/29/17</u>	Type of Construction: <u>B</u>	Occupancy: <u>A2</u>
Permit Cleared for Issuance By: <u>SH</u> Date: <u>11/30/17</u>	Auto. Fire Sprinklers Req'd: <u>YES</u>	No. of Stories: <u>1</u>
	No. of Units: _____	No. of Bedrooms: <u>0</u>
		Certificate of Occupancy: _____

Machine Space for Permit Fee



Distribution: White - File v. Canary - Applicant's C. Blue - Assessor Cardstock - Inspector

MANAGEMENT DEPARTMENT COUNTY OF SONOMA

JOB ADDRESS: 13758 ARNOLD DR GLEN ELLIOTT PERMIT NUMBER: BLD17-4307 INSPECTION AREA: 8

THIS PERMIT SHALL EXPIRE IN THREE(3) YEARS FROM DATE FEES ARE PAID UNLESS OTHERWISE NOTED BY CODE ENFORCEMENT



County of Sonoma
Permit & Resource Management Department

November 21, 2017

Henry Wix
4849 Old Redwood Highway
Santa Rosa, CA 95403

Re: File No.: ADR17-0101
Address: 13758 Arnold Drive, Glen Ellen
APN: 054-340-032

The Project Review Section of the Sonoma County Permit and Resource Management Department (PRMD) has reviewed and hereby approves your Administrative Design Review permit for a parking lot expansion with landscaping.

The subject parcel is LC (Limited Commercial District), LG/GE1 (Glen Ellen Local Guidelines Subarea 1) and SR (Scenic Resources). The project is subject to the LC zoning regulations and development criteria of the Glen Ellen Development and Design Guidelines.

Based on our review, it has been determined that the project complies with zoning regulations and design guidelines, and is compatible with the scenic character of the area based on the following findings:

1. The project is consistent with the Limited Commercial Zoning requirements and Glen Ellen Development and Design Guidelines in that:
 - a. Provides climate appropriate landscaping.
 - b. Fits the size, scale, and character of Glen Ellen.
 - c. Provides safe and functional circulation for pedestrians, bicyclists, and vehicles.
 - d. The proposed parking lot expansion minimize tree removal, cut and fill, and respond to site constraints.
 - e. Meets Design Review requirements
2. The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15304 (minor alteration to land).

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter. If you have any questions, feel free to contact me at 707-565-1754 or by e-mail at Scott.Orr@sonoma-county.org. Please refer to your file number (ADR17-0101) when making inquiries.

Sincerely,

Scott Orr
Project Planner

:so

Enclosure: Conditions of Approval dated November 21, 2017
c: File No.: ADR17-0101
Christine Hansson TR & Hansson Hans TR



Conditions of Approval

Date: November 21, 2017 **File No.:** ADR17-0101
Applicant: Henry Wix **APN:** 054-340-032
Owner: Christine Hansson **Address:** 13758 Arnold Drive, Glen Ellen

Project Description: Request for design review on a parking lot expansion from 5 spaces to 11 with landscaping.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

Please be advised that your application is approved based on the application materials and project description dated September 7, 2017 and as modified by following Conditions of Approval. There shall be no further modification of the approved design without prior written authorization by the Director of PRMD and/or other authorized staff.

PLANNING:

1. This project shall be constructed and maintained in conformance with the project description and plans as modified by these Conditions of Approval. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit, subject to penalty.
2. The approved landscaping is as follows:
Landscaping: New Zealand Flax, Zonal Geranium, Goldilocks Rocks, Thymus Foxley, Groundcover Rosemary, Violet Trumpet Vine, Climbing Thornless Rose, Carolina Jessamine.
3. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.
4. Building plans shall include the landscape and irrigation plans as approved with this design review approval. Please note that landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO).
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-091.pdf>
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-092.pdf>
5. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall

be replaced immediately.

6. Any grading, building, or other permit plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted 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, firepits, 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."

7. You have 24 (twenty four) months from the date of approval of this letter to substantially initiate your project. If you do not substantially initiate your project within this time frame, you can apply for a one time, 1-year extension of time. Fees apply for the 1-year extension of time.

Grading Permit Questionnaire

GRD-002

Purpose: To assist in determining when a grading permit is required.

Background: Grading is regulated by Chapter 11 of the Sonoma County Code (SCC). Grading is the removal or deposition of earth material by artificial means. Earth material is defined as any rock or natural soil or combination thereof. Grading is generally a combination of excavation (cuts) and placement (fill) of soil. Grading does not include routine farming practices. See SCC §11.26.020. Common examples of grading include construction of driveways, building pads, or site improvements, and restoration or stabilization of hillsides, slopes, or stream banks. A grading permit is required prior to commencing any grading or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by SCC §11.04.010.A.

Questionnaire: To determine if a project requires a grading permit, please answer all the questions below. If a response to any question is unknown, contact a design professional for assistance and/or consult with the Permit and Resource Management Department Grading & Storm Water staff. **Incorrect or false answers may cause delays processing and/or issuing permits related to the project.**

Note: A "No" answer may be selected for questions 1-4 for cuts below existing or finish grade for basements, and footings of buildings, retaining walls, swimming pools, or other structures, and for fills using only material from the excavation, where authorized by a valid building, agricultural exemption, or demolition permit. The placement of fill must be shown on the approved plans. Fill that is intended to support structures or surcharges may be greater than 1 foot in depth only if a soils report justifies the use of the fill. This exemption shall not apply to any fill that is engineered grading. See SCC §11.04.010.C.4.

Questions	Yes	No	Unknown
1. Does the project include cut or fill exceeding 50 cubic yards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the project include cut or fill greater than 3 feet in depth?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project include a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does the project include fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope exceeding 15 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the project include any fill within the Flood Prone Urban Area (FPUA)? See map on reverse side of this form for the location of the FPUA.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the project include any fill within a Special Flood Hazard Area subject to flooding by the 1 percent annual chance flood (100-year flood)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Acknowledgment: I, as the applicant, understand that a "Yes" answer to any of the above questions means that a grading permit is required for my project and that the grading permit must be issued before any related building permit(s) can be issued. If any answers are "Unknown" to me, I should contact my design professional immediately to determine if a grading permit is required for my project or circumstance. Furthermore, I understand that incorrect or false answers may cause delays processing and/or issuing permits related to my project.

Henry Wix
Applicant Printed Name

[Signature]
Applicant Signature

8/30/2017
Date

13758 ARNOLD DRIVE
Property Address(es)

054-340-032
Assessor's Parcel Number(s)

BLD17-4207
Building Permit Number(s)

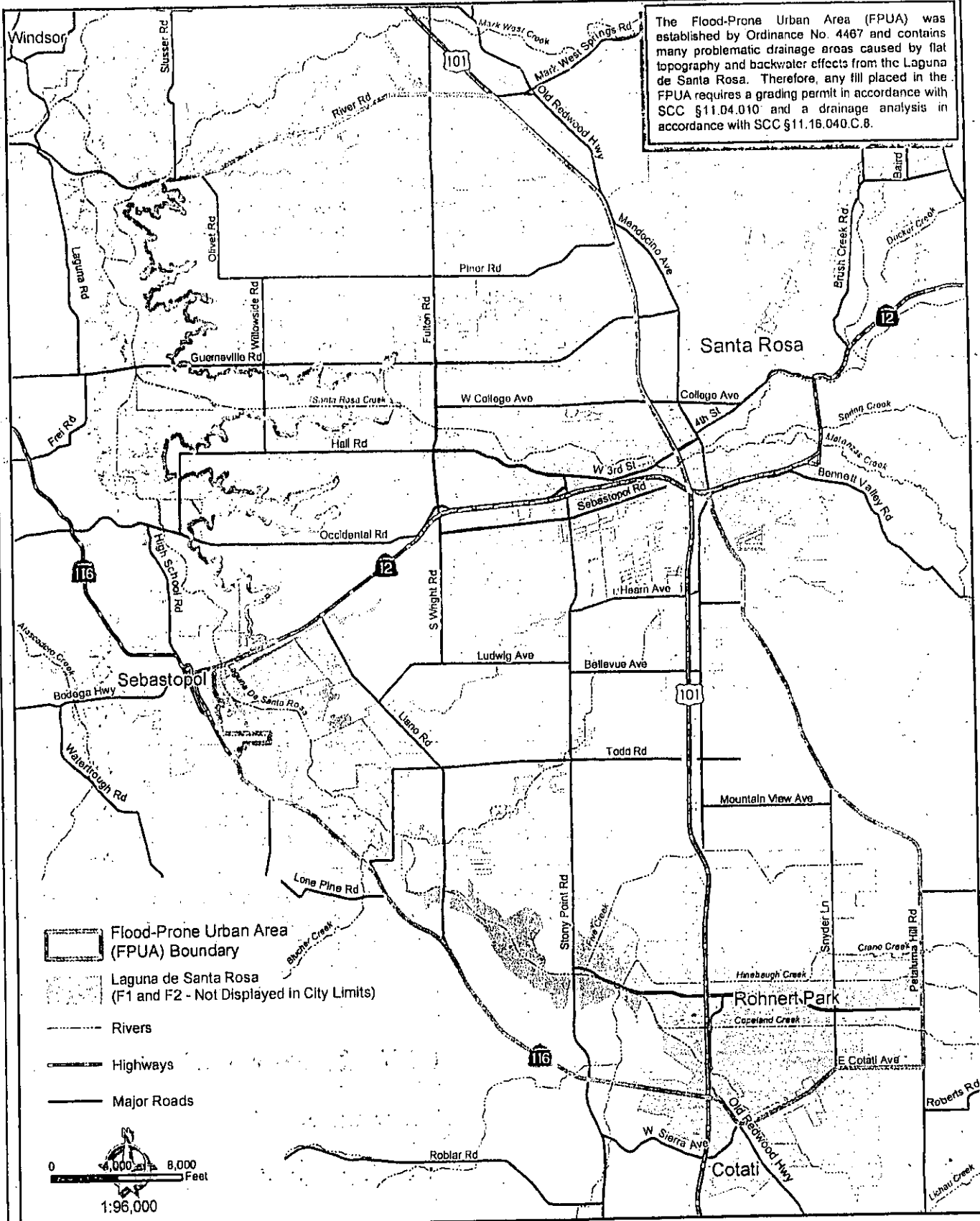


Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900

www.PermitsSonoma.org

FLOOD-PRONE URBAN AREA

The Flood-Prone Urban Area (FPUA) was established by Ordinance No. 4467 and contains many problematic drainage areas caused by flat topography and backwater effects from the Laguna de Santa Rosa. Therefore, any fill placed in the FPUA requires a grading permit in accordance with SCC §11.04.010 and a drainage analysis in accordance with SCC §11.16.040.C.8.



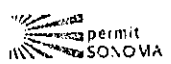
Legend

- Flood-Prone Urban Area (FPUA) Boundary
- Laguna de Santa Rosa (F1 and F2 - Not Displayed in City Limits)
- Rivers
- Highways
- Major Roads

Scale: 0 4,000 8,000 Feet
1:96,000

Map Scale and Reproduction methods limit precision in physical features displayed. The map is for illustrative purposes only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions.

No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California. Maps contained in a planning document published by PRMD can be photocopied by members of the public for review and comment purposes.



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