



Type



Plans

MNS07-0023

Permit Number

680

Street Number

SEBASTOPOL RD

Street Name

BEL

Community Code

125-161-033

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 / Invoice for: MNS07-0023

Project Address: 680 SEBASTOPOL RD BEL
Cross Street: AVALON & SEBASTOPOL RD
Wednesday, November 07, 2007

Printed:

APN: 125-161-033

Initialized by: KTheriau
Activity Type: C-MNS 701

Description: MINOR SUBDIVISION

Owner: LINK KEN ET AL
304 BURLWOOD CT
SANTA ROSA CA 95401

Applicant: DERING RON
717 COLLEGE AVE
SANTA ROSA CA

95404
707 525 9966

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
334	EH REVIEW PUB SEW & WAT	025015-3355	167.00	.00	.00
435	PLNG REF TO SANITATION	025015-1465	158.00	.00	.00
610	PROJ REV ADV COMM (PRAC)	025015-3157	819.00	.00	.00
611	PLNG REF TO CO SURVEYOR	025015-3322	157.00	.00	.00
615	PUBLIC ROAD REVIEW	025015-3140	437.00	.00	.00
1080	MNR SUBD/RECONFIGURATION	025015-3819	2,971.00	.00	.00

\$4,709.00 \$0.00

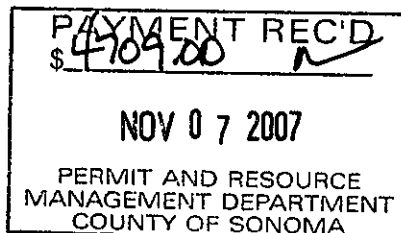
Total Fees: \$4,709.00

Total Paid: \$0.00

Balance Due: \$4,709.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

File#: MNS 07 - 0023

Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Zoning Permit
- Other: RE-SUBMITTAL

Applicant (Contact Person):

Name: RON DEERING, ESQ
 Mailing Address: 717 COLLEGE AVE
S-ROSA CA 95404
 City/Town: S-ROSA State/Zip: CA 95404
 Phone: 525-9966 Fax: 525-9967
 Signature: [Signature] Date: 11-5-07

Owner, if other than Applicant:

Name: DENNIS LINK
 Mailing Address: 2711 GALLOP DRIVE
S-ROSA 95407
 City/Town: S-ROSA State/Zip: 95407
 Phone: 707-477-2260 Fax: [Signature]
 Signature: [Signature] Date: [Signature]

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State/Zip	City/Town State/Zip	City/Town State/Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax

Project Information:

Address(es): 680 SEBASTIAN RD / 590 AVALON AVENUE
125-101-033
 Assessor's Parcel Number(s): [Blank]
 Project Description: RE-SUBMITTAL OF PREVIOUSLY APPROVED
SUBDIVISION CONSISTING OF ONE 23,750' PARCEL AND A
10,830 SF AND 12,691 SF
 Site Served by Public Water? yes no
 Site Served by Public Sewer? yes no
 Number of new lots proposed: (2)

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: S Supervisorial District: S Current Zoning: C2, R186-SU/AC-VOLT General Plan Land Use: GC, UR-S
 Specific Plan: S. Santa Rosa Area Plan, Bayland Redevelopment S.P. Land Use: S.R. Urban Service Area Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor: _____

Previous Files: 1005-0087, MNS05-0004, UPE05-0069, UPE06-0086

Application accepted by: [Signature] Date: 11-7-07

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Minor Subdivision - Supplemental Application

PJR-041

Lot Size	Existing Use	Proposed use
1. 4000 # 23,750	SPA COM	SPA COM (NO CHG)
2. 43,270 # 10,830	COMMERCIAL	COMMERCIAL (NO CHG)
3. 12,691	COM/RES	COM RES (NO CHG)
4. _____	_____	_____

Are any of the lots to be combined with existing parcels? Yes ___ No Which?(APN) _____

Does the owner **Now Own**, or has the owner **Formerly Owned** or **Held Interest In**, adjacent land? NO Where? (APN) _____

Note: Any approval by the County shall be automatically **Voided** if the question on existing or former ownerships of adjacent properties is falsely or inaccurately answered.

Water Source: PUBLIC Sewage Disposal: PUBLIC

Existing Site Characteristics:

Existing use of property: SPA & COMMERCIAL Acreage: ± 1.1 AC

Proximity to creeks, waterways and impoundment areas: NONE

Vegetation on site: LANDSCAPING

General topography: FLAT

Surrounding uses to North: COMMERCIAL South: RESIDENTIAL

East: COM/RES West: COMMERCIAL

Grading Required: Cut Max: NA Fill Max: NA

Fill Area: NA Approx. total yds: NA

Will more than one (1) 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? If yes, indicate area of disturbance in acres: _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.) _____

Will proposal required 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

Were there any hazardous materials used, stored, or processed on this site anytime in the past? 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

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

RON SPRING, RES
Applicant Name

FOR:

DENNIS LINK
Owner Name

11-5-07
Date

[Signature]
Applicant Signature

[Signature] (AGENT)
Owner Signature

MNS-05-2004
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

RON DERING

ATTORNEY AT LAW

August 6, 2008

Yolanda Solano
Sonoma County PRMD
2555 Ventura Avenue
Santa Rosa, CA 95403

**Subject : Revised Tentative Map / County File #MNS 05-0004
680 Sebastopol Road / 590 Avalon Avenue, Santa Rosa
Lands of Dennis and Ken Link / APN 125-161-033**

Dear Ms. Solano:

Attached find copies a revised tentative map for the subject project per your department's direction.

Location / Land Use

The subject property approximates 1.1 gross acres is size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos contained with the referenced file the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is fully improved with existing curb, gutter and sidewalk improvements along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

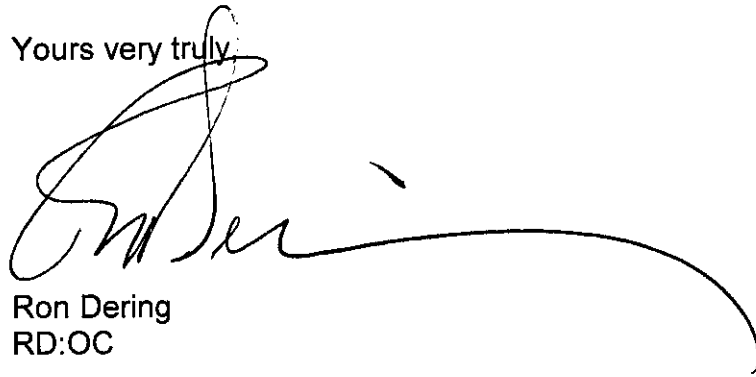
Minor Subdivision

The project proposes the minor subdivision of the property into three (3) new lots approximating 223,750, 10,830 and 12,691 square feet, respectively. The proposed common property line between Lots #1 and #2 follows an existing common partition within the existing commercial building.

Thank you for your prompt consideration of this project application.

Please call if any questions or need for further information.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Ron Dering', with a long, sweeping horizontal line extending to the right.

Ron Dering
RD:OC

cc: Client
Phelps Associates

**FIRE MANAGEMENT PLAN
MINOR SUBDIVISION
APN 125-161-033**

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into three (3) new lots approximating 223,750, 10,830 and 12,691 square feet, respectively. The proposed common property line between Lots #1 and #2 follows an existing common partition within the existing commercial building.

Fire Management

The subject property lies within the jurisdiction of the Roseland Volunteer Fire Department which, in turn, contracts with the City of Santa Rosa Fire Department for fire fighting services.

The nearest responding fire station is that of Santa Rosa Fire Station #8 located at 830 Burbank Avenue, Santa Rosa. The response time to the project site is estimated to be approximately 7 minutes.

The project site is fully improved and developed to county standards inclusive of paved driveways and parking lots and curb, gutter and sidewalk. The entire site is served by public water.

RON DERING

ATTORNEY AT LAW

September 24, 2008

HAND DELIVERED TO PRMD

Yolanda Solano
Sonoma County PRMD
2555 Ventura Avenue
Santa Rosa, CA 95403

**Subject : Revised Tentative Map / County File #MNS 05-0004
680 Sebastopol Road / 590 Avalon Avenue, Santa Rosa
Lands of Dennis and Ken Link / APN 125-161-033**

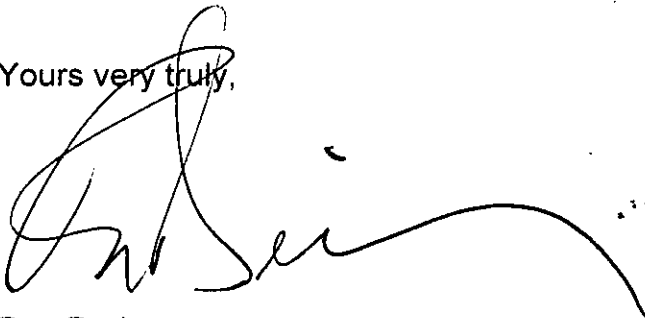
Dear Ms. Solano:

Attached find submittal letter and revised project materials as previously hand delivered to your office on August 6, 2008.

It is understood from our most recent that these previously submitted materials have apparently been lost by your department.

Please call upon your receipt of this package to insure that these materials have been, in fact, received by you.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Ron Dering', with a long horizontal flourish extending to the right.

Ron Dering
RD:OC

cc: Client
Ken Ellison
Phelps Associates

RON DERING

ATTORNEY AT LAW

November 6, 2007

Sonoma County PRMD
2555 Ventura Avenue
Santa Rosa, CA 95403

Subject : Re-Submittal - Minor Subdivision / County File #MNS 05-0004
680 Sebastopol Road / 590 Avalon Avenue, Santa Rosa
Lands of Dennis and Ken Link / APN 125-161-033

Dear Sir or Madame

The referenced minor subdivision was originally approved by the County of Sonoma on August 18, 2005. Due to failure to timely complete all former conditions of approval, the proposed subdivision expired on its own terms on August 18, 2007. This application constitutes a re-submittal of this former application.

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos contained with the referenced file the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

717 College Avenue / Santa Rosa, CA 95404 / 707-525-9967 / 707-525-9967 (fax)

SEE
REVISED
STATEMENT

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

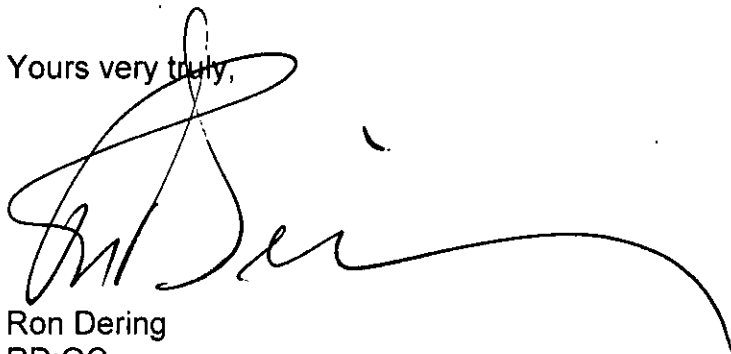
Minor Subdivision

The project proposes the minor subdivision of the property into one new lot (Lot #1) and a Remainder Lot. Specifically, Lot #1 is proposed to reflect the existing approximate 4,000 square foot residential lot fronting onto Avalon Avenue. The approximate 43,250 square foot Remainder Lot represents the balance of the property as presently improved with existing commercial development all fronting onto Sebastopol Avenue.

Thank you for your prompt consideration of this project application.

Please call if any questions or need for further information.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Ron Dering', with a long horizontal flourish extending to the right.

Ron Dering
RD:OC

cc: Client
Phelps Associates

**FIRE MANAGEMENT PLAN
MINOR SUBDIVISION
APN 125-161-033**

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into one 4,000 square foot new lot (Lot #1) fronting onto Avalon Avenue and an approximate 43,270 square foot Remainder Parcel composed of existing commercial development all fronting onto Sebastopol Avenue.

Fire Management

The subject property lies within the jurisdiction of the Roseland Volunteer Fire Department which, in turn, contracts with the City of Santa Rosa Fire Department for fire fighting services.

The nearest responding fire station is that of Santa Rosa Fire Station #8 located at 830 Burbank Avenue, Santa Rosa. The response time to the project site is estimated to be approximately 7 minutes.

The project site is fully improved and developed to county standards inclusive of paved driveways and parking lots and curb, gutter and sidewalk. The entire site is served by public water.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
150-009
4-249

125-16

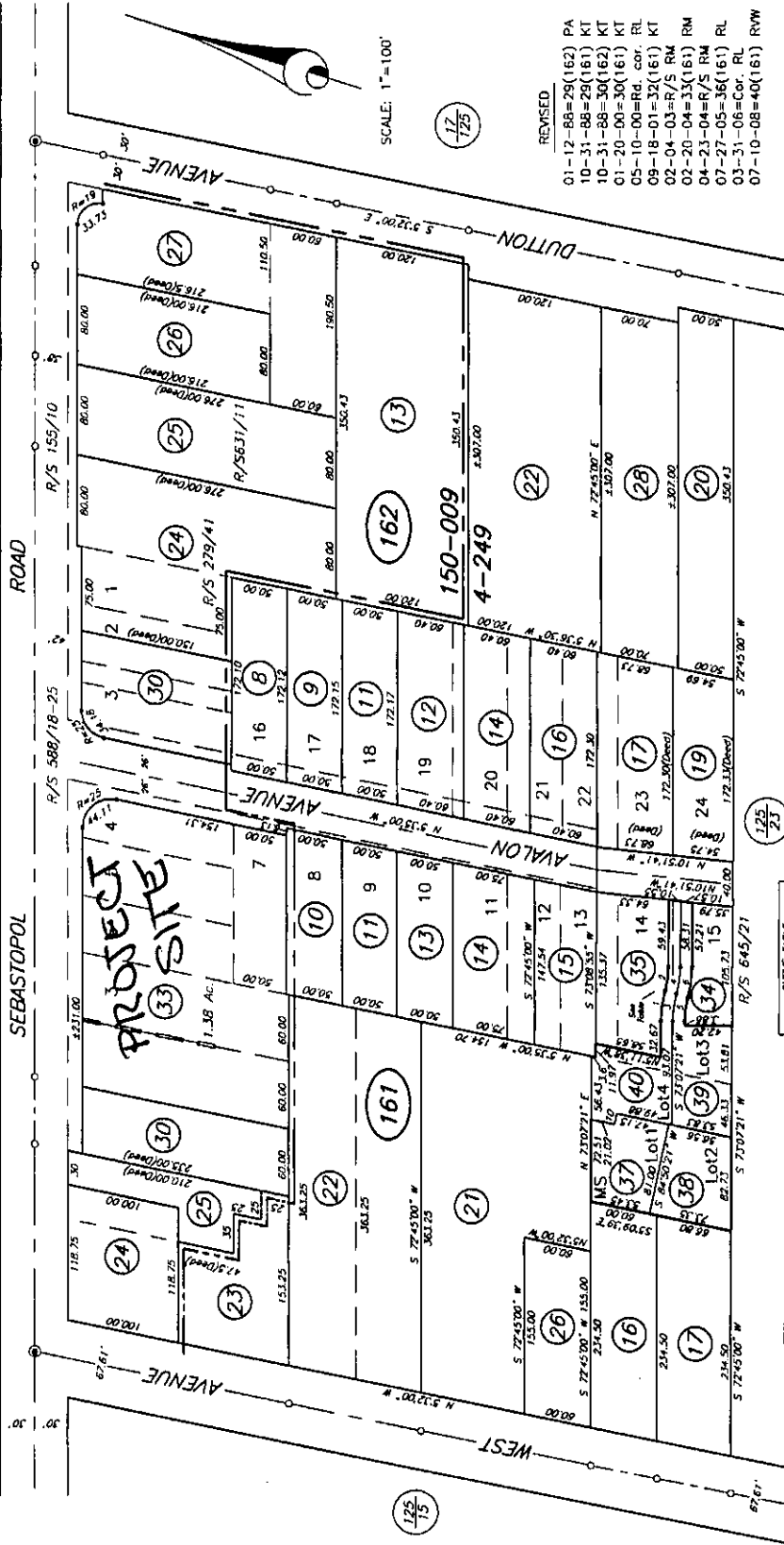
AVALON SUBDIVISION ROSELAND, BLOCK B LOT 2

REC. 07-11-1927 IN BK. 6, MAPS, PGS. 24

MINWATH SUBDIVISION

Parcel Map No. 669

REC. 03-12-2008 IN BK. 721, MAPS, PGS. 1-3



- REVISED
- 01-12-88=29(162) PA
 - 10-31-88=29(161) KT
 - 10-31-88=30(162) KT
 - 01-20-00=30(161) KT
 - 05-10-00=rd. cor. RL
 - 09-18-01=32(161) KT
 - 02-04-03=R/S RM
 - 02-20-04=33(161) RM
 - 04-23-04=R/S RM
 - 07-27-05=36(161) RL
 - 03-31-06=Cor. RL
 - 07-10-08=40(161) RVW

Assessor's Map, Bk. 125, Pg. 16
Sonoma County, Calif. (ACAD)

KEY 7/9/08 RWK

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.

CURVE TABLE	
1 R=100.50	L=27.36
2 R=79.50	L=21.66
3 R=60.50	L=14.64
4 R=49.50	L=11.39
5 R=39.50	L=8.16
6 R=30.50	L=5.28

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

125-12

125-125

125-11

125-15



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

November 7, 2008

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

File Number: MNS07-0023
Applicant Name: Ron Dering
Owner Name: Dennis Link
Site Address: 680 Sebastopol Rd, Santa Rosa
A.P.N.: 125-161-033

Request for a Minor Subdivision of 1.1 acres creating three parcels of 23,750; 10,830 and 12,691 square feet.

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 **November 28, 2008** and should be sent to the attention of:
MNS07-0023, Yolanda Solano (ysolano@sonoma-county.org)

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

Please check the appropriate box and return or reply by e-mail to the address above.

No comments **Comments attached** **Comments to be forwarded**
 Please send meeting/hearing notices regarding this project.

Surveyor
 Health
 Sanitation
 Public Works - Ken Giovannetti
 Public Works - Jesse Foster
 LAFCO
 Board of Supervisors - Supervisor Mike Reilly
 Fire
 Santa Rosa City Planning Dept.
 Treasurer/Special Assessment
 Assessor
 So. Co. Transit - S. Schmitz
 Southwest Design Group
 Redevelopment - Kathleen Kane

COUNTY SURVEYOR CONDITIONS

PLANNER: YOLANDA S _____

FILE NUMBER: MNS 07-0023

APPLICANT: _____

OWNER: DENNIS LINK _____

SITE ADDRESS: 680 SEBASTOPOL RD., SRO INITIAL G O'C

APN: 125-161-033

DUE DATE: _____ DATE: 12/17/08

SURVEYOR:

1. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.

5. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
 - a) Construct a private road between the two entrances to Lots One through Three as shown on the tentative map. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for it's intended use.
 - b) All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c) The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d) A grading permit shall be obtained prior to the start of any earthwork.
 - e) Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the subdivisions improvement plans.

9. The subdivider shall either complete all required private and public construction or enter into an improvement agreement and post security with the County of Sonoma, prior to the filing of the subdivision map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the subdivision map, the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
10. The width of this/these roads may be altered (12 feet plus 2 foot shoulders is the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
19. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing private road does meet the Conditions of Approval may be submitted for approval by the County Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshall.
20. These conditions are not required to be included in the improvement plans with the exceptions of those titled "NOTE ON MAP" and "NOTE ON PLANS".



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

**RECOMMENDED
CONDITIONS FOR PUBLIC
SANITARY SEWER AND WATER SERVICE**

Date: December 3, 2008

Planner: Yolanda Solano
From: Charlie Ozanich

File Number: MNS07-0023
Applicant: Ron Dering
Owner: Dennis Link
Site Address: 680 Sebastopol Road, Santa Rosa, CA
A.P.N. 125-161-033

Request for a minor subdivision of 1.1 acres creating three parcels.

1. In accordance with Section 3.10, "Subdivision of Ownership", of the South Park County Sanitation District Sanitation Codes (latest edition), the Applicant shall install a separate sanitary sewer lateral to each lot that results from approval of this subdivision. The new sewer laterals shall be installed prior to recording the subdivision map, and shall be installed under issuance of a Sewer Inspection Permit by the Sanitation Section of the Permit and Resource Management Department (PRMD).
2. Prior to construction of any sanitary sewer facilities that are to be within the County's Right-of-Way of Sebastopol Road, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

DRAFT HEALTH SUBDIVISION/LOT LINE ADJUSTMENT CONDITIONS

DATE: November 14, 2008
TO: Permit and Resource Management Department, Project Review Section, Planning
ATTN: Yolanda Solano

FROM: **Jon Tracy, R.E.H.S., Project Review Section, Health**

PROJECT TYPE: Subdivision

SUBJECT: **File Number: MNS07-0023**
Applicant Name: Ron Dering
Owner Name: Dennis Link
Site Address: 680 Sebastopol Rd, Santa Rosa
A.P.N. 125-161-033

Request for a Minor Subdivision of 1.1 acres creating three parcels of 23,750; 10,830 and 12,691 square feet.

The application has been reviewed by this Division and applicable response categories (x1 through x4) have been selected as follows:

x1) If the application is approved, it is recommended it be subject to the following conditions:

SEPTIC:

1. A check print of the map shall be submitted to the County Surveyor who will forward it to the Project Review Health Specialist for review and approval of the Health map notes prior to recording the map.
2. Prior to recording the map, Public Sewer Connection shall be required per the sewer requirements of Sanitation Section of PRMD.

WATER:

3. Prior to recording the map, a copy of the City of Santa Rosa Utility certificate to serve each parcel shall be submitted to Project Review Health, unless a copy is required by the Sanitation Section of PRMD.

BUILDING:

Solid Waste:

4. Prior to recording the map, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to Building Plan Check. (Fees may apply.) The enclosures must be built, or if allowed, bonded for prior to map recordation. Note that trash trucks must have at least a 32 foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

NOISE:

5. NOTE ON MAP: Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric¹, dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.

Limit exceptions to the following:

- (1) If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of 5 dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed
- (2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels
- (3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels
- (4) For short term noise sources which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by 5 dB. These events shall be subject to a noise management plan including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
- (5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of the exterior property line of the adjacent noise sensitive land use where:
 - (a) the property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and
 - (b) there is available open land on those noise sensitive lands for noise attenuation.

This exception may not be used on vacant properties which are zoned to allow noise sensitive uses.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, between 7:30 a.m. and 9:00 a.m., Monday Tuesday, Thursday or Friday, should you have any questions on the above information.

cc: Applicant Ron Dering
Owner Dennis Link



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

RECOMMENDED CONDITIONS FOR PUBLIC SANITARY SEWER AND WATER SERVICE

Date: December 3, 2008
Planner: Yolanda Solano
From: Charlie Ozanich
File Number: MNS07-0023
Applicant: Ron Dering
Owner: Dennis Link
Site Address: 680 Sebastopol Road, Santa Rosa, CA
A.P.N. 125-161-033

Request for a minor subdivision of 1.1 acres creating three parcels.

1. In accordance with Section 3.10, "Subdivision of Ownership", of the South Park County Sanitation District Sanitation Codes (latest edition), the Applicant shall install a separate sanitary sewer lateral to each lot that results from approval of this subdivision. The new sewer laterals shall be installed prior to recording the subdivision map, and shall be installed under issuance of a Sewer Inspection Permit by the Sanitation Section of the Permit and Resource Management Department (PRMD).
2. Prior to construction of any sanitary sewer facilities that are to be within the County's Right-of-Way of Sebastopol Road, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit and any necessary sewer permit(s) from the Engineering Division of PRMD.

Date: December 2, 2008
Attention: Yolanda Solano
Submitted by: Ken Giovannetti

FILE #: MNS07-0023
NAME: Ron Dering
ADDRESS: 680 Sebastopol Rd., Santa Rosa
APN: 125-161-033

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

The Department of Transportation and Public Works has no comments on this application.

Yolanda Solano

From: Carole Cooper
Sent: Wednesday, December 03, 2008 10:25 AM
To: Yolanda Solano
Subject: Re: Referral: MNS07-0023

Hi, Yolanda,

I apologize for getting back to you after your deadline.

Regarding the above referral, a request for a Minor Subdivision located at 680 Sebastopol Road, the territory is within the boundaries of the South Park County Sanitation District and is receiving District sewer services and, it appears, City water. Because the joint City-County agreement for the District preceded LAFCO's authority over extension of services outside a jurisdiction's boundaries, review by LAFCO is not required. We have no other comment on the proposal.

Carole Cooper
Assistant Executive Officer
Sonoma LAFCO

Yolanda Solano

From: ShyRoseland@aol.com
Sent: Tuesday, November 18, 2008 10:46 AM
To: Amber Franzino
Cc: James Johnson; Yolanda Solano
Subject: Re: MNS07-0023 Referral

Follow Up Flag: Follow up
Flag Status: Flagged

Southwest Design Group and SouthWest Area Citizens Group

has no problem with this action.

Margot Piccinini
Board Member
578 - 0705

shyroseland@aol.com

[Get the Moviefone Toolbar.](#) Showtimes, theaters, movie news & more!

FILE: MNS07-0023

Ron Deering
Applicant

699 Sebastopol Rd
Santa Rosa
Site Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

I, William T. Passaretti, mailed the attached notice to:

the County Clerk's Office on 2/5/09

the newspaper on 2/4/09

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 2/5/09

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

2/5/09
(Date)

William Passaretti
(Signature)

NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department has received application **MNS07-0023** from Ron Dering requesting a Minor Subdivision of 1.1 acres into three parcels 23,750, 10,830 and 12,691 square feet in size located at 680 Sebastopol Road, Santa Rosa; APN 125-161-033; Zoning C2 (Retail Business), and R1 (Low Density Residential), B6-5 acre density; Supervisorial District No. 5.

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15315, because the project involves a subdivision of land, zoned for commercial use and located in an urbanized area.

The **Sonoma County Project Review and Advisory Committee** will conduct a public hearing to consider an action on the project and/or conditions of approval at **9:45 a.m.** on **February 19, 2009** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Project Review and Advisory Committee at the hearing or in written form delivered to the Project Review and Advisory Committee prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Yolanda Solano at 707-565-7383, or via email to ysolano@sonoma-county.org.

Publish once: Press Democrat

Date: February 7, 2009

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Sonoma

I am a citizen of the United States and a resident of the county aforesaid: I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Press Democrat, a newspaper of general circulation, printed and published DAILY IN THE City of Santa Rosa, County of Sonoma; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sonoma, State of California, under the date of November 29, 1951, Case number 34831, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

The Press Democrat
2/7 1x - 02/07/2009

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Dated at Santa Rosa, California, on

02/07/2009



SIGNATURE

This space for County Clerk's Filing Stamp

Proof of Publication of

NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department has received application MNS07-0023 from Ron Dering requesting a Minor Subdivision of 1.1 acres into three parcels 23,750, 10,830 and 12,891 square feet in size located at 680 Sebastopol Road, Santa Rosa; APN 125-161-033; Zoning C2 (Retail Business), and R1 (Low Density Residential), B6-6 acre density; Supervisorial District No. 5.

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15315, because the project involves a subdivision of land, zoned

for commercial use and located in an urbanized area.

The Sonoma County Project Review and Advisory Committee will conduct a public hearing to consider an action on the project and/or conditions of approval at 9:45 a.m. on February 19, 2009 in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Project Review and Advisory Committee at the hearing or in written form delivered to the Project Review and Advisory Committee prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Yolanda Solano at 707-565-7383, or via email to ysolano@sonoma-county.org.

2381831-Pub. Feb. 7, 2009 11l.

EXPIRED

PROJECT REVIEW ADVISORY COMMITTEE RECORD OF ACTION

February 19, 2008

Item No. 4 Time: 9:45 a.m. File: MNS07-0023
Applicant: Ron Dering Staff: Yolanda Solano
Env. Doc.: Categorical Exemption
Proposal: Request for a Minor Subdivision of 1.1 acres into three parcels 23,750, 10,830 and 12,691 square feet in size.
Location: 680 Sebastopol Road, Santa Rosa
APN: 125-161-033 Supervisorial District: 5
Zoning: C2 (Retail Business), and R1 (Low Density Residential), B6-5 du/ac, VOH (Valley Oak Habitat)

ACTION: Find Categorically Exempt from CEQA and approve subject to attached conditions, as modified

PEOPLE PRESENT: Ron Dering

PROJECT REVIEW AND ADVISORY COMMITTEE:

Gary O'Connor: Aye Ken Giovannetti: Aye Charlie Ozanich: Aye Gail Davis: Aye

Alex Rosas: S/Aye Jon Tracy: M/Aye Sigrid Swedenborg: Aye

Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

FINDINGS:

- 1. The subdivision request is consistent with the applicable General Plan land use designation and Zoning District.
2. The subdivision complies with Chapter 25 of the Sonoma County Code (Subdivision Ordinance).
3. The subdivision complies with the State Subdivision Map Act. Specifically, the Tentative Map complies with Section 66474 of the Subdivision Map Act in that the project is consistent with applicable General and Area Plans, the site is physically suitable for the proposed density and development, the subdivision will not cause substantial environmental damage or injure fish or wildlife or their habitat, the subdivision is not likely to cause serious public health problems, and the design of the subdivision will not conflict with public easements.
4. The subdivision is exempt from the provisions of the California Environmental Quality Act per Section 5315.

CONDITION MODIFICATIONS:

- #21, 22 Delete
20 Reword as modified for CBC and ADA requirements
Add New condition for General Plan Amendment and Zone Change requirement.

EXPIRED

SONOMA COUNTY PROJECT REVIEW AND ADVISORY COMMITTEE

Final Conditions of Approval

Time:	9:45 a.m.	Date:	February 19, 2009
Staff:	Yolanda Solano	File No.:	MNS07-0023
Applicant:	Ron Dering	APN:	125- 160 -033
Owner:	Dennis Link		161
Address:	680 Sebastopol Road, Santa Rosa		

Project Description: Request for a Minor Subdivision of 1.1 acres into three parcels 23,750, 10,830 and 12,691 square feet in size.

GENERAL:

1. Amendments and changes to approved Minor Subdivision conditions may be considered by the Project Review and Advisory Committee (PRAC) at a later date if additional information justifies the changes and does not increase the intensity of use approved by the original approval. The Permit and Resource Management Department (PRMD) Director will determine if a public hearing is necessary and if additional fees are required.
2. The PRAC decisions shall be final on the eleventh (11th) day after final PRAC action unless an appeal is taken.
3. These conditions must be met and the application validated within 24 months (February 19, 2011) unless a request for an extension of time is received before the expiration date.

SURVEYOR:

4. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.
5. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
 - a) Construct a private road between the two entrances to Lots One through Three as shown on the tentative map. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for it's intended use.
 - b) All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c) The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d) A grading permit shall be obtained prior to the start of any earthwork.
 - e) Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the subdivisions Improvement Plans.

6. The subdivider shall either complete all required private and public construction or enter into an Improvement Agreement and post security with the County of Sonoma, prior to the filing of the Subdivision Map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the Subdivision Map, the subdivider shall enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
7. The width of this/these roads may be altered (12 feet plus 2 foot shoulders is the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
8. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing private road does meet the Conditions of Approval may be submitted for approval by the County Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshall.
9. These conditions are not required to be included in the Improvement Plans with the exceptions of those titled "NOTE ON MAP" and "NOTE ON PLANS".

HEALTH:

10. A check print of the map shall be submitted to the County Surveyor who will forward it to the Project Review Health Specialist for review and approval of the Health map notes prior to recording the map.
11. Prior to recording the map, public sewer connection shall be required per the sewer requirements of Sanitation Section of PRMD.

Water:

12. Prior to recording the map, a copy of the City of Santa Rosa Utility Certificate to serve each parcel shall be submitted to the Project Review Health Specialist.

Solid Waste:

13. Prior to recording the map, the applicant shall provide a design for trash enclosures and recycling areas for each parcel that results from the approval of the subdivision. The plans must be submitted to the Building Plan Check Section for review and approval. (Fees may apply.) The trash enclosures must be built, or if allowed, bonded for prior to map recordation. Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

Alternatively, an agreement for the common use of the existing trash enclosure may be executed and recorded prior to recordation of the map. The language of the Shared Facilities Easement Agreement must be reviewed and approved by PRMD staff and/or County Council prior to execution. Further, the agreement must require each parcel to pay a share of the cost of maintenance of the enclosure and the cost of trash collection. The agreement must run with the land, and the agreement must prohibit an individual parcel from importing off-site refuse for disposal in the common dumpster.

Noise:

14. Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.

Limit exceptions to the following:

- a. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of 5 dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed.
- b. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels.
- c. Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels.
- d. For short term noise sources which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by 5 dB. These events shall be subject to a noise management plan including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
- e. Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of the exterior property line of the adjacent noise sensitive land use where:
 - 1) The property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and
 - 2) There is available open land on those noise sensitive lands for noise attenuation.

This exception may not be used on vacant properties which are zoned to allow noise sensitive uses.

SANITATION:

15. In accordance with Section 3.10, "Subdivision of Ownership", of the South Park County Sanitation District Sanitation Codes (latest edition), the applicant shall install a separate sanitary sewer lateral to each lot that results from approval of this subdivision. The new sewer laterals shall be installed prior to recording the subdivision map, and shall be installed under issuance of a Sewer Inspection Permit by the Sanitation Section of PRMD.

16. Prior to construction of any sanitary sewer facilities that are to be within the County's right-of-way of Sebastopol Road, the applicant shall have a licensed general contractor in possession of a valid Public Road Bond obtain an encroachment permit and any necessary sewer permit(s) from the Engineering Division of PRMD.

PLANNING:

17. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and Zoning densities, then the number of lots must be reduced in order to comply with required densities.
18. Declaration of an Easement, Maintenance and Repair Agreement and Grant of a Springing Parking and Maintenance Easement shall be executed and recorded prior to recordation of the map. The language of the agreement will require prior review and approval of PRMD Project Review staff and/or County Counsel prior to execution.
19. A Reciprocal [Springing] Access Easement shall be executed and delineated on the Parcel Map. Recordation of the Grant of Springing Access Easement shall be recorded prior to recordation of the map.
20. Prior to recording of the map, a building permit shall be finalized for the shared wall of the 14,000 square foot structure in order to demonstrate compliance with the California Building Code, including ADA requirements.
21. Prior to recording of the map, the applicant shall apply for a General Plan Amendment from UR (Urban Residential) to GC (General Commercial) and a Zone Change from R1 (Low Density Residential) to C2 (Retail Business and Service) in order to bring the residential portion of the parcels into conformance with the predominant commercial land use and zoning.
22. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property.
23. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved Tentative Map. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

PRAC ACTION TAKEN ON FEBRUARY 19, 2009: Jon Tracy moved to approve the Minor Subdivision with modified conditions and findings. Seconded by Alex Rosas and passed with a 7-0-0 vote.

FROM OLD
FILE

RON DERING

ATTORNEY AT LAW

February 3, 2005

Sonoma County PRMD
2555 Ventura Avenue
Santa Rosa, CA 95403

**Subject : Minor Subdivision / Variance / Legal Non-Conforming Structure
680 Sebastopol Road / 590 Avalon Avenue, Santa Rosa
Lands of William J. Bradley / APN 125-161-033**

Dear Sir or Madame:

I have been asked to assist in this application for a minor subdivision and the grant of variance for the subject property. The accompanying project description and support materials are descriptive of the proposed project.

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

717 College Avenue / Santa Rosa, CA 95404 / 707-525-9966 / 707-525-9967 (fax)

The subject property also lies within the *Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into three new lots inclusive of two commercial lots (Lots #1 and #2, respectively approximating 40,455 and 2,860 square feet in lot size) and Lot #3, an approximate 4,000 square foot residential lot which contains an existing single family residence fronting on Avalon Avenue. A reciprocal driveway and parking easement and maintenance agreement will provide for the common usage and upkeep of the existing parking, driveway and landscaping serving proposed Lots #1 and #2.

Lot #3 VarianceS as to Minimum Lot Size and Lot Depth

Sonoma County Assessor records indicate that the existing single family residence located on proposed Lot #3 was originally constructed in 1938 and is now approximately 67 years; said residence being constructed prior to the date of adoption of the Sonoma County Building Code. In this regard the physical placement of this existing structure on proposed Lot #3 relative to front yard setback and southerly side yard setback are recognized as per-existing existing non-conforming conditions.

As proposed, Lot #3 will, nevertheless, require the grant of two variances to allow for the reduction of the R1, Single Family Residential base zoning district's required lot depth standard of 100 feet to that of 80 feet and a reduction in the required minimum parcel size from that of 6,000 to 4,000 square feet.

As illustrated by the accompanying materials proposed Lot #3 contains an long standing single family detached residence believed to be upwards of 65 years old served by both public sewer and water and improved with curb, gutter and sidewalk along its entire Avalon Avenue frontage. Lot #3 is classified for *Urban Residential* land use.

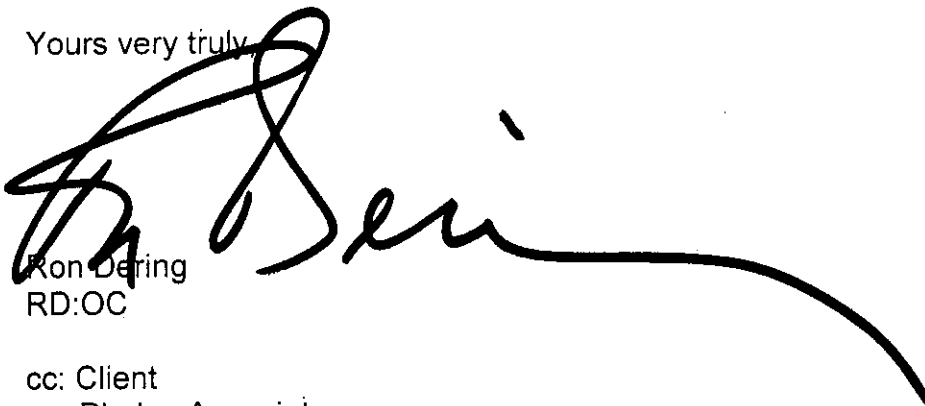
Past development approvals for the property, as sanctioned by the County of Sonoma (see County Files DR #88-074, UP #88-717, #DR 89-193 and DRH #01-0024), have resulted in the *de facto* creation of this residential lot and it being walled off from the remainder portion of the subject commercial property by high and continuous masonry walls located along the northerly and westerly lines of this proposed lot (see attached photos). The proposed subdivision boundary for this lot reflects these unique physical characteristics which have be in existence since the late 1980's.

As a result of the foregoing it is respectfully argued that the reduced depth and size of Lot #3, as proposed, is a product of the past development decisions sanctioned by the County of Sonoma and represents a distinct circumstance unique to this parcel. The recognition of this proposed parcel does not, and will not, result in a grant of special privilege as there are no known similarly situated parcels which share the unique and distinct developmental circumstances as evidenced by proposed Lot #3.

Thank you for your consideration of this project application.

Please call if any questions or need for further information.

Yours very truly,

A large, stylized handwritten signature in black ink, appearing to read "Ron Dering". The signature is written over the "Yours very truly," text and extends across the middle of the page.

Ron Dering
RD:OC

cc: Client
Phelps Associates

**FIRE MANAGEMENT PLAN
MINOR SUBDIVISION
APN 125-161-033**

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into three new lots inclusive of two commercial lots (Lots #1 and #2, respectively approximating 40,455 and 2,860 square feet in lot size) and Lot #3, an approximate 4,000 square foot residential lot which contains an existing single family residence fronting on Avalon Avenue. A reciprocal driveway and parking easement and maintenance agreement will provide for the common usage and upkeep of the existing parking, driveway and landscaping serving proposed Lots #1 and #2.

Fire Management

The subject property lies within the jurisdiction of the Roseland Volunteer Fire Department which, in turn, contracts with the City of Santa Rosa Fire Department for fire fighting services.

The nearest responding fire station is that of Santa Rosa Fire Station #8 located at 830 Burbank Avenue, Santa Rosa. The response time to the project site is estimated to be approximately 7 minutes.

The project site is fully improved and developed to county standards inclusive of paved driveways and parking lots and curb, gutter and sidewalk. The entire site is served by public water.

SONOMA COUNTY PROJECT REVIEW AND ADVISORY COMMITTEE

Final Conditions of Approval

UPE05-0069
MNS05-0004

Time: 9:20 a.m.
Staff: Doug Zanini
Applicant: Ron Dering
Owner: Bill Bradley
Address: 680 Sebastopol Road, Santa Rosa

Date: August 18, 2005
File No.: PLP05-0057
APN: 125-161-033

Project Description: Request for a Minor Subdivision of a 1.1 acre parcel into two parcels of 4,000 square feet in size and 43,270 square feet in size.

NOTE: Amendments and changes to approved Minor Subdivision conditions may be considered by PRAC at a later date if additional information justifies the changes and does not increase the intensity of use approved by the original approval. The Permit and Resource Management Department Director will determine if a public hearing is necessary and if additional fees are required.

NOTE: The PRAC decisions shall be final on the eleventh (11th) day after Final PRAC action unless an appeal is taken.

NOTE: These conditions must be met and the application validated within 24 months (August 18, 2007) unless a request for an extension of time is received before the expiration date.

CONDITIONS OF APPROVAL:

SURVEYOR:

1. A parcel map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all parcels and easement(s) shall be filed with the Sonoma County Surveyor's Office. Upon recordation of the map, the Minor Subdivision is valid.

HEALTH:

Solid Waste:

2. Prior to filing the map, the Division of Environmental Health reviews and approves trash enclosures and recycling area requirements (fees may apply). Note that trash trucks must have at least a 32 foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.
3. Note On Map: Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

Maximum Exterior Noise Level Standards, dBA

Cumulative Duration of Noise Event in any one-hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
30-60 Minutes	50	45
15-30 Minutes	55	50
5-15 Minutes	60	55
1-5 Minutes	65	60
0-1 Minutes	70	65

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
- B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.

TRANSPORTATION AND PUBLIC WORKS:

- 4. The applicant shall provide a document signed by their engineer that declares that all public facilities meet the latest ADA requirements. The applicant shall construct or install improvements (a current approved handicap ramp) at the intersection of Avalon Drive and Sebastopol Road and at the driveway/sidewalk at lot #1.
- 5. NOTE ON MAP: New construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before issuance of any building permits, as required by Section 26, Article 98 of the Sonoma County Code.
- 6. Prior to construction of any improvements that are to be made within County Road right-of-way, the developer must obtain and Encroachment Permit from the Permit and Resource Management Department.

PLANNING:

- 7. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Final Map or Parcel Map. Alternatively, at the request of the subdivider, fees may be paid prior to issuance of building permits for new residential construction on each lot. If fees are intended to be paid prior to issuance of building permits, the following NOTE shall be placed on all Final Maps and Parcel Maps:

NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."

- 8. NOTE ON MAP: Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal/Local Fire Protection District.
- 9. NOTE ON MAP: Prior to issuance of any building or grading permit the following note shall be included on such plans: If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated.

No permits for any construction activities shall be issued until the above note appears on the construction plans.

- 10. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The Applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property

rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. The Director of PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by the Director of PRMD are limited to those items that were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from the Director, and shall not affect the original permit approval date or the term for expiration of the permit.

The applicant and all successors in interest, shall comply with all applicable provisions of the zoning code.

PRAC Action taken on August 18, 2005: Dave Caldwell moved to approve the Minor Subdivision with modified conditions. Seconded by Gary O'Connor and passed on a 7-0-0-0 vote.

FROM OLD
FILE

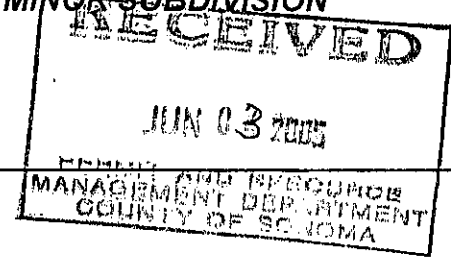
RON DERING

ATTORNEY AT LAW

TO : DOUG ZANINI

RE : **AMENDED APPLICATION - BRADLEY MINOR SUBDIVISION**
County File MNS 05-0004

DATE : June 3, 2005



Doug -

Attached find revised project submittal per our recent discussions.

Please review and advise as what needed or adjusted fees may be required.

Call if any questions.

A handwritten signature in black ink, appearing to be "RD" with a large flourish above it. Below the signature, the letters "RD" are printed in a simple font.

RD

RON DERING

ATTORNEY AT LAW

June 3, 2005

Mr. Doug Zanini
Sonoma County PRMD
2555 Ventura Avenue
Santa Rosa, CA 95403

**Subject : Amended Application - Minor Subdivision / Use Permit
680 Sebastopol Road / 590 Avalon Avenue, Santa Rosa
Lands of William J. Bradley / APN 125-161-033
County File #MNS 05-0004**

Dear Mr. Zanini:

Per our recent discussions the following provides an amended project description and support materials are descriptive of the proposed project.

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into one new lot (Lot #1) and a Remainder Lot. Specifically, Lot #1 is proposed to reflect the existing approximate 4,000 square foot residential lot fronting onto Avalon Avenue. The approximate 43,250 square foot Remainder Lot represents the balance of the property as presently improved with existing commercial development all fronting onto Sebastopol Avenue.

Use Permit - Lot #1

Proposed Lot #1 approximates 4,000 square feet, less than the 6,000 square foot minimum lot size ordinarily required by the underlying base R1, Single Family Residential Zoning District. The lot further proposes a lot depth of 80 feet, again less than the 100 foot minimum lot depth required by the underlying zoning district. In an effort to accommodate the proposed creation of Lot #1 the underlying application requests the grant of a use permit pursuant to Sonoma County Zoning Code Section 26-20-020(a).

The following rationale is offered in support of the proposed use permit:

Legal Non-Conforming Status of Dwelling Placement on Lot. Sonoma County Assessor records indicate that the existing single family residence located on proposed Lot #1 was originally constructed in 1938 and is now approximately 67 years old; said residence being constructed prior to the date of adoption of the Sonoma County Building Code. In this regard the physical placement of this existing structure on proposed Lot #1 relative to front yard setback and southerly side yard setback are recognized as pre-existing non-conforming conditions.

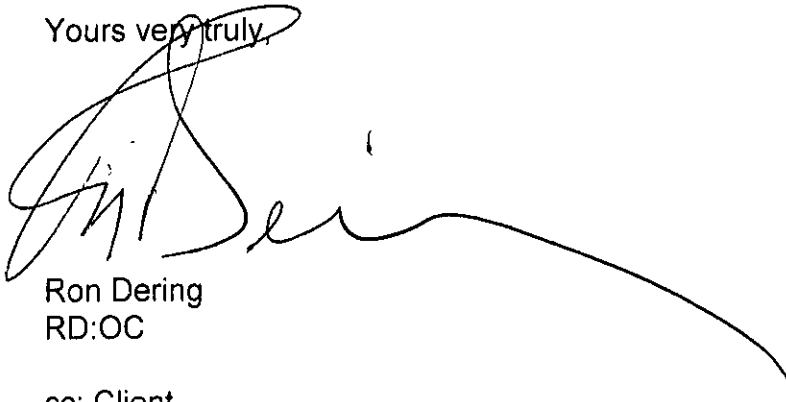
Lot Boundaries. Past development approvals for the property as sanctioned by the County of Sonoma (see County Files DR #88-074, UP #88-717, #DR 89-193 and DRH #01-0024), have resulted in the *de facto* creation of this proposed residential lot and it being walled off from the remainder portion of the subject commercial property by high and continuous masonry walls located along the northerly and westerly lines of this proposed lot (see attached photos). The proposed subdivision boundary for this lot reflects these unique physical characteristics which have been in existence since the late 1980's.

Neighborhood Compatibility. The longstanding residential character of proposed Lot #1 will in no way be altered as a result of the proposed minor subdivision. The referenced prior Design Review approvals finding that effective net diminished size of this proposed lot as resulting from the masonry wall which separates it from the neighboring commercial development is consistent with neighborhood compatibility should suffice in responding to this concern.

Thank you for your consideration of this project application.

Please call if any questions or need for further information.

Yours very truly,

A handwritten signature in black ink, appearing to read "Ron Dering", with a long, sweeping horizontal line extending to the right.

Ron Dering
RD:OC

cc: Client
Phelps Associates

**FIRE MANAGEMENT PLAN
MINOR SUBDIVISION
APN 125-161-033**

Location / Land Use

The subject property approximates 1.1 gross acres in size and is located at the southwesterly corner of the intersection of Sebastopol Road and Avalon Avenue within the unincorporated community of Roseland.

As illustrated on the accompanying tentative map and photos the property is presently fully improved with two detached commercial buildings fronting onto Sebastopol Avenue and a detached single family residence located along the Avalon Avenue frontage. Adjacent land uses include commercial lands to the north, east and west and residential lands to the south.

The entire property is served by existing public sewer and water and is improved with existing curb, gutter and sidewalk along both Sebastopol Road and Avalon Avenue street frontages.

General Plan / Zoning

The subject property has split General Plan land use and zoning designations. Specifically, the Sebastopol Avenue frontage is classified for *General Commercial* land use and zoned to the C-2, General Commercial Zoning District (lands formerly known as APN 125-161-027, 028 and 029). Conversely the residential property fronting on to Avalon Avenue (the southerly 50 feet of what was formerly APNs 125-161-028 and 029) is classified for *Urban Residential - 5 DU/AC* land use and zoned to the R1-B6- 5 Acre Density Zoning District.

The subject property also lies within *the Ultimate Urban Boundary* of the City of Santa Rosa and abuts the existing Santa Rosa city boundary along its entire southerly property line

Minor Subdivision

The project proposes the minor subdivision of the property into one 4,000 square foot new lot (Lot #1) fronting onto Avalon Avenue and an approximate 43,270 square foot Remainder Parcel composed of existing commercial development all fronting onto Sebastopol Avenue.

Fire Management

The subject property lies within the jurisdiction of the Roseland Volunteer Fire Department which, in turn, contracts with the City of Santa Rosa Fire Department for fire fighting services.

The nearest responding fire station is that of Santa Rosa Fire Station #8 located at 830 Burbank Avenue, Santa Rosa. The response time to the project site is estimated to be approximately 7 minutes.

The project site is fully improved and developed to county standards inclusive of paved driveways and parking lots and curb, gutter and sidewalk. The entire site is served by public water.

