

17240 COLEMAN VALLEY RD

2PE98-0087

# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900 FAX (707) 527-1103

### ZONING PERMIT WITH POSTING APPLICATION RECEIPT

Date: Jun 02, 1998  
Time: 10:42  
File #: ZPE98-0087

17240 Site Address

17220 COLEMAN VALLEY RD OCC

Owner

BROWDER GERALD S & SUSAN G TR  
19689 GLEN BRAE DR  
SARATOGA CA

950705015

Applicant

SARATOGA CA

Description

ag employee mobile home

Parcel No: 073-290-002  
Zoning:

Total Acres:  
Gen Plan Land Use:

#### APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0018	025650-3141	PROCESSING FEE	\$35.00	\$ .00
0121	023619-1341	FIRE SAFE STDS/REF FEES	\$ .00	\$ .00
0224	025213-1300	VIO. PENALTY FEE (ZONE)	\$ .00	\$ .00
0334	025627-3355	EH REVIEW PUB SEW & WAT	\$ .00	\$ .00
0336	025627-3355	EH REV LLA/ZPE-ALL OTHER	\$198.00	\$ .00
0615	025627-3140	PUBLIC ROAD REVIEW	\$ .00	\$ .00
1010	025213-3803	APPEAL (HEARING OFFICER)	\$ .00	\$ .00
1011	025627-3803	APPEAL (ALL OTHERS)	\$ .00	\$ .00
1110	025650-3831	RECORDS SEARCH	\$ .00	\$ .00
1125	025650-4026	TOPOGRAPHICAL MAPS	\$ .00	\$ .00
1160	025627-3830	ZONING PERMITS W/POSTING	\$265.00	\$ .00
5018	025650-3141-WAIVED	PROCESSING FEE	\$ .00	\$ .00
5121	025619-1341-WAIVED	FIRE S.S. REFERRAL FEE	\$ .00	\$ .00
5334	025527-3355-WAIVED	EH REVIEW PUB SEW & WAT	\$ .00	\$ .00
5336	025627-3355-WAIVED	EH REV LLA/ZPE-ALL OTHER	\$ .00	\$ .00
5615	025627-3140-WAIVED	PUBLIC ROAD REVIEW	\$ .00	\$ .00
6010	025213-3803-WAIVED	APPEAL (HEARING OFFICER)	\$ .00	\$ .00
6011	025627-3803-WAIVED	APPEAL (ALL OTHERS)	\$ .00	\$ .00
6110	025650-3831-WAIVED	RECORDS SEARCH	\$ .00	\$ .00
6125	025650-4026-WAIVED	TOPOGRAPHICAL MAPS	\$ .00	\$ .00
6150	025627-3830-WAIVED	ZONING PERMITS W/POSTING	\$ .00	\$ .00
			<hr/>	
			\$498.00	\$ .00

Total Calculated Fees \$498.00  
Previously Paid \$ .00  

---

Balance Due \$498.00

CASH REGISTER  
VALIDATION 017309 06/01/9890  
REQUIRED # 0980087  
SIERRA \$498.00  
\*\*\*TTL \$498.00  
CHECK \$498.00  
CHNG \$0.00

# PLANNING APPLICATION

File #: ZPE 98-0088 Date Filed: 6/2/98  
Accepted By: SPS

## TYPE OF APPLICATION REQUESTED:

<input type="checkbox"/> Appeal of Ord. Interp.	<input type="checkbox"/> Design Review Residential	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Cert. of Compliance	<input type="checkbox"/> Design Review Signs	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Variance
<input type="checkbox"/> Cert. of Modification	<input type="checkbox"/> General Plan Amendment	<input checked="" type="checkbox"/> Mobile Home Permit	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Coastal Permit	<input type="checkbox"/> General Plan Appeal	<input type="checkbox"/> Parcel Status Determination	<input type="checkbox"/> Other
<input type="checkbox"/> Coastal Permit/Use Permit	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Second Unit Permit	
<input type="checkbox"/> Design Review Comm./Ind.	<input type="checkbox"/> Major Sub. Extension	<input type="checkbox"/> Specific Plan Amendment	

## APPLICANT OR AGENT:

Name: GERALD S. BROWDER  
Mailing Address: P.O. BOX 492  
City/Town: OCCIDENTAL  
State/Zip: CA 95465  
Phone: 707 874 2372  
Signature: Gerald S. Browder  
Date: JUNE 1, 1998

## OWNER, IF OTHER THAN APPLICANT:

Name: Same  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_  
State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

Name: <u>N/A</u>	Name: <u>N/A</u>	Name: <u>N/A</u>
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

## PROJECT INFORMATION:

Address: 17240 COLEMAN VLY RD City/Town: OCCIDENTAL Zip: 95465  
Assessor's Parcel Number(s): APN 073-290-002 Acreage: 32.0  
Project Description: 2 BEDROOM 1040 SQ FT MANUFACTURED HOME, DOUBLE WIDE.

Site Served by Public Water? (Y/N): N  
Number of New Lots Proposed: 0

Site Served by Public Sewer? (Y/N): N

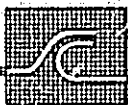
## COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees Proposed: \_\_\_\_\_

## RESIDENTIAL USES: (Enter Numbers where applicable)

New Single Family Homes: \_\_\_\_\_ New Multi-Family Units: \_\_\_\_\_ New Second Units: \_\_\_\_\_  
New Mobile Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_

===== DO NOT WRITE BELOW THIS LINE =====  
Staff Planner: Andy Gustafson Planning Area: 1 Supervisorial District: 5  
Current Zoning: LEA 160 HC PD 2 General Plan Land Use: LEA 160  
Specific Plan Title: \_\_\_\_\_ S.P. Land Use: \_\_\_\_\_ Needs CEQA Review: N  
1975 Rolls Checked: ✓ Previous File: MNS 70-539



SONOMA COUNTY  
DEPARTMENT OF PLANNING  
575 ADMINISTRATION DRIVE, RM 105A • SANTA ROSA, CALIFORNIA 95403 • (707) 527-1900

PA:7/91

PLANNING APPLICATION

## MOBILE HOME - SUPPLEMENTAL APPLICATION

Size of Mobile Home: 20 X 52 1040 Sq Ft

Year/Model: 1977 HOMETTE

Department of Motor Vehicle Registration No.: AAV 5348

Year of Registration: 7977

This mobile home will be occupied by: UNK

(Name)

If other than owner, state relationship to owner: RANCH HAND

I, the undersigned, state that I am the applicant of this application whose name appears on the proceeding page, and that the foregoing statements and answers herein made and all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I will circulate the petition in the vicinity, if requested.

Gerald S. Brown  
Applicant Signature

Date

JUNE 1 1990



SONOMA COUNTY  
DEPARTMENT OF PLANNING

575 ADMINISTRATION DRIVE, RM 105A • SANTA ROSA, CALIFORNIA 95403 • (707) 527-1900

MH:7/91

MOBILE HOME

### INDEMNIFICATION AGREEMENT

"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 connection 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."

Gerald S. Brander  
Applicant

\_\_\_\_\_  
Property Owner (if other than  
applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
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.

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

# COUNTY ASSESSOR'S PARCEL MAP

Parcel Map No. 6547  
TAX CODE AREA 96-008

73-29

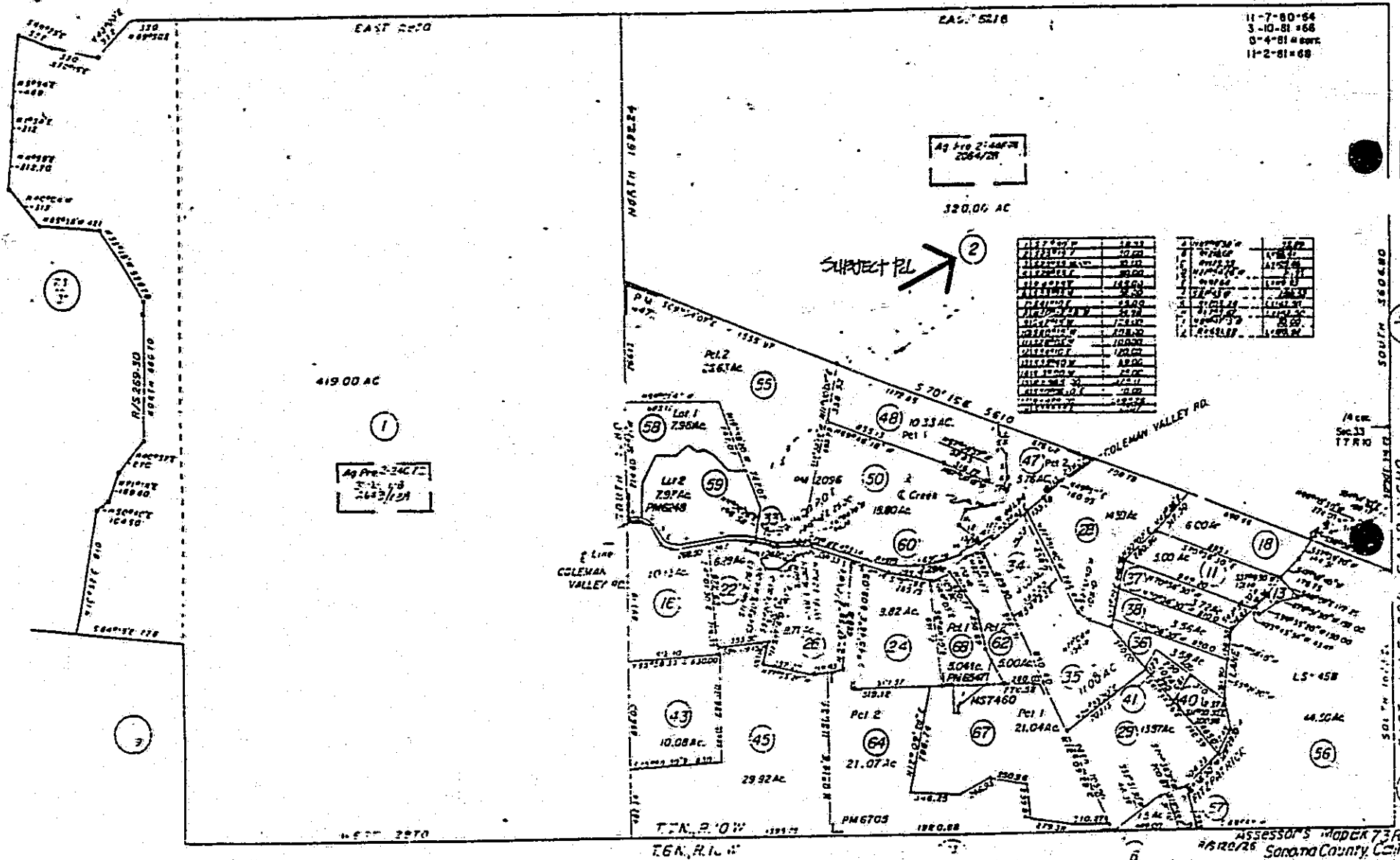
Parcel Map 6248  
BL 274 Pg. 30 Rec. 9/21/78

PARCEL MAP NO. 1352  
BOOK 109 PAGE 40

Parcel Map 2056  
BL 152 Pg. 23 Rec. 12/22/70

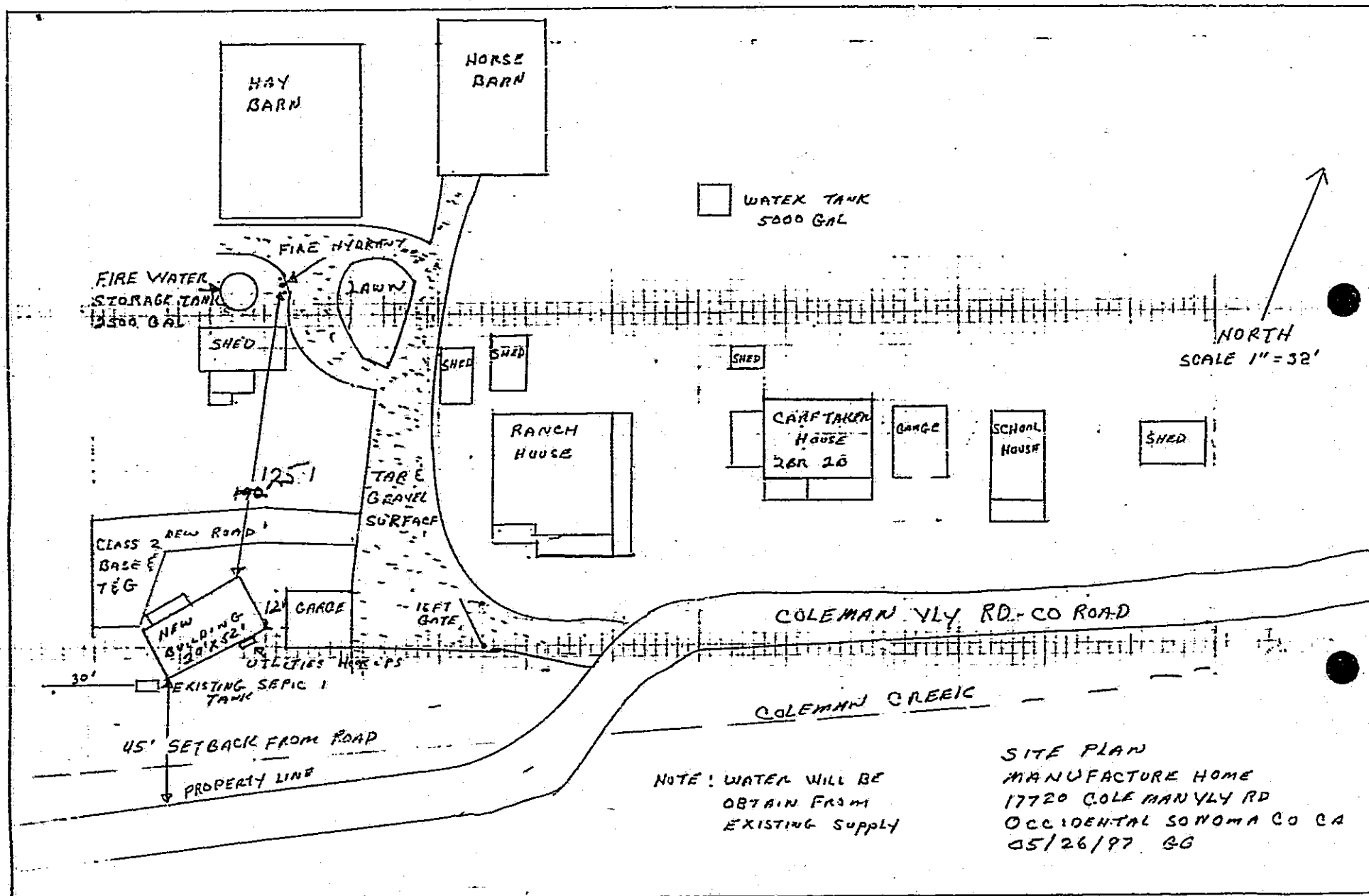
Parcel Map 4472  
BL 313 Pg. 40 Rec. 9/4/74

REVISED  
10-12-74  
2-1-79 MGD  
8-15-79 MGD



ASSESSOR'S MAP 73-29  
10/12/74  
2-1-79 MGD  
8-15-79 MGD







# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 527-1900 FAX (707) 527-1103

Field Operations Code Enforcement Permits Environmental & Comprehensive Planning

Jun 08, 1998

BROWDER GERALD S & SUSAN G TR  
PO BOX 492  
OCCIDENTAL CA

95465

Re: Zoning Permit W/Posting / ZPE98-0087 / 17240 COLEMAN VALLEY RD OCC

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 527-2138. When calling or leaving voice mail always refer to your project's identification number which is ZPE98-0087. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

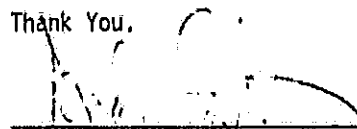
Contact Name: BROWDER GERALD S & SUSAN G TR  
Phone: 707 874 2372  
Fax:  
Address: PO BOX 492  
OCCIDENTAL CA

95465

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You.

  
\_\_\_\_\_  
Andy Gustavson  
Project Coordinator

CC: Property Owner (if other than applicant)  
(introltr) B-ZPE 9701



# COUNTY OF SONOMA *Charlie*

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

June 16, 1998

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

ZPE 98-0087  
GERALD S. & SUSAN G. BROWDER TR.  
17240 COLEMAN VALLEY ROAD, OCCIDENTAL  
A.P.N. 073-290-002

*No Comments*

*C. Ozanich*

*07.27.98*

Request for establishment of a mobile home (2 bedroom, 1,040 square feet) adjacent to an existing agricultural compound located on a 320 acre rural parcel,

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 June 30, 1998 and should be sent to the attention of ZPE 98-0087, Andy Gustavson.

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- |   |  |
|---|--|
| <input type="checkbox"/> County Surveyor                      | <input checked="" type="checkbox"/> Fire Marshal                   |
| <input checked="" type="checkbox"/> Well & Septic             | <input checked="" type="checkbox"/> Fire District - Occidental     |
| <input type="checkbox"/> E/H Consumer Prot. - Bob Herr        | <input type="checkbox"/> School District -                         |
| <input checked="" type="checkbox"/> Sanitation                | <input type="checkbox"/> Santa Rosa School District                |
| <input type="checkbox"/> Land Development/Road                | <input type="checkbox"/> Water District -                          |
| <input type="checkbox"/> Land Dev/Road - John Kottage         | <input type="checkbox"/> State Coastal Commission                  |
| <input checked="" type="checkbox"/> Ag Commissioner           | <input type="checkbox"/> Caltrans (State)                          |
| <input checked="" type="checkbox"/> Flood & Drainage Review   | <input type="checkbox"/> State Fish & Game                         |
| <input type="checkbox"/> PRAC Planner                         | <input type="checkbox"/> State Department of Forestry              |
| <input type="checkbox"/> General Plan Staff                   | <input type="checkbox"/> State Department of Health                |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Parks and Recreation                |
| <input type="checkbox"/> Betty Guggolz, Native Plant Society  | <input type="checkbox"/> Regional Water Quality Control            |
| <input type="checkbox"/> Public Works - Transit               | <input type="checkbox"/> Regional Air Pollution Control            |
| <input checked="" type="checkbox"/> Building Inspection       | <input type="checkbox"/> Regional Parks Department                 |
| <input type="checkbox"/> Army Corps of Engineers              | <input type="checkbox"/> City of Dept.                             |
| <input type="checkbox"/> P.G. & E.                            | <input type="checkbox"/> Alcohol Beverage Control                  |
| <input type="checkbox"/> Pacific Bell                         | <input type="checkbox"/> Treasurer/Special Assessment              |
| <input type="checkbox"/> Sheriff - Crime Prevention           | <input type="checkbox"/> Assessor                                  |
| <input type="checkbox"/> LAFCO                                | <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett |
| <input type="checkbox"/> ALUC                                 | <input type="checkbox"/> Landmarks Commission                      |
| <input type="checkbox"/> Board of Supervisors - Supervisor    | <input type="checkbox"/> Other:                                    |
| <input type="checkbox"/> County Communications - Joe Perez    | <input type="checkbox"/> Other:                                    |
| <input type="checkbox"/> Other:                               |  |

RECEIVED

JUN 16 1998

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT  
COUNTY OF SONOMA

USE PERMIT CONDITIONS

DATE:  
TO:

10-23-98  
Permit and Resource Management Department, Project Review Section, Planning  
ATTN: Antony [unclear]

FROM:

Nancy Lingafeldt, R.E.H.S., Project Review Section, Health

PROJECT TYPE:

Zoning permit

SUBJECT:

Project Address: 17340 Coleman Valley Rd., Occidental  
Project#: 2PE98-0087  
Name: Gerald S. & Susan Co. Promoter TR.  
AP# 073-290-002  
Purpose: Request for establishment of a mobile home (2 BR, on an agricultural parcel).

The application has been reviewed by this Division (see x1 through x4).

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

x2) Further information is needed before we can respond to the project.

**FOR MARGINAL AND WATER SCARCE AREAS ZONE 3 AND ZONE 4:**

A geological report prepared by a Registered Geologist, addressing Water Availability according to the General Plan requirements of RC-3h shall be submitted to the Project Review - Health Specialist prior to the discretionary decision.

x3) We can see no environmental health reason to deny this request.

x4) We recommend denial for the following reasons:

Water:

1. Connection shall be made to public sewer and water.

2. A safe, potable water supply shall be provided and maintained.

3. Provide this division with the bacteriological results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well.

4. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water for 15 or more connections, or the Division of Environmental Health for 5-14 connections. (This process should begin as soon as possible, as the application, plan check and sampling may take some time.)

5. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water if more than 25 persons per day in a 60 day period are served by the water system. (This process should begin as soon as possible, as the application, plan check and sampling may take some time.)

6. Proof of water availability must be submitted in accordance with Section 13 of the Sonoma County Code, Chapter 7. (Provide a 4-hour yield test that indicates a minimum of 1 gallon per minute/Provide an 8-hour yield test that indicates a minimum of 1 gallon per minute for each dwelling unit).

Note: → The applicant shall submit information regarding the well to Project Review-Health, to update file records. Information sought includes well yield tests, well logs, depth of well, location and well seal, if available.

7. Abandon existing wells under permit from the Well and Septic Section of the Permit and Resource Management Department. This division may review a request to upgrade the well to current standards relating to setbacks and annular well seals.

Septic:

8. *For the mobile home,*  
All wastewater shall be discharged to a sewage disposal system that is designed by a Registered Civil Engineer or Registered Environmental Health Specialist. The design will ~~may~~ require both soils analysis and percolation testing. ~~The applicant's engineer shall design the system to meet peak flow discharge of the wastewater from all sources.~~ *Adequate reserve area for the mobile home and other residential/commercial uses on the parcel shall remain.*
9. Application for wastewater discharge requirements shall be filed with the (the North Coast Regional Water Quality Control Board/the San Francisco Bay Regional Water Quality Control Board).
10. An analysis shall be made by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the proposed sewage loading. Any necessary system expansion or modifications shall be done under permit from the Well and Septic Section of the Permit and Resource Management Department and may require both soils analysis and percolation testing.
11. Abandon existing septic tank(s) under permit and inspection from the Well & Septic Section of the Permit and Resource Management Department.
12. Toilet facilities shall be provided for patrons and employees.
13. The proposed second dwelling unit shall be provided with a septic system and septic system reserve area meeting current Permit and Resource Management Department standards. Adequate reserve area must remain available for the primary and the second dwelling unit.

Haz Mat:

14. Prior to the issuance of building permits, the applicant shall apply for an underground storage tank permit from the Certified Unified Program Agency (C.U.P.A.) or the participating agency. (An operational permit is required after tank installation./A closure permit is required if the tank is not in use.)
15. Prior to a Negative Declaration, a qualified consultant shall perform an environmental assessment to determine if hazardous materials have been used in the past and if any impacts have occurred through releases to the environment. A report shall be submitted to the appropriate State or County Agency for review and approval. Contact the State at San Francisco Regional Water Quality Control Board (510) 286-1255 or North Coast Regional Water Quality Control Board (707) 576-2220 or the County at Environmental Health (707) 525-6565. (Fees may apply for review.)
16. Prior to a Negative Declaration, a work plan for remediation of any hazardous materials shall be submitted by the applicant and approved by the appropriate State or County agency. (Fees may apply.)

17. Prior to a Negative Declaration, a risk assessment of the site's soil and/or groundwater contamination shall be completed by a qualified consultant and submitted to the appropriate State or County Agency for review and approval. Contact the State at San Francisco Regional Water Quality Control Board (510) 286-1255 or North Coast Regional Water Quality Control Board (707) 576-2220 or the County at Environmental Health (707) 525-8565. The assessment should include the length and types of exposure, the population at risk, and the potential health effects. (Fees may apply.)
18. If hazardous waste is generated or hazardous materials stored, then the applicant shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit or approval from the C.U.P.A. or the participating agency. (Additional information and fees may be required).
19. Applicant shall obtain approval from the North Coast Regional Water Quality Control Board/San Francisco Regional Water Quality Control Board for any hazardous materials stored in above ground tanks.

#### Consumer Protection:

20. Prior to the issuance of building permits, complete plans and specifications must be submitted to the Environmental Health Division of the Department of Health Services for review and approval for all areas where food and beverages are prepared, stored or handled, and all ancillary facilities. This review is to determine compliance with the California Uniform Retail Food Facility Law (CURFFL).
21. Prior to the issuance of building permits, complete plans and specifications must be submitted to Environmental Health Division of the Health Services Department for review and approval for all pools and/or spas and their related toilet and shower facilities.
22. Prior to operation, an annual Department of Health Services Food Industry permit must be obtained for all food services and sales.
23. Prior to operation, an annual Public Pool Permit must be obtained for the pool(s) and/or spa(s).
24. Without prior written approval from the Division of Environmental Health, this use permit does not allow for food service or the consumption of food on site.
25. Any Special Events in which food or beverages are served shall have those services obtained from a permitted catering service.
26. Wholesale warehousing, food distribution or production operations shall obtain a permit from the State Department of Health Services at 50 "D" Street, Santa Rosa, CA. Prior to the issuance of building permits, complete plans and specifications must be submitted to the State Department of Health Services for review and approval.

#### Noise:

27. Noise barrier walls shall be constructed in accordance with the acoustic report by \_\_\_\_\_ of \_\_\_\_\_. The design and final construction of the barriers must be approved in writing by the acoustic consultant. Barrier height in relation to road elevation must be certified by the project engineer.
28. Noise shall be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.

**Solid Waste:**

29. Applicant shall submit a design for trash enclosures for review and approval to Environmental Health. (Fees may apply.)
30. Trash containers shall meet the current standards of the State and County. Contact Environmental Health at (707) 525-6546 for requirements.

**Medical Waste:**

31. Facilities generating medical waste shall obtain approval/permits from Environmental Health prior to operation. Contact Environmental Health at (707) 525-6546 for requirements.

**OTHER:**

*Comments:*

*@ No records for well or septic are on file for this property.*

Please feel free to contact Nancy Lingafeldt at (707) 527-1683, between 7:30 a.m. and 9:00 a.m., Monday through Friday, should you have any questions on the above information.

cc:

*Wiles Edison.*  
*Applicant*



COUNTY OF SONOMA  
DEPARTMENT OF EMERGENCY SERVICES  
FIRE SERVICES • EMERGENCY MANAGEMENT • HAZARDOUS MATERIALS

Timothy J. Exline, Director

TO: ANDY GUSTAVSON- P.R.M.D.  
FROM: JACK ROSEVEAR, INTERIM FIRE MARSHAL *AR*  
DATE: JULY 2, 1998  
RE: ZPE 98-0087 17240 COLEMAN VALLEY RD. OCCIDENTAL

After review of the referenced project transmittal, the following fire protection requirements apply:

1. **Note on Final Map/Plan:** Prior to Building Permit issuance, a fire safety plan shall be reviewed and approved by the County Fire Marshal and/or local fire protection district. Said plan shall include, but not be limited to, emergency vehicle access and turn-around at the building site, 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 and/or the local fire protection district.
2. **Driveways** - All driveways to have a minimum traffic lane of 10 feet in width and 15 feet in vertical clearance. Driveways over 150 feet shall be provided with a turnout at mid-point and turnaround at each building. Driveways shall provide access within 150 feet of all portions of the exterior of the building. All driveways shall have a minimum live load capacity of HS20-44. Driveway slopes exceeding 5% shall be seal coated. Driveway slopes exceeding 10% shall be paved with a minimum of 2 inches of asphalt concrete. Any driveway slope over 15% is prohibited
3. **Clearance of Flammable Vegetation** - Maintain around all structures a fire break of not less than 30 feet on all sides of all flammable or combustible growth or to property line, whichever is nearer. Clearance of 50 feet shall be maintained on downhill sides.

4. **Turnaround & Turnouts** - All driveway and roads in excess of 150 feet are required to have approved turnouts and turnarounds. A turnaround may be a hammerhead "T"; the top of the "T" shall be a minimum of 60 feet in length, 30 feet on either side of the center line of the driveway. If a turnaround/cul de sac is chosen, it shall have a minimum turning radius of 40 feet from the center of the roadway. Turnaround shall be within 50 feet of buildings. If a turnout is required due to the length of the driveway it shall be a minimum of 10 feet in width, 30 feet in length with a 25 foot taper on either side.

5. **Emergency Water Supply** - OK pending site inspection.

6. **Property Line Setback** - All building setback lines shall conform to Chapter 26 of the Sonoma County Code. Setbacks for buildings on one acre or greater shall not be less than 30 feet. All roads and driveways shall have vegetation clearance not less than 10 feet, all trees shall be 20 feet horizontally from all overhead electric lines; etc.

7. **Gate Entrance** - All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

Where a gated entrance is locked, a lock box or other locking device approved by the Director of Emergency Services shall be provided for emergency access.

8. **Premises Identification** - All buildings shall have a postal address per the County overall system. Symbols shall be a minimum of 4 inches in height with a 3/8 inch stroke. Said numbers shall be reflectorized and on a contrasting background. Addresses shall be posted at the time of construction and to be placed at the beginning of the driveway and visible from both directions of travel. Driveways serving multiple addresses shall have each address served mounted on a single post at the beginning and at each Y or intersection in the driveway.



FILE. 2PE 98-0087

Brouder  
Applicant

17240 Coleman Valley Rd  
Address

**AFFIDAVIT OF NOTICING**

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

locations on or near the subject property: (description of location)  
across street from project site  
E and W of property project site on Coleman Rd  
on 7/8/98  
(Date)

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

7/8/98  
(Date)

[Signature]  
(Signature)

.....

I, \_\_\_\_\_, mailed the attached notice to:  
(Name of responsible Secretary)

- \_\_\_\_\_ the County Clerk's Office on \_\_\_\_\_
- \_\_\_\_\_ the newspaper on \_\_\_\_\_
- \_\_\_\_\_ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on \_\_\_\_\_

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

FILE 28E 98-0087  
Browder  
Applicant  
17240 Coleman Valley  
Address Red

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, Guyen, mailed the attached notice to:  
(Name of responsible Secretary)

N/A the County Clerk's Office on \_\_\_\_\_

N/A the newspaper on \_\_\_\_\_

✓ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 7-8-98

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

7-8-98  
(Date) \_\_\_\_\_  
(Signature) [Signature]

NOT NEEDED UNLESS APPEALED

# NOTICE OF ZONING PERMIT

## REQUEST FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME

NOTICE IS HEREBY GIVEN THAT A ZONING PERMIT APPLICATION HAS BEEN FILED WITH THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME

FILE NO.:	ZPE 98-0087
LOCATION:	17240 Coleman Valley Road, Occidental
ZONING:	LEA (Land Extensive Agriculture), B6, 160 acre density, HD (Historic District), Z (Second Dwelling Unit Exclusion)
ASSESSOR PARCEL #:	073-290-002
APPLICANT/OWNER:	Gerald S. Browder

NOTICE IS FURTHER GIVEN THAT THE COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WILL ISSUE A ZONING PERMIT FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME AT THIS PROPERTY IF A WRITTEN APPEAL AND THE APPROPRIATE FILING FEE IS NOT RECEIVED WITHIN 10 DAYS FROM THE DATE OF THIS NOTICE. YOU MUST SPECIFY THE REASONS FOR YOUR APPEAL. (SEE CURRENT SCHEDULE FOR APPEAL FEE.)

PERSONS WISHING TO OBTAIN MORE INFORMATION ABOUT THIS APPLICATION, OR TO APPEAL IN WRITING, MUST CONTACT THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT, 2550 VENTURA AVENUE SANTA ROSA, CA 95403 (707) 527-2138.

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

DATED: July 8, 1998

STAFF: Andy Gustavson



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

---

March 1, 2000

Gerald & Susan Browder  
P.O. Box 492  
Occidental, CA 95465

Re: ZPE 98-0087; 17240 Coleman Valley Road, Occidental

This letter is in reference to your request for a zoning permit for an agricultural employee mobile home. The zoning permit was posted for 10 days and no protests were received. The zoning permit approval is subject to the attached conditions.

The zoning permit approval is based on a determination by the Department of Permit and Resource Management that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, 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 15301.

This zoning permit is approved for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the conditions of approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval of the Department of Permit and Resource Management in advance of the proposed change and may, at the discretion of the department, require a new zoning permit.

If you have any questions, feel free to contact me at 565-2138. Please refer to your file number (ZPE 98-0087) when making inquiries.

Sincerely,



Andy Gustavson  
Project Planner

:fmw

Attachments

c: File ZPE 98-0087

EXHIBIT "A"  
Conditions of Approval  
ZPE 98-0087  
March 1, 2000

Building:

1. The applicant shall obtain all applicable permits from the Building Division. These appear to include but may not be limited to site review, building permits, and grading permits.

Health:

2. A safe, potable water supply shall be provided and maintained.
3. Provide this division with the bacteriological results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well.
4. The applicant shall submit information regarding the well to Project Review Health to update file records. Information sought includes well yield tests, well logs, depth of well, location and well seal, if available.
5. For the mobile home, all wastewater shall be discharged to a sewage disposal system that is designed by a Registered Civil Engineer or Registered Environmental Health Specialist. The design may require both soil analysis and percolation testing. Adequate reserve area for the mobile home and other residential/commercial uses on the parcel shall remain.

Planning:

6. Prior to issuance of the building permit, the applicant shall obtain clearance from the Fire Department/County Fire Marshal. Applicant shall comply with all Fire Marshal conditions including, but not limited to, those outlined in the memo dated July 2, 1998.
7. The applicant shall pay all applicable development fees prior to issuance of building permits.
8. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD.
9. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-465.1 and 26-465.2 of the Sonoma County Code.

In any case where a zoning permit, use permit or variance permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two (2) year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-465.1 of the Sonoma County Code.

RECORDING REQUESTED BY AND  
RETURN TO:

---

AGRICULTURAL AGREEMENT AND COVENANT

This Agricultural Agreement and Covenant (herein "Covenant") is made by and between GERALD S. BROWDER (herein "Owner") and the County of Sonoma (herein "County").

RECITALS

A. Owner is the owner of and conducts agricultural operations on property located at 17720 Coleman Valley Road, Assessor's Parcel No. 073-290-002-000 (herein "the Property"). A legal description of the Property is attached hereto and incorporated herein by reference as Exhibit "A."

B. The Property is designated with an agricultural or resources and rural development land use category by the 1989 Sonoma County General Plan and is zoned to permit certain agricultural uses.

C. The following provisions of the Sonoma County Zoning Ordinance allow the construction or placement of housing to accommodate full-time agricultural employees:

<u>ZONING DISTRICT</u>	<u>ORDINANCE SECTION</u>
Agricultural Exclusive (AE)	Section 26-11(b)
Second Agriculture (A2)	Section 26-18(a)
Primary Agriculture (A1)	Section 26-27(g)
Land Intensive Agriculture (LIA)	Section 26-235(h)(3)
Land Extensive Agriculture (LEA)	Section 26-239(h)(3)
	017309 06/01/98B01
	# 0980087
	SIERRA \$498.00
	***TTL \$498.00
	CHECK \$498.00
	CHNG \$0.00

SKB539

1

AG. EMPLOYEE COVENANT

Diverse Agriculture	Section 26-243(h)(3)
Resources and Rural Development	Section 26-255(m)(2)
Resources and Rural Development (Williamson Act) (RRDWA)	Section 26-258(m)(2)

D. Owner would like to construct or locate full-time agricultural employee housing on the Property in accordance with one of the zoning ordinance sections set forth above. Owner also desires, in connection with the location or construction of such housing, to request a waiver of park and traffic mitigation fees from the County.

E. County has, as part of its 1989 General Plan, an Agricultural Resources Element the purpose of which is to establish policies to ensure the stability and productivity of the County's agricultural lands and industries. In connection with this broad policy goal, there are additional policies in the agricultural resources element which encourage the formation of programs to offer financial incentives to farm owners to reduce reliance on subdivision and the sale of land to raise operating capital.

F. Housing costs in the County have soared in recent years. Housing for full-time agricultural employees is in limited supply and is necessary to further the goals of the agricultural resources element and the housing element of the general plan. In balancing the need for full-time agricultural housing against the need to raise money for traffic and park purposes, the County finds that these competing public policy interests should be resolved in favor of a waiver of park and traffic mitigation fees for the location or construction of housing for full-time agricultural employees.

G. Owner and County desire to enter into this Covenant to provide for a waiver of park and traffic mitigation fees. Additionally, Owner and County wish to reach an understanding on what will occur in the event that the full-time agricultural employee housing constructed or located pursuant to this agreement is converted to some other use.

NOW, THEREFORE, based on the foregoing recitals and on the covenants, conditions and promises contained herein, Owner and County agree as follows:

## OPERATIVE PROVISIONS

### 1. Waiver of Mitigation Fees.

1.1. Owner acknowledges that traffic mitigation fees in the amount of \$ 4,440 and park mitigation fees in the amount of \$ 1,440 are due and payable to the County as of the effective date of this Covenant.

1.2. County agrees to waive the payment of the park and traffic mitigation fees set forth in section 1.1 in connection with the construction of \_\_\_\_\_ residential housing units for full-time agricultural employees. Such waiver shall continue in full force unless and until the full-time agricultural employee housing units, or any one of them, are converted to some other use.

1.3. In the event that the housing units set forth in section 1.1 are converted to some other use, the traffic and park mitigation fees existent at the time of the conversion shall be immediately due and payable. In the event that multiple units are constructed pursuant to this Covenant and less than the total number of units are converted from agricultural employee housing to some other use, the amount of the traffic and park mitigation fees to be paid pursuant to this section shall be prorated by dividing the number of units converted into the total number of units constructed or located on the Property.

### 2. Conversion of Full-Time Agricultural Employee Housing.

2.1. In the event that the full-time agricultural employee housing is constructed or located in the RRD, RRDWA, AE, A2 or A1 zoning districts, then, within sixty (60) days after such housing is no longer used for full-time agricultural employees, the housing will be removed from the Property. Failure to remove the housing from the Property shall be deemed to be a violation of the zoning ordinance and subject to abatement.

2.2. In the event that the full-time agricultural employee housing is located in the DA, LIA or LEA zoning districts, then the rules set forth in sections 2.2.1 to 2.2.3 shall apply.

2.2.1. If the conversion of the full-time agricultural employee housing is due to the fact that the Property is no longer used for agricultural purposes, then such



housing shall be deemed to be a nonconforming use under the County zoning ordinance subject to all of the policies and provisions relating to nonconforming uses.

2.2.2. In the event that the conversion of the full-time agricultural employee housing is due to a reason other than the termination of the agricultural use of the Property, then such housing shall be deemed to be a violation of the zoning ordinance and may, at the County's discretion, be subject to abatement. In any event, such housing shall be removed from the Property no later than five (5) years from the date of the conversion. In the event that the Owner fails to remove the housing within sixty (60) days after the County demands its removal or the expiration of the five (5) year period, whichever is earlier, such housing shall be subject to abatement.

2.2.3. In the event that the County changes the land use designation of the Property to a nonagricultural zoning district, then the housing constructed pursuant to this Covenant shall, unless authorized by the new zoning district, become nonconforming and subject to the nonconforming use provisions of the Sonoma County Code.

### 3. Restrictions on Employee Housing.

3.1. Full-time agricultural employee housing, as set forth in this agreement, shall mean housing that is inhabited by full-time agricultural employees who work on the Property.

3.2. Owner warrants that it is his or her intent to utilize the housing constructed pursuant to this Covenant for full-time agricultural employee housing so long as an agricultural use is being made of the Property.

### 4. Sunset Clause.

This covenant shall be of no further force or effect after twenty (20) years after the date of its execution. Any housing remaining on the Property after this covenant expires shall be deemed to be a nonconforming use, unless such housing complies with the regulations of the underlying zoning district.

### 5. Miscellaneous Provisions.

5.1. This Covenant shall constitute a servitude upon the Property which results from the restrictions imposed by this instrument upon the use of the Property by the Owner. This Covenant touches and concerns the Property and will run

with the Property and bind the successors and assigns of the Owner. The Covenant is for the benefit of the Property and for the benefit of the public generally, as represented by the Sonoma County Board of Supervisors.

5.2. Owner will pay for the cost of recordation of this Covenant.

OWNERS:

Dated: 6/2/98

Gerald L. Brunker

COUNTY OF SONOMA

Dated:

By: \_\_\_\_\_

Director, Permit and Resource Management Department

State of California ) ss  
County of Sonoma )

On June 2, 1998 before me, Susan Wachsman  
DATE NAME

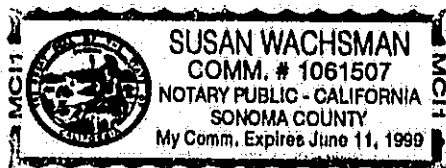
Notary Public, personally appeared Gerald Browder  
NAME(S) OF SIGNER(S)

       personally known to me - OR -

X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Susan Wachsman  
SIGNATURE OF NOTARY  
My Commission Expires: June 11, 1999

LOOSE CERTIFICATE ATTACHED TO -

Document Type: Agricultural Agreement & Covenant  
Address/APN: 17720 Coleman Valley Rd / 073-290-002  
Other Signatures: N/A