



BUILDING INSPECTION DEPARTMENT
COUNTY OF SONOMA

575 ADMINISTRATION DR., ROOM 114 A
SANTA ROSA, CALIFORNIA 95403
TELEPHONE 527-2221

THEODORE J. MORRISON
DIRECTOR OF BUILDING
INSPECTION SERVICES

CHIEF BUILDING INSPECTOR
E. TED THORHAUG
SENIOR CIVIL ENGINEER

PROPERTY REPORT

Pieter S. Myers	:	Subject Address:
	:	
P.O. Box 190	:	19999 Coleman Valley Rd
	:	(A/P # 101-090-12)
Occidental, Ca 95465	:	Occidental, Ca

REASON FOR REPORT: TO DETERMINE CONSTRUCTION WITHOUT PERMITS, CODE VIOLATIONS AND HAZARDOUS CONDITIONS.
Available Building Permit history is attached.

This report is to document specific conditions found on this property per the on site inspection conducted on December 17, 1993. Directions to bring this property into complete compliance with the Sonoma County Building Department will not be addressed in this report. It is recommended that the owner contact a licensed design professional to submit a mitigation plan for the structures noted as requiring such.

Currently, 14 structures exist on this property. Any structure less than 120 square feet in size will not be addressed in this report. Three structures noted in this report (mobile homes) are not under the jurisdiction of the Sonoma County Building Department, however, electrical service and setup regulations are. All construction noted in this report as being completed after 1963 will need to be legalized through the permit process. A description of the buildings is as follows:

SEE THE ATTACHED MAP FOR ALL STRUCTURES REFERRED TO IN THIS REPORT.

BUILDING 1, a 120' x 64' open pole barn.

HISTORY, county records indicate this structure was existing in 1960.

CONSTRUCTION CONSISTS OF; Embedded 8x posts spaced about 10 feet on center. The depth of these posts are unknown. Flooring consists of mostly dirt and some slab areas. Some non-structural siding is installed. Roof construction appears conventionally constructed of light wood framing. The pitch of the roof is 4/12 with a composition covering. Electrical service for this structure is provided by Pacific Gas and Electric Co and is metered by a utility owned meter. This service is used to service buildings number 1, 2, 3, 12, and 13.

CURRENT USE, this structure is currently use as a barn.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Electrical service is undersized.
- * 2. Missing dead front on the electrical panel.
- * 3. Improper splices in the electrical service.

Date

1-30-94 *Bo*

Inspector

Ben Nave

Property Report # 122641

BUILDING 2, a single story building commonly known as "Carriage Barn"

HISTORY, county records indicate this structure was existing prior to 1949. At that time, this structure has a concrete and dirt floor. County records also indicate use of this structure as a barn through 1970. No building permit history could be located for this structure.

CONSTRUCTION CONSISTS OF, a partial perimeter foundation, and the remaining supported on piers. Walls consist of 4x framing spaced 4 feet on center with light wood infill framing. Siding consist of board and battons. Roof construction appears conventionally constructed of light wood framing. The pitch of the roof is 4/12 with a split wood shake covering. Electrical service for this structure is unmetered and is served via the meter on building #1.

CURRENT USE, A portion of this building has been converted for use as a business office. The remaining portion usage is a barn.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Conversion of use without proper permits or inspections.
2. Plumbing fixtures (laundry facility) without waste connections.
3. Improper occupancy separation M-1 to B-2.
4. Plastic water distribution system within the structure.
- * 5. Woodstove installation. (Clearances, hearth protection)

BUILDING 3, a single story structure known as the sanctuary.

HISTORY, county records indicate this structure was first noted in 1988. No permit history could be located for this structure.

CONSTRUCTION CONSISTS OF a post and pier foundation supporting a conventionally framed floor system. This is an octagonal shaped structure with a compression ring and tension band roof system. Wall construction could not be determined due to interior finish. The exterior wall finish consists of wood shingles. Electrical service for this structure is feed from Building #2 which in turn is feed from building #1. The roofing material is composition shingles. This building is unheated.

CURRENT USE, is an assembly building without fixed seating.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Construction of the entire building without permits or inspections
- * 2. Ungrounded electrical system.
3. Insufficient lateral bracing.
4. Insufficient exiting for the occupancy type.
- * 5. Insufficient burial depth for the underground feeder service.

BUILDING 4, a single story residence known as the cabin.

HISTORY, From county records this structure was constructed under Agricultural Exemption Permit 38-73 issued June 28, 1973. The proposed use was for an "animal shelter". No inspections were required or conducted for this structure since it was never intended for human occupancy.

Date 1-3-93 94

Inspector B. L. Winer

Property Report #

122641

CONSTRUCTION CONSISTS OF, 12 inch to 14 inch diameter logs laid horizontal to form the structural shell. The roof system consists of field trusses spanning the structure supporting a split wood shake roof. There are no interior partitions. This structure appears to be resting on a slab.

CURRENT USE, is a residential building consisting of a combination living/sleeping area and a kitchen area. Attached to the rear of this unit is a bathing facility. There is no interior access from the living portion to the bathing area. There is no lavatory or water closet in this building. Electrical service is provided via tree supported overhead feeders from building #5.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Conversion of use without permits or inspections.
2. Hazardous waterheater setup.
3. No plumbing vents were visible from the exterior.
4. Exposed electrical conductors in the interior of the structure.
- * 5. Hazardous wood stove installation

BUILDING 5, a one story single family dwelling.

HISTORY, From county records construction of this structure was completed in approximately 1932. Records indicate the structure was a 876 square foot, two bedroom, one bath residence. This information is consistent through 1970. During an on site inspection conducted in 1988, a 17 foot by 16 foot addition was noted attached to this structure. Currently, this structure exists as a 1148 square foot, three bedroom, two bath structure. No building permits could be located for the addition.

CONSTRUCTION CONSISTS OF a perimeter concrete foundation supporting a conventionally framed floor. The exterior wall construction could not be determined. The exterior siding consisted of the 1X rustic siding. The roof framing could not be determined, roofing material is Class A composition shingles. The electrical service for this structure is located in the underfloor area. This service also feeds buildings numbers 4, 6, 7, 8, 9, 10, 11, and 14. This structure has been maintained very well.

CURRENT USE, is a single family dwelling.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Construction of an addition without permits or inspections.
2. The electrical disconnect was not readily accessible.
3. Waterheater is resting directly on grade in the underfloor.
- * 4. Waterheater is missing the pressure/temperature relief valve.

BUILDING 6, a one story structure commonly known as the common room

HISTORY, From county records this structure was constructed in 1932 as a garage/workshop. In 1988 records indicates the workshop portion was converted to a residential unit and assessed as such.

Date 1.3.93 94

Inspector B Neven

Property Report # 122641

CONSTRUCTION CONSISTS OF a slab on grade foundation. The wall framing could not be determined. The exterior siding was an assemblage of many type of coverings. A portion of the roof had composition shingles and the remaining is wood shakes.

CURRENT USE, is a community kitchen and bathroom. The original garage area is now a gathering area for guests.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Conversion of use with out permits or inspections.
- * 2. Potentially hazardous wood stove installation.

BUILDING 7, a one story enclosure for a walk in cooler.

HISTORY, From county records this structure was first noted in 1949 as a storage structure.

CONSTRUCTION CONSISTS OF a light wood framed structure covering a pre-manufactured walk-in cooler.

CURRENT USE, this structure is unused at this time.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. None.

BUILDING 8, a single family dwelling commonly known a the yurt.

HISTORY, There are no records for this structure.

CONSTRUCTION CONSISTS OF a post and pier foundation supporting a wood framed deck. Wall framing is 2 x 4 construction with 3/8 inch plywood exterior. The roof structure is a compression ring-tension band type design. This is essentially a 25 foot diameter round building with a deck outside of the exterior walls. Roofing consists of a Class A composition shingle. There are no bathroom facilities in this residence. A small kitchen area has been provided. There is no interior finish.

CURRENT USE is a single family dwelling.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Construction of the entire structure without proper permits or inspections.
- * 2. Potentially hazardous waterheater installation. No pressure relief valve or exhaust flue.
3. Plastic water distribution system within and under the structure.
- * 4. Ungrounded electrical system.
- * 5. Potentially hazardous wood stove installation.
6. Exposed, unprotected electrical wiring.
- * 7. Propane supply tank in close proximity to the structure.
- * 8. Missing and incomplete guardrails.

Date 1-3-93 94

Inspector

B. L. Lavan

Property Report #

122641

BUILDING 9, a single wide mobile home.

HISTORY, No county records could be located for this structure.

CONSTRUCTION is virtually unaltered since the time of construction except the water heater has been removed. Setup for this mobile is by 8 inch masonry blocks. The license plate is intact. Electrical service is provided from Building 5 via Building 10. According to the property management, this mobile will used for sleeping purposes only with bath and kitchen facilities provided at the common room (Building 6).

CURRENT USE, is vacant at this time.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Setup of a mobile home without permits or inspections.

BUILDING 10, a above ground water storage tank.

HISTORY, From county records indicate this structure existed in 1949.

CONSTRUCTION CONSISTS OF a concrete walls and bottom with a wood framed roof.

CURRENT USE, is a water tank.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Installation of an electrical sub-panel.

BUILDING 11, a two story assembly building known a Lodge.

HISTORY, From county records this building was first documented as classrooms in 1988.

CONSTRUCTION CONSISTS OF post and pier foundation supporting a wood framed floor. Wall construction consists of 2x framing at 16 inches on center. The exterior walls are finished with rustic lap siding. An interior stairway provides access to the second floor. The roof framing consists of 2x framing at 24 inches on center supported by a built up structural ridge. Electrical service is provided from Building #5. There is minimal interior finish.

CURRENT USE, is an assembly building without fixed seating.

Property Report # 166041

Date 1-3-94

Inspector B. W. Wener

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Construction of the entire structure without proper permits or inspections.
2. Structural "soft-walls" on both end gables.
- * 3. Eight burner commercial range resting on a combustible floor and within close proximity to combustible construction.
- * 4. A commercial range without a proper ventilating system.
- * 5. A commercial range without a gas shutoff.
- * 6. Hazardous gas piping within the structure.
- * 7. Propane supply tanks in close proximity to the structure
- * 8. Kitchen sink without a trap.
- * 9. Improper waste disposal system for the sink.
11. One exit on an assembly building.
12. Exposed romex on the interior of the structure.
13. Insufficient headroom on the second floor.
- * 14. Potentially hazardous woodstove installations (2).

BUILDING 12, a single wide mobile home setup.

HISTORY, No county records could be located for this structure.

CONSTRUCTION is virtually unaltered since the time of construction except the water heater has been removed. Setup for this mobile is by 8 inch masonry blocks. The license plate is intact. Electrical service is provided from Building 1. According to the property management, this mobile will used for sleeping purposes only with bath and kitchen facilities provided at the common room (Building 6).

CURRENT USE, is vacant at this time.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Mobile home set-up without proper permits and inspections.

BUILDING 13, a single wide mobile home setup.

HISTORY, No county records could be located for this structure.

CONSTRUCTION is virtually unaltered since the time of construction. Setup for this mobile is by 8 inch masonry blocks with additional steel cables most likely for wind uplift. The license plate is intact. Electrical service is provided from Building 1 via a privately owned electrical meter. No access was provided into this structure.

CURRENT USE, is occupied at this time.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Mobile home set-up without proper permits and inspections.
2. Irrigation pipe used for electrical conduit from building 1 to the privately owned meter.
3. Installation of a main electrical service panel.
4. Exposed electrical conductors at the main service.

Date 1.3.9394

Inspector

B. Lane

Property Report # 122641

BUILDING 14, a greenhouse.

HISTORY, From county records indicate this structure for the first time in 1988.

CONSTRUCTION CONSISTS OF a concrete masonry walls with a light wood framed roof. Roofing consist of light transmitting plastic.

CURRENT USE, is a green house.

THE FOLLOWING CODE VIOLATIONS OR HAZARDOUS CONDITIONS WERE OBSERVED:

1. Construction of the greenhouse without proper permits or inspections.
2. No access was attempted for this structure.

THE FOLLOWING MUST BE ADDRESSED:

All hazardous conditions noted above with an asterisk * denotes an immediate hazard and must be corrected within 45 calendar days. Permits must be obtained for the above noted corrections. A permits for these immediate repairs may be issued "subject to field inspection". All remaining hazards must be abated in the course of legalizing this property. Buildings 3, 4, 6, 8, and 11 will require design by a licensed professional in the course of legalization. See the attached cover letter for specific requirements and immediate action required.

PLEASE PRESENT THIS REPORT WHEN APPLYING FOR A PERMIT.

This report is not intended to be an all inclusive list of requirements. The inspection process after building permits are obtained may reveal additional code violations or hazards requiring correction. This report is not a permit to do work nor does this report approve work done without required permits or inspections.

THIS IS NOT A PERMIT

Date 1.3.93 94

Inspector

B. Lano

Property Report # 166441

----- J O B A D D R E S S I N F O R M A T I O N -----

NUMBER 19999 STREET COLEMAN VALLEY RD CITY UNOC
 OWNER MYERS P APN 101-090-03-3 PART OF N
 SOILS RPT FILL FLOOD ZONE UK RATE ZONE SUBDIVISION

----- P E R M I T I N F O R M A T I O N -----

PERMIT #	ISSUE DT	DESCRIPTION	TOTAL FEE	STATUS	STATUS DATE
* D 071762	08/15/62	AG STORAG		FINAL	08/15/63
* D 003873	06/28/73	AG SHELTE		FINAL	06/28/74
* B 046210	04/23/81	E FOR AG	25.00	EXPD	03/ /82
* P 018822	05/08/89	EARTH FILL DAM	55.00	FINAL	06/05/89
* B 093369	06/05/89	GRADING	116.50	FINAL	10/14/92
V 109350	10/29/93	CONST W/O PERM		ACTIVE	10/29/93
B 122641	12/15/93	PROPERTY REPORT	135.00	ACTIVE	12/15/93

/ /
/ /
/ /

KEYWORD IBPJOB

JOB ADDRESS: NUMBER 19999 STREET COLEMAN VALLEY RD
 OWNER MYERS P PERMIT#

CITY UNOC
 DATE

END OF DATA

4B/

Aa

AO--SESSION1 R 22 C 23

8:51 1/03/94

COUNTY OF SONOMA

DEPARTMENT OF BUILDING INSPECTION

COUNTY ADMINISTRATION BUILDING - ROOM 2555 MENDOCINO AVENUE
SANTA ROSA, CALIFORNIA - PHONE

DONALD B. HEAD
COUNTY SURVEYOR

RALPH AMAROLI
CHIEF BUILDING INSPECTOR

REQUEST FOR BUILDING CODE EXEMPTION

In accordance with provisions of County of Sonoma Ordinance #798,
I request building code exemption on the following structure:

X Agricultural purpose building on a parcel of three acres
or more under one ownership and situated over 50 feet
from property line. The building does not require the
presence of workers, customers or assemblages of any
kind within the building in order to carry out the
purpose for which the building is designed.

Other: _____

OWNER	NAME <u>John B. Kelly</u>	DIMENSIONS OF SITE <u>907 acres</u>
	MAILING ADDRESS <u>520 Rosenberg Bldg.</u>	AREA _____
	CITY <u>Santa Rosa</u> TEL. NO. <u>545-5340</u>	YARDS: FRONT <u>50'+</u> LEFT SIDE <u>50'+</u>
JOB LOCATION	JOB ADDRESS <u>19999 Coleman Valley Rd.</u>	REAR <u>50'+</u> RIGHT SIDE <u>50'+</u>
	SUB DIVISION _____ LOT _____ BLK _____	OTHER BUILDINGS ON SITE
	CITY <u>Orcutt Calif.</u>	<u>HOUSE, GARAGE, WAGON</u>
	NEAREST CROSS STREET <u>Jay Rd.</u>	<u>SHED, HAY BARN</u>
	A.P. NO. <u>101-09-03</u>	OTHER INFORMATION
	CLASS OF WORK: USE OF BUILDING <u>20 X 30 ANIMAL SHELTER</u>	<u>Manning Roof "OK"</u>
	NEW <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVING <input type="checkbox"/>	<u>M. Maris</u>
	size of building _____	<u>6/28/73</u>

I certify that the above information is true and correct to the best of my knowledge and agree to comply with all County Ordinances and State laws regulating building construction.

DATE 6-28-73 SIGNED John B. Kelly
FILE NO. 88-73

Type of exemption allowed: BUILDING PLUMBING ELECTRICAL

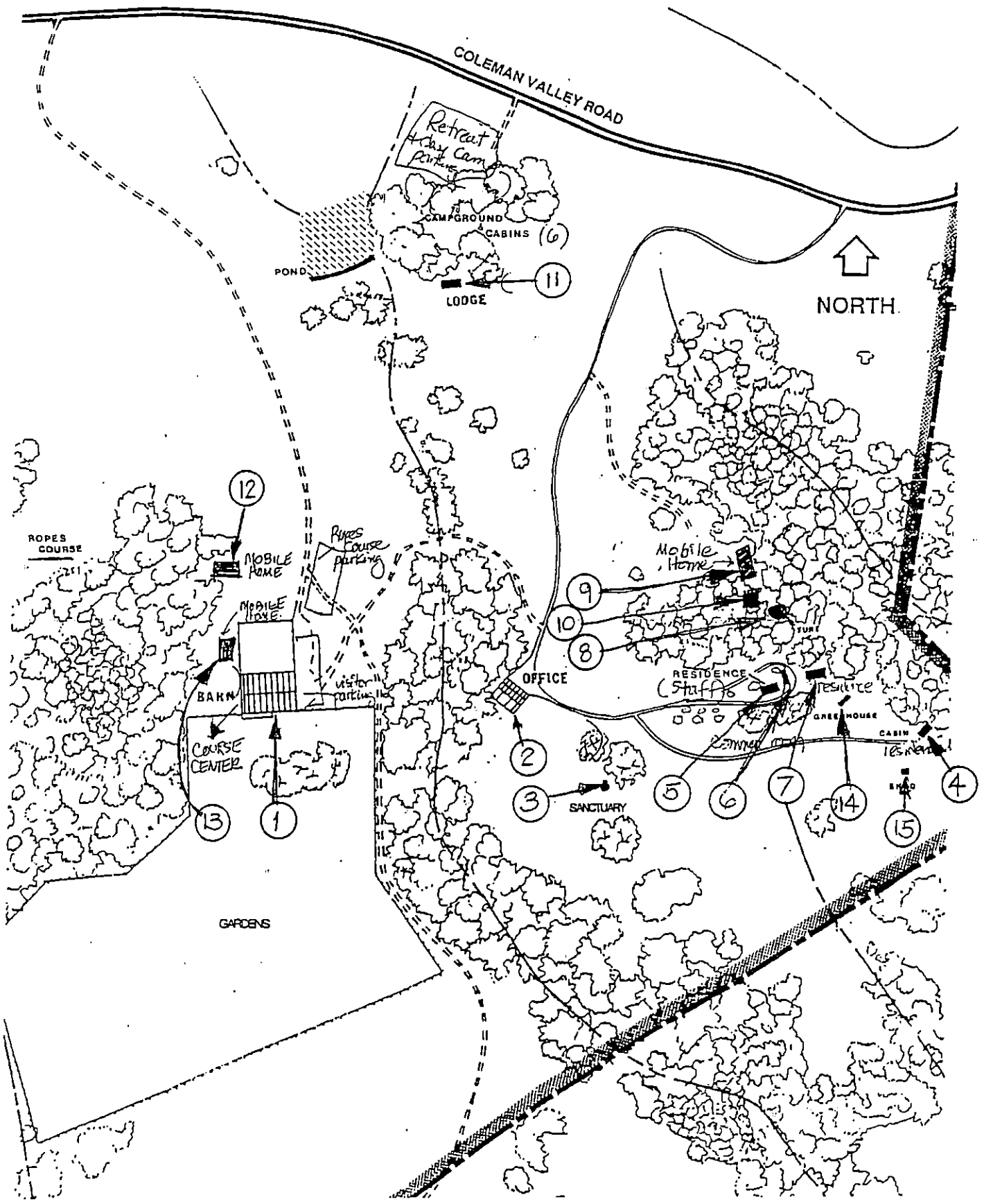
Remarks: _____

(Circle one) DO NOT HOOK UP UTILITIES AT P.G.E. DISCRETION

By Ralph Amaroli, Inspector Date June 28 1973

OCEAN SONG

Site map enlargement





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

REVISED DRAFT HEALTH USE PERMIT CONDITIONS

DATE: August 1, 2006
TO: Permit and Resource Management Department, Project Review Section,
Planning
ATTN: Cynthia Demidovich
FROM: **Jon Tracy, R.E.H.S., Project Review Section, Health**
PROJECT TYPE: Use Permit
SUBJECT: File Number: UPE05-0062
Applicant Name: Homeworks - Rene DeMonchy
Owner Name: Andrew Beath
Site Address: 19999 Coleman Valley Rd, Occidental
A.P.N. 101-090-015

Request for a Use Permit for a campground for environmental education and nature study on 350 acres.

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 that it be subject to the following conditions:

PRIOR TO BUILDING PERMIT :

Water:

3. Prior to building permit issuance, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) and arsenic analysis results of a sample of each water source (wells and springs) tested by a California 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. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
5. Prior to the issuance of building permits, complete an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Health Department, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Health Department in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50 foot annular seal.) Copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may E-mail clearance directly to PRMD.

6. If a water supply permit is required, then the water supply well is required to have a 50 foot annular seal. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50 foot annular seal cannot be obtained, then a new water well may be required.
7. Prior to building permit issuance, proof of water availability must be submitted in accordance with Section 7-12 of the Sonoma County Code, Chapter 7. Provide a 8 to 12 hour yield test that indicates a minimum of 1 gallon per minute, or an 8 to 12 hour yield test that indicates a minimum of 2 gallons per minute for a second unit, conducted during the dry season (July 15 through October 1).
9. Prior to the issuance of any building permit, an easement is required to be recorded for this project to provide Sonoma County personnel access any on-site water well and any monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 AM to 5:00 PM. All easement language is subject to review and approval by PRMD-Project Review and County Counsel prior to recordation.

Septic:

11. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board for any septic system exceeding 1500 gallons per day peak flow. Documentation of acceptance of a complete application with no initial objections by the Regional Water Quality Control Board shall be submitted to Project Review Health prior to building or septic permit issuance. A copy of the waste discharge permit shall be submitted to Project Review Health prior to issuance of a certificate of occupancy or project operation. ***An application may be printed from the State Water Resources Control Board website at: www.swrcb.ca.gov/sbforms/***
12. Prior to building permit issuance, the applicant shall cause an analysis to be made by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system. Any necessary system expansion or modifications shall be done under permit and the current standards from the Well and Septic Section of the Permit and Resource Management Department and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or Experimental Sewage Disposal System sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the District Specialist or Liquid Waste Specialist that all required septic system testing and design elements have been met.
13. All future sewage disposal system repairs shall be completed in the designated reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area.
15. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits.

Consumer Protection:

19. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

Solid Waste:

22. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (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. The Project Review Health Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

PRIOR TO OCCUPANCY:

Water:

29. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter and a groundwater level measuring tube and port, or electronic groundwater level measuring device.

OPERATIONAL REQUIREMENTS:

41. A safe, potable water supply shall be provided and maintained.
42. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this site shall be monitored quarterly and reported to PRMD in January of the following year pursuant to section RC-3b of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance.
43. Groundwater pumped for use by any activities authorized by a Use Permit on this site shall not exceed 5.0 acre feet per year unless a new or modified use permit has been approved.
44. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD-project review at least once every five years.

Septic:

45. Maintain the annual operating permit for any Alternative (mound or pressure distribution) or Experimental septic system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.

Consumer Protection:

49. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

52. 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.

Comments:

1. Thank you for Matthew O'Connor's groundwater letter dated July 20, 2006.

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

Cc: Applicant Homeworks - Rene DeMonchy
Owner Andrew Beath



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

DRAFT HEALTH USE PERMIT CONDITIONS

DATE: October 13, 2005
TO: Permit and Resource Management Department, Project Review Section,
Planning
ATTN: Cynthia Demidovich
FROM: **Jon Tracy, R.E.H.S., Project Review Section, Health**
PROJECT TYPE: Use Permit
SUBJECT: File Number: UPE05-0062
Applicant Name: Homeworks - Rene DeMonchy
Owner Name: Andrew Beath
Site Address: 19999 Coleman Valley Rd, Occidental
A.P.N. 101-090-015

Request for a Use Permit for a campground for environmental education and nature study on 350 acres.

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

X2) Prior to a Negative Declaration, further information as indicated below is needed before we can respond to the project.

A) FOR MARGINAL AND WATER SCARCE AREAS CLASS 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.

Comment: This mid-size project is on a site far in excess of 100 acres in a Class 4 Water Availability Area. We will consider a letter from a California Registered Geologist summarizing the groundwater situation and expressing an opinion regarding the need for a groundwater study in this case.

Assuming that the applicant will provide an acceptable letter or groundwater study, draft health conditions have been attached as follows:

X1) If the application is approved, it is recommended that it be subject to the following conditions:

PRIOR TO BUILDING PERMIT :

Water:

3. Prior to building permit issuance, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) and arsenic analysis results of a sample of each water source (wells and springs) tested by a California 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. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
5. Prior to the issuance of building permits apply for a water supply permit from the State Health Department, Office of Drinking Water if more than 25 persons per day for 60 days within a year 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.) Copies of the approval letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may E-mail approval directly to PRMD.
6. If a water supply permit is required, then the water supply well is required to have a 50 foot annular seal. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50 foot annular seal cannot be obtained, then a new water well may be required.
7. Prior to building permit issuance, proof of water availability must be submitted in accordance with Section 7-12 of the Sonoma County Code, Chapter 7. Provide a 8 to 12 hour yield test that indicates a minimum of 1 gallon per minute, or an 8 to 12 hour yield test that indicates a minimum of 2 gallons per minute for a second unit, conducted during the dry season (July 15 through October 1).
9. Prior to the issuance of any building permit, an easement is required to be recorded for this project to provide Sonoma County personnel access any on-site water well and any monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 AM to 5:00 PM. All easement language is subject to review and approval by PRMD-Project Review and County Counsel prior to recordation.

Septic:

11. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board for any septic system exceeding 1500 gallons per day peak flow. Documentation of acceptance of a complete application with no initial objections by the Regional Water Quality Control Board shall be submitted to Project Review Health prior to building or septic permit issuance. A copy of the waste discharge permit shall be submitted to Project Review Health prior to issuance of a certificate of occupancy or project operation. ***An application may be printed from the State Water Resources Control Board website at: www.swrcb.ca.gov/sbforms/***

12. Prior to building permit issuance, the applicant shall cause an analysis to be made by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources. Any necessary system expansion or modifications shall be done under permit and the current standards from the Well and Septic Section of the Permit and Resource Management Department and may require both soils analysis and percolation testing. The Project Review Health Specialist shall receive a final clearance from the District Specialist that all required septic system testing and design elements have been met.
13. All future sewage disposal system repairs shall be completed in the designated reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area.
15. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits.

Consumer Protection:

19. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

Solid Waste:

22. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (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. The Project Review Health Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

PRIOR TO OCCUPANCY:

Water:

29. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter and a groundwater level measuring tube and port, or electronic groundwater level measuring device.

OPERATIONAL REQUIREMENTS:

41. A safe, potable water supply shall be provided and maintained.
42. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this site shall be monitored quarterly and reported to PRMD in January of the following year pursuant to section RC-3b of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance.

- 43. Groundwater pumped for use by any activities authorized by a Use Permit on this site shall not exceed 5.0 acre feet per year unless a new or modified use permit has been approved.
- 44. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD-project review at least once every five years.

Septic:

- 45. Maintain the annual operating permit for any Alternative (mound or pressure distribution) or Experimental septic system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.

Consumer Protection:

- 49. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

- 52. 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.

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

Cc: Applicant Homeworks - Rene DeMonchy
 Owner Andrew Beath

Date: September 1, 2005
Attention: Cynthia Demidovich _____
Submitted by: John Maitland _____

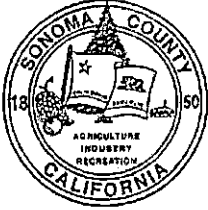
FILE #: UPE05-0062
NAME: Homeworks
ADDRESS: 19999 Coleman Valley Rd., Occidental

APN: 101-090-015

TRANSPORTATION AND PUBLIC WORKS:

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

1. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to the public road shall conform to AASHTO standards. More specifically, the Developer shall construct a driveway with a throat width of 18 feet and entrance curves having a radius of at least 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the actual speed traveled on the public road servicing the property. The Developer shall surface the entry with asphalt concrete between the edge of the existing pavement and the right-of-way line or a minimum distance of 15 feet, whichever is greater. The improvements shall be in place prior to occupancy or commencement of the approved activity. Location: **the existing staff entrance.**
2. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to the public road shall conform to AASHTO standards. More specifically, the Developer shall construct a driveway with a throat width of 24 feet and entrance curves having a radius of at least 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the actual speed traveled on the public road servicing the property. The Developer shall surface the entry with asphalt concrete between the edges of the existing pavement and the right-of-way line or a minimum distance of 20 feet, whichever is greater. The driveway improvements shall be in place before occupancy or commencement of the approved activity. Location(s): **the existing entrance to the campsite access road and the entrance to the proposed public parking area.**
3. Prior to issuance of a building permit for any new building or prior to any new use of an existing building, the Developer shall pay Traffic Mitigation fees to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. Evidence of payment shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to clearance of these conditions.
4. Prior to construction of any improvements that are to be made within County Road Right-of-way, the Developer must obtain an Encroachment Permit from the Permit and Resource Management Department.
5. Advisory Note: The Sonoma County Department of Transportation and Public Works may modify these conditions if the Applicant can demonstrate that the conditions are infeasible due to unforeseen field constraints or lack of property rights, and that the goals of these conditions can be safely achieved in some other manner. However, the threshold for any modification is high, and therefore modification of conditions is not common.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

REVISED DRAFT HEALTH CONDITIONS - USE PERMIT

DATE: March 10, 2013

TO: Permit and Resource Management Department, Project Review Section
ATTN: Cynthia Demidovich

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

PROJECT TYPE: Use Permit

SUBJECT: File Number: UPE05-0062
Owner Name: Andrew Beath
Site Address: 19999 Coleman Valley Rd, Occidental
A.P.N. 101-090-015

Request for a Use Permit for a campground for environmental education and nature study on 350 acres.

On August 1, 2006, Matt O'Connor's submittal (dated July 20, 2006) was accepted as having met the Sonoma County General Plan requirement RC-3h, an evaluation of the *quantity* of groundwater supply. In 2008 the Sonoma County General Plan 2020 was adopted which added the requirement (Policy WR-2e) that groundwater *quality* be part of the initial evaluation. Consequently draft health condition number 3 has been removed from the enclosed conditions and we are now requesting that the water supply be tested by a California State Certified Laboratory and the results submitted to the Project Review Health Specialist for evaluation before this project is scheduled for a public hearing.

Please contact a California State Certified Laboratory (three are listed for your convenience) and make arrangements to have the water tested for: arsenic, nitrate and bacteria (total coliform and E. coli). You may collect the samples yourself following laboratory directions, or you may pay to have the laboratory collect the samples for you.

Alpha Analytical in Ukiah, telephone 707-468-0401.
Analytical Sciences in Petaluma, telephone 707-769-3128.
Brelje & Race in Santa Rosa, telephone 707-544-8807.

Thank you,
Jon Tracy

X1) If the application is approved, it is recommended that it be subject to the following conditions:

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

5. Prior to the issuance of building permits and vesting the Use Permit, the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State

Department of Public Health, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Department of Public Health in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50-foot annular seal.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may e-mail clearance directly to PRMD.

6. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.
7. Prior to building permit issuance and vesting the Use Permit, proof of a 72 hour or 10 day water availability pumping test must be conducted in accordance with the California Department of Public Health rules and Title 22 of the California Code of Regulations. Acceptance of the pumping test by the California Department of Public Health, Office of Drinking Water shall be transmitted directly to the PRMD Project Review Health Specialist by letter or e-mail.
9. Prior to the issuance of any building permit and vesting the Use Permit, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.

Septic:

10. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

This project is approved for special events and shall provide septic system capacity in accordance with PRMD Policy 9-2-31 (available on PRMD's website under Policy and Procedures). The project septic system shall be designed to accommodate 50 percent of the wastewater flow from an event with 150 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system. Note that indoor events such as diners are expected to provide septic system capacity for 100% of the event, as these guests are not expected to exit the building to use portable toilets.

If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

11. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance). A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

15. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits. For planned tenant improvements, installed central water and wastewater lines the length of the building with appropriate breakout floor design is acceptable.

Consumer Protection:

18. Prior to the issuance of building permits, vesting the subject Use Permit, and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by, the Environmental Health Division of the Health Services Department.

Contact the Environmental Health Division at 565-6547 for information and instruction sheet. An e-mail of the approval from the Environmental Health Division or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

PRIOR TO OCCUPANCY:

Water:

30. Prior to occupancy, the water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

Water:

44. A safe, potable water supply shall be provided and maintained.
45. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
46. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

47. Maintain the Annual Operating Permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
48. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
49. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing

demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

50. When permitted events exceed 75 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:
- a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.
 - b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.
 - c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
 - d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
 - e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.
 - f. If complaints are received by PRMD regarding the number of available portable toilets that PRMD deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the special event and at future special events as directed by PRMD. The property owner and/or his agent(s) are expected to maintain portable toilets and hand washing units so that:
 - i) The holding tank does not leak or overflow.
 - ii) Toilet paper is promptly replaced when the dispenser runs out.
 - iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.
 - iv) The wait to use a portable toilet shall not be so long that people use alternatives to sanitary restroom facilities.
 - v) Reliance upon portable toilets shall not create a public nuisance.

Consumer Protection:

54. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

57. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) 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 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 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds 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.		

- 58. Special events shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 a.m. to 10:00 p.m.).
- 60. Outdoor amplified sound and/or musical instruments shall be restricted to the grassy area within 300 feet of the existing large barn.
- 61. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.
- 63. Annual Report. After commencement of event activities, the operator shall submit a report each year to PRMD by January 15th describing the number of events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending the event, and the purpose of the event and any other information required by the director. The annual report shall also include the proposed events for the following year.

Solid Waste:

- 65. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

- 68. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment including wine caves (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
- 69. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

Comments:

- 1. This is a Zone 4 Water Availability Area.
- 2. Review of the Wastewater Feasibility Study is solely for the purpose of drafting Health conditions to match the type of system proposed, and in no way implies the suitability of the proposed system and does not imply plan check or review and acceptance by the PRMD Well and Septic Section. It is the

responsibility of the Wastewater System Consultant to insure that all necessary wastewater system soil testing and design is in conformance with State and County standards. Wastewater system plan checks must be done under a separate submittal to the PRMD Well and Septic Section, and fees apply.

3. The noise study was waived based upon the distances from the central part of the parcel to the closest off-site receptor and condition 60 that limits loud activities to the interior of the parcel.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, should you have any questions on the above information.

c: District Specialist
Applicant
Owner Andrew Beath
Other