



March 23, 2021
WAYFARER VINEYARD LLC
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ST HELENA
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SUBJECT: Plan Check Comment letter #1
AEC21-0003 Legalize Agricultural Structure w/ Permit
332500 King Ridge Rd. Cazadero Ca. 95421 APN: 109-260-014

Plans for the above-referenced project have been reviewed for building code compliance. The applicable code versions are the following codes adopted January 1, 2019:

- 2019 California Residential Code (CRC; referenced sections of this code have the 'R' prefix)
- 2019 California Building Code (CBC)
- 2019 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2019 California Green Building Standards (Cal Green)
- 2019 California Energy Code Supplement

A review of your plans submitted for a building permit indicates the following items must be revised, corrected, or submitted in greater detail. Please revise your plans and/or provide documents and/or additional justification as indicated in the comments provided below. **At this time, hard copy resubmittals are not being accepted. Digitally resubmit a complete set of revised plans and all relevant supporting documentation pertaining to the project** for additional review and approval. Please see the attached instructions for information regarding the process for resubmittal through the Permit Sonoma Citizen's Access web portal. All digitally submitted documents shall be signed, sealed, and dated in accordance with applicable laws and statutes.

Adherence to the following resubmittal guidelines is required for a timely review:

- Revise plans, specifications and calculations to clearly respond to the attached comments, resubmitting complete (not partial) plans.
- Respond in writing to each comment by marking the attached comment list. Indicate which detail, specification or calculations show the required information. Responses such as "see plans" or "plans comply" do not save time. Responses of a general nature, such as "handrails shall be as per CBC Section 1014" are not acceptable – compliance with building code requirements shall be illustrated using fully dimensioned details.
- Plans stamped by an architect or engineer cannot be modified in any way (e.g. – red lined) except by the architect or engineer. Plans modified by others will **not** be accepted.
- REMEMBER: Any response not conforming to the literal prescriptive requirements of the codes can only be approved by the Building Official.



The following issues should be addressed before the plan check process can continue:

1. The propose Agricultural Structure cannot be approved as submitted. AG exempt structures are not allowed to have any utilities per Sonoma county policy 4-0-5. If you wish to keep the electrical outlets and lighting, you will need to apply for an electrical permit or remove the installed electrical fixtures. See the attached policy & procedure document 7-0-2.

If you have any questions regarding the above, contact me by email, my contact information is listed below.

Sincerely,

R. A. Morris

Ronnie Morris, ICC Certified

Building Plans Examiner II

Sonoma County PRMD

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