



September 8, 2022

Rami Batarseh
613 4th Street, Suite 207
Santa Rosa, CA 95404

Re: **File No.:** **ADR22-0009**
 Address: **21249 Geyserville Avenue**
 APN: **140-140-003**

The Project Review Section of the Sonoma County Permit and Resource Management Department (PRMD) has reviewed and **hereby approves your Administrative Design Review permit** for the conversion of existing commercial space to mixed use by adding a 953 sq. ft. residential unit located at 21249 Geyserville Avenue, Geyserville, CA 95441. The 0.34-acre parcel is zoned LC (Limited Commercial).

FINDINGS:

1. The project is consistent with the Sonoma County General Plan **Section LU-2.3 Commercial Use Policy** and the **Limited Commercial (LC)** designation because it accommodates sales and/or services for the daily self-sufficiency of and in keeping with the character of an urban community, and provides an opportunity for a mix of residential and commercial use.
2. The project is consistent with the LC Zoning and Mixed-Use development regulations, and is a permitted use because the 953 square foot residential unit is affordable by design.
3. It is the determination of the department that the project is **categorically exempt** from the provisions of the **California Environmental Quality Act (CEQA)** pursuant to the Provisions of Title 14 of the California Administrative Code, **Section 15301 (Existing Facilities)** because it is an existing structure, and the project involves the conversion of



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953 square feet of existing commercial space and the area in which the project is located is not environmentally sensitive.

4. The establishment, maintenance, or operation of the use for which this application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area because residential and commercial mixed use complements the variety of residential and commercial uses in the area.

Please be advised that your application is approved based on the application materials and project description received January 29, 2022 (plan set dated December 08, 2021), and subject to compliance with the following Conditions of Approval. There shall be no further modification of the approved design without prior written authorization by the Director of Permit Sonoma and/or other authorized staff.

CONDITIONS OF APPROVAL

BUILDING:

1. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permits.

PLANNING:

2. This project shall be constructed and maintained in conformance with the project description and plans in the application materials received January 29, 2022 (plan set dated December 08, 2021) as modified by these Conditions of Approval. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit, subject to penalty.



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3. The building plans shall include material and color specifications consistent with this design review approval.
4. Building plans shall include the landscape and irrigation plans as approved with this design review approval. Please note that landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO).
5. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately.
6. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
7. All exterior lighting shall be "Dark Sky Compliant" and fully shielded in order to avoid nighttime light pollution. Reference can be made to the International Dark Sky Association website for guidance on exterior lighting: www.darksky.org. All exterior lighting shall be downward facing, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and up-lights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.
8. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for firefighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
9. Prior to building permit finalization, a planning site inspection is required. Accordingly, the applicant shall notify the Project Planner when construction is complete and landscaping and irrigation have been installed. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, at the discretion of the Project Planner, the applicant may provide exterior photos to demonstrate compliance.
10. All grading and building permit plans involving ground disturbing activities shall



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include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

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



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This decision may be appealed in writing, along with an appeal fee, **within 10 (ten) calendar days** of the date of this letter.

Please contact me with any questions or for clarification of this approval at (707) 565-7389 or by email at adam.sharron@sonoma-county.org. Please refer to your file number **ADR22-0009** and site address when making inquiries.

Sincerely,



Adam Sharron
Project Planner

Enclosures:

1. ADR22-0009 Application and Plan Set.pdf

c: File No.: ADR22-00009
Blake Hillegas, Supervising Planner – Permit Sonoma



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