

7. All required paths of travel (parking lots, sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.
8. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities.
9. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per CBC requirements.
10. Where recreational facilities or activities are provided they shall be accessible or, when allowed by the Building Code, there shall be provisions for equivalent facilitation of the facilities or activities.
11. This project is required to comply with wildland-urban interface (WUI) regulations, Chapter 7A of the CBC. These regulations apply to building materials, systems and/or assemblies used in the exterior design and construction of new buildings.
12. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
13. The Project shall be designed and constructed complying with Sonoma County's adopted version of the California Green Building Standards Code. This jurisdiction requires plan and construction compliance reviews to be performed by third party CALGreen Special Inspectors. The following links are provided for additional information on compliance with CALGreen:
 - <http://www.sonoma-county.org/prmd/docs/handouts/bpc-042-Residential-New-Construction-Updated-2013-CALGreen-Checklist.pdf>
 - <http://www.sonoma-county.org/prmd/docs/handouts/cni-041-CALGreen-Special-Inspection-Agency-Recognition-List.pdf>
14. If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

HEALTH:

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

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

15. Prior to building permit issuance the applicant shall have the property water supply system plans evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

16. Prior to the issuance of any building 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:

17. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the new clubhouse 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.

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.

18. Application for wastewater discharge requirements shall be filed by the applicant with the San Francisco Bay 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.
19. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis from the 2 bedroom house, kennel, bird washing area, hunters restrooms, office and proper functioning of the wastewater system inspection completed 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.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section 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 Well and Septic Section that all required septic system testing and design elements have been met.

20. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plans showing the location of the restrooms in the clubhouse shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Consumer Protection:

21. Prior to the issuance of building permits 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 Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section 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 (Cal Code).

22. Prior to building permit issuance, a long term, on-going Noise Monitoring Plan shall be submitted to the PRMD Project Review Health Specialist and found to be acceptable. Implementation of the on-going Noise Monitoring Program shall be required upon request of PRMD.

Solid Waste:

23. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (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.
24. Prior to building permit issuance, areas within refuse enclosures for food facilities, food retailers, inns and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning. The Project Review Health Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

Vector Control:

25. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:

Water:

26. Prior to occupancy, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by PRMD. The Project Review Health Specialist shall receive a letter from the Cross Connection Control Specialist stating that backflow prevention has been installed as recommended.
27. Prior to occupancy, a 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.

28. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter to measure all groundwater extracted for this use.

Septic:

29. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Consumer Protection:

30. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. 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 Retail Food Code (Cal Code).

OPERATIONAL REQUIREMENTS:

Water:

31. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
32. A safe, potable water supply shall be provided and maintained.
33. 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.
34. 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:

35. Maintain the Annual Operating Permit for any package treatment plant, 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.
36. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
37. 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.

- 38. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed during construction, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. 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.

Consumer Protection:

- 39. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health Division for the food and beverage handling activities approved in this Use Permit. Contact the Environmental Health Division at 565-6547 for information and instruction sheet. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.
- 40. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

- 41. 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.		

- 42. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
- 43. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

44. 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.

Solid Waste:

45. 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:

46. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (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.
47. 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.

GRADING AND STORM WATER:

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

48. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
49. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
50. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design

Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems.

51. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.
52. The proposed project is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at 11 feet above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVD 88).

Mitigation Monitoring: PRMD will not issue building permits for habitable structures, except in accordance with building requirements.

53. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
54. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
55. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

TRANSPORTATION AND PUBLIC WORKS:

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

56. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

FIRE:

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

57. Due to the scope of this project a Fire Services Pre-Construction meeting is required at the applicant's cost.
58. Prior to any construction, or changes in use, applicable Fire Code construction permits required by the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
59. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official.
 - a. **Fire hydrants and valves.** CFC Sec. 105.6.1
 - b. **Storage and use of LP gas.** CFC Sec. 105.6.2
 - c. **Places of assembly.** CFC Sec. 105.6.34
 - d. **Private fire hydrants.** CFC Sec. 105.6.35
 - e. **Emergency responder radio coverage.** CFC Sec. 105.6.47(7)
 - f. **Fire protection systems.** CFC Sec. 105.6.47(8)
 - g. **High-rise buildings.** CFC Sec. 105.6.47(9)
60. Prior to Use Permit approval, applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to the following:
 - a. **Site Plan.** Provide a Site Plan showing the location of all property lines, easements, underground and overhead utilities, propane tanks, emergency generators, parking areas, existing and proposed buildings and towers, and water storage tanks.
 - b. **Access roads:** Approved (CFC) fire apparatus access roads shall be provided.
 - i. Facilities having a gross building area of more than 62,000 square feet shall be provided with at least two separate and approved fire apparatus access roads.
 - ii. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. CFC Sec. D105.1.
 - iii. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) not less than 20 feet in width (26 feet for aerial access) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of all buildings as measured by an approved route around the exterior of the building or facility.
 - iv. Where a bridge is part of a fire apparatus road the bridge shall be constructed

and maintained in accordance with AASHTO HB-17. Approved signs indicating the load carrying capability of bridges shall be provided at each end of bridges.

- v. Where gates or similar barriers are installed across access roads, gates shall be installed in compliance with fire regulations and provided with an approved lock as required by the fire code official.
- c. **Premises Identification:** Approved road names, address numbers, building numbers and other building identification shall be provided including a site directory at the driveway entrance.
- d. **Fire Protection Water Supplies:** An approved (NFPA 1142 and/or CFC) water supply system capable of supplying the required fire flow for fire protection shall be provided to premises.
 - i. Minimum fire flow shall not be less than 1500 gallons per minute.
 - ii. Fire hydrants shall be spaced not less than 300 feet apart along fire access routes. County Fire Code Appendix C, Table C105.1 footnote "f".
- e. **Fire Pump.** An approved fire pump complying with NFPA 20 (2013) shall be provided.
- f. **Automatic Sprinkler Systems.** All new structures shall have an NFPA 13 (2013) automatic sprinkler system.
- g. **Fire Alarm.** Provide an approved fire alarm system per NFPA 72 (2013). CFC Sec. 907.
- h. **Standpipe.** The schematic drawings indicate a 3 story hunting clubhouse and three (3) 85 ft. high shooting towers. Provide NFPA 14 (2013) Class III standpipes at the following locations:
 - 1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
 - 2. Buildings that are three or more stories in height.

Exceptions:

 - 1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
- i. **Provide fire safety and evacuation plans** for Group A occupancies and high-rise structures. CFC Sec. 404.2.
- j. **Towers:**
 - i. Buildings with a floor level more than 75 ft above the lowest level of fire department access shall comply with CBC Sec. 403.
- k. **Fireplaces.** Three (3) outdoor fireplaces and one indoor fireplace are shown. Indicate fuel type and demonstrate compliance with CFC Sec. 603 as required.
- l. **Provide emergency or standby power** per CFC 604 including but not limited to illuminated EXIT signs, emergency exit illumination, accessible means of egress elevators, high rise structures.
- m. **Elevator Emergency Operation.** Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation. CFC Sec. 607.1.

- n. **Required Exits.** Drawing A101 – 1st Floor Plan. Provide 2 exits with the required exit separation if required at the Group S-2 enclosed parking garage. CBC/CFC Sec. 1015.2 and Table 1021.2(2).
 - o. **Group A Exit Doors.** Drawing A102 – 2nd Floor Plan. The exterior exit doors serving the Group A Lounge and Dining Rooms shall be side hinged, outswinging with panic hardware. CBC Sec. 1008.1.2 and 1008.1.10.
 - p. **Exterior Exit Stairways** shall be protected if required per CBC/CFC Sec. 1026.6.
 - q. **3 Story Stairways** are shown at Lines 7/A and 2.5/C.
 - i. Such stairways shall generally be enclosed in 1-hour fire-resistive stair enclosures. CBC Sec. 1009.2.2 and 1022.2.
 - ii. Such stairways shall generally (a) lead directly to the exterior of the building or (b) shall be extended to the exterior of the building with an exit passageway per CBC Sec. 1009.2 and 1022.1; alternatively, demonstrate compliance with 1027.1 if applicable.
61. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access.
62. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with the California Fire Code as adopted and amended by Sonoma County Code.
63. Applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with the California Fire Code as adopted and amended by Sonoma County Code. This condition may be met by obtaining County Fire approval of a fire protection plan prepared by a qualified individual.

PLANNING:

“The conditions below have been satisfied” BY _____ DATE _____

64. This Use Permit supersedes the current Use Permit for a hunting club PLP11-0047, but incorporates the previously permitted uses, including: a public use bird hunting club; sporting clay course; a 8,500 square foot club house/dog kennel with up to 50 dogs; a 280 square foot bird house with a 5,000 square foot netted bird pen; and gun sales in accordance with federal license 9-68-097-08-7C-03952 to club members and public recreational hunters/shooters registered to use the club; and a 960 square foot 2-bedroom caretakers residence. The existing bird hunting clubhouse, clay shooting course, fly fishing pond, and dog kennels shall be available to the general public on the public use days (Mondays and Tuesdays) and on other days on an as available basis.

The expanded use includes a new private membership 26,802 square foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a 1.5 acre fishing pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course. The new clubhouse will contain a commercial kitchen bar, demonstration kitchen, lounge, and a hunter’s pro shop and a training room as accessory uses open to club members. The total club membership shall not exceed 500, including 425 regular

memberships, and 25 corporate memberships which allow 3 individuals to use each membership. The total use of all facilities shall be limited to a maximum of 125 persons per day.

The new fishing pond and existing clay shooting course will generally be for club members, except on Mondays and Tuesdays when they shall be available for public use. Public access to hunting, fishing, and the sporting clay course on Mondays and Tuesdays shall not be limited, except by a maximum daily limit of 125 persons and capacity of the hunting fields and shooting stations. Hours of operation of the hunting club houses are approved seven days a week from 7 am to 9 pm March – September and from 7 a m to 7:30 pm October - February. Hours of operation for the hunting, shooting and fishing stations are approved within the defined operating hours and from ½ hour before sunrise to ½ hour after sunset. The club may host up to 24 scheduled hunting, fishing, and shooting group activities per year for groups up to a total of 40 persons, including family, and guests. No special events are permitted, except one annual Cultural Event, subject to review and approval of a Cultural Event Zoning Permit. There shall be an attendant at the gate during the Cultural Event to regulate attendance in accordance with the maximum daily limit of 125 persons. The facility shall not be rented out to third parties for hunting, shooting, fishing, or events.

65. The kitchen, demonstration kitchen, food and beverage service dining room, lounge, bar, and pro shop in the new clubhouse shall be accessory to and available only to private club members, and shall be used by club members only in conjunction with shooting, hunting or fly casting/fishing activities. The new clubhouse facilities shall not be open to club member drop-in visits during which the member(s) do not also make use of the shooting, hunting or fly casting/fishing facilities. No part of the new clubhouse facilities shall be available to the general public or operated as a restaurant.
66. Scheduled group activities must consist of organized shooting or fly fishing activities and associated vintner member food and beverage gatherings, cooking demonstrations and hunting, shooting, and fishing instructional programs. Scheduled group activities shall not exceed 24 a year with a maximum of 40 participants. Food and wine gatherings, dinners, or cooking demonstrations shall be associated with hunting, shooting or fishing activities and shall not be conducted as stand-alone activities.
67. The applicant shall not schedule group activities to start or end during the weekday evening peak period from 3-7 pm. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start or end during the weekday evening peak period from 3-7 pm. Prior to issuance of a building permit, a declaration of restriction in a form acceptable to the Director and County Counsel prohibiting scheduled group activities from starting or ending during the weekday evening peak period from 3-7 pm. shall be recorded in the Official Records of the County of Sonoma subject to Permit Sonoma review and approval.
68. The applicant shall not schedule group activities during the (4) four largest annual raceway events at Sonoma Raceway.
69. The applicant shall not schedule group activities which overlap with peak weekend hunting/shooting periods during the hunting season from 7 a.m. to 12 p.m., or during the midday peak traffic period from 12 p.m. to 1 p.m.
70. Prior to issuance of a grading or building permit for the new clubhouse, a restrictive covenant shall be recorded on the 825.6 acre hay farm/bird hunting parcel (Lot A) requiring public use bird hunting for a reasonable fee on Mondays and Tuesdays, and on other days on an as available basis, to comply with the Land Conservation Act.

71. Prior to issuance of a grading or building permit, a deed restriction in a form acceptable to County Counsel and PRMD shall be recorded to protect existing scenic and open space features of the proposed Lot B, as shown on the map identified as Lands of Kenwood-BPSC Hunt Club, LLC, LLA Proposed Adjustment Exhibit, 6600 Noble Road, Sonoma, CA, APN: 068-190-007, sheet 2, dated September 18, 2017, considered as part of this use permit application. The deed restriction shall preclude development of said Lot B, other than the structures and facilities proposed with this application and shown on said map, subject to modifications, if any, made to said map and/or the structures and facilities shown on said map by the Board of Supervisors prior to approval of the lot line adjustment. PRMD staff shall ensure that the above condition is listed on all grading, building and improvement plans. PRMD shall ensure that documentation of recordation of the required deed restriction is submitted to PRMD prior to the issuance of a grading or building permit.
72. The applicant shall control peak clubhouse, hunting, shooting, and fishing activity not to exceed current peak activity of an average of 31 hunters per weekday and 62 hunters per weekend day. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis to demonstrate existing user activity for hunting and shooting, and confirm that the new club house and fly casting pond do not result in a substantial increase in the peak use of the facility. Should the reports show a substantial increase in intensity of use over existing operations, in the judgment of Permit Sonoma, the permit shall be subject to further review and possible revocation by the Board of Zoning Adjustments.
73. The property owner/applicant and successors in interest shall maintain the levees to ensure life safety.
74. This Use Permit approval is contingent upon Board of Supervisors approval of Lot Line Adjustment file LLA15-0037. The use shall be operated in accordance with the revised proposal statement dated September 22, 2017 and plans located in File No. PLP15-0060 as modified by these conditions. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
75. The sale or transfer of guns shall be limited to club members only and may include recreational hunters/shooters purchasing bird cards, but shall not be open to the general public. All gun sales or transfers shall be in accordance with federal, state and local regulations, including but not limited to federal license number 9-68-097-08-7C-03952. The club owner/operator shall maintain a Second Hand Gun Dealer License from the Sonoma County Sherriff.
76. The public day use price for birds shall not exceed \$35-45 dollars per bird, adjusted to market rate, or as otherwise modified by the Board of Supervisors in its review of the Lot Line Adjustment and Land Conservation Act contract modification for the reconfigured lots.
77. Public access and bird hunting shall continue to be available on the hay farm/bird hunting parcel under the land conservation contract for a reasonable fee on Mondays and Tuesdays and on other days, on an as available basis. Any requirement or fee charged for public recreational use of land as defined in Government Code 51201(n) shall be reasonable and shall not have the effect of unduly limiting its use by the public.
78. The sporting clay shooting course and fly fishing pond shall also be available to the public for a reasonable fee on Mondays and Tuesdays, and on other days, on as available basis.
79. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit all application materials and applicable filing fees to rescind and replace the

existing Non-Prime Land Conservation Act Contract on Lot A to a new Non-Prime Land Conservation Act Contract on reconfigured Lot A. Once the Lot Line Adjustment grant deeds are recorded, Permit and Resource Management Department can proceed with processing the new contracts.

80. Prior to issuance of building or grading permits or vesting the new private clubhouse and casting pond, the applicant shall record a lot line adjustment (LLA 15-0037) and a new replacement land conservation contract on the newly configured 825.6 acre (Lot A) hay farm/bird hunting parcel in conformance with Government Code Section 51257 and the County's Uniform Rules. There shall be no net loss of land under contract and at least 90% of the originally contracted land shall remain under contract.
81. All lands under contract, 825.6 acre (Lot A) shall remain consistent with the Land Conservation Act and Uniform Rules at all times, including but not limited to compliance with public recreational use, agricultural production, and minimum income requirements.
82. The hunting area shall continue to be delineated with a minimum setback of 900 feet from Highway 37 edge of pavement. The club owner shall maintain the setback in the field, display a map of the hunting area in the clubhouse, and provide maps to hunters and club members annually.
83. Any sporting clay shooting stations oriented to Highway 37 shall maintain a minimum setback of 1,350 feet from the highway edge of pavement.
84. The hunting area boundary as depicted on the site plan and modified by these conditions, shall be clearly marked with post signs every 500 feet, except where the hunting boundary is already delineated by a water way.
85. Prior to issuance of a grading or building permit, the applicant shall obtain Final Design Review approval.
86. The edge of the proposed parking lot shall be moved out of the RC (Riparian Corridor) setback area.
87. Prior to issuance of a grading or building permits, an exterior lighting plan shall be submitted for staff review and approval. Flood lights are not permitted. Exterior lighting shall be dark sky compliant, low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
88. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems and gray water reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

Water conservation shall include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system in order to reduce site water use.

89. The following dust control measures shall be included on the plans and implemented during construction:

A. Water or other dust palliative shall be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust. Increased watering frequency during windy conditions.

B. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.

C. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: PRMD will ensure that the above dust control measures are included as notes on the grading and construction plans.

90. The following notes shall be included on building or grading plans for ground disturbing activities:

"If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated."

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement to cease construction if archaeological materials are found during ground disturbing activities. The project planner shall work with the applicant in reviewing and revising construction plans if archaeological materials are found. (Ongoing during construction)

91. A pre-construction survey for ground-nesting birds shall be performed 14 days prior to the start of

construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or other construction activity at the project site to locate any active nests that could be affected by the project. If land-clearing activities are performed between August 16 and January 31, outside of the nesting season, no preconstruction surveys for nesting birds are warranted. Active nests will be identified, located and described and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The active nests sites within exclusion zones will be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. If signs of nest disturbance or abandonment are observed, work may be halted or other protection measures implemented at the discretion of the biologist. The barriers marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active.

Mitigation Monitoring: PRMD Project Review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

92. Prior to demolition of existing structures at the project site, a qualified bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats, shall conduct bat surveys to determine presence of bats. Depending on the proposed timing of demolition and the bat biologists initial survey of the site, necessary protocols, including possible delay of demolition should bats be present, shall be implemented under the supervision of the bat biologist. Prior to building permit issuance a letter from the project biologist shall be provided demonstrating the status of the bat survey and the protocols that are to be followed to ensure protection.

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

93. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
94. Two-Year Review. A review of activities under this Use Permit shall be undertaken by the director two (2) years after commencement of the new clubhouse to determine compliance with the Conditions of Approval applicable to hunting, shooting, and fly casting activities, including organized shooting and promotional activities. The applicant shall control peak clubhouse, hunting, shooting, and fly casting activity to be consistent with the project description and environmental review and these conditions of approval. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis. If the report shows a substantial increase in peak activity over the project description, further environmental analysis may be required.

The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval or the use constitutes a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

95. Annual Report. After commencement of organized group activities, the owner/operator shall

submit a report each year to PRMD by January 15th describing the number of group activities that occurred during the previous year, the day, date, time, and duration of each activity, the number of persons attending each activity, the purpose of each activity, and any other information required by the director. The annual report shall also include a schedule of the proposed group activities for the coming year.

96. Staff Training. Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.
97. The applicant shall pay all applicable development fees prior to issuance of building permits.
98. Construction of new non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
99. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
100. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
101. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
102. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.
103. 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 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year 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 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 26-92-130 of the Sonoma County Code.