



October 24, 2022

SENT VIA EMAIL to [john@jcarchs.com](mailto:john@jcarchs.com)

John Clarke  
John Clarke Architects  
4000 Bridgeway, Suite 304  
Sausalito, CA 95965

**Re: File No.: ADR22-0024**  
**Address: 3210 West Dry Creek Road, Healdsburg**  
**APN: 090-140-038**

The Project Review Section of Permit Sonoma has reviewed and **hereby approves your Administrative Design Review permit** for a 4,671-ft<sup>2</sup> single-family dwelling, an 896-ft<sup>2</sup> detached garage, an 816-ft<sup>2</sup> pool, and related improvements on a 20.44-acre vacant parcel zoned Land Intensive Agriculture (LIA B6 20), and Scenic Landscape Unit (SR) and Valley Oak Habitat (VOH) combining districts.

**FINDINGS:**

1. The project is consistent with the Sonoma County General Plan **Section LU-2.6 Agricultural Land Use Policy** and the **Land Intensive Agriculture (LIA)** designation in that the proposal is an allowed residential use per Sec. 26-06-030, and additionally meets the required minimum residential density of one single-family residence per 20 acres.
2. The project is consistent with the **Scenic Landscape Unit guidelines of the Scenic Resources Combining District** development standards (Sec. 26-64-020) because the proposed structure will be located below exposed ridgelines, the proposed colors and



materials will be complementary to the surrounding landscape, and be substantially screened by existing and proposed landscaping (see the attached *ADR22-0024 Site Meeting Follow Up\_Design Clarifications.pdf*).

3. The project is consistent with the **Valley Oak Habitat** Combining District in that the proposed development will not adversely affect any existing Valley Oak trees or habitat.
4. 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 15303 (New Construction or Conversion of Small Structures)** which provides for the construction of a single-family residence in residential zones; a single-family residence is an allowed residential use in the LIA base zoning.
5. 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.

**Please be advised that your application is approved based on the application materials and plan set dated March 15, 2022, 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 and plan set dated **March 15, 2022**, and as clarified in email communications from the applicant (see the attached *ADR22-0024 Site Meeting Follow Up\_Design Clarifications.pdf*) and 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.
3. The building plans shall include material and color specifications consistent with this design review approval.
4. Building plans shall include the landscape plans as approved with this design review approval and irrigation plans demonstrating 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. All grading and development on site shall be done in compliance with the Sonoma County Tree Protection Ordinance (Sec. 26-88-010(m)), including the protection of trees during construction with a construction fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree removal, replacement, and protection measures consistent with County



Ordinance.

7. Prior to building permit issuance, the applicant shall provide proof via photographs to Planning staff that all trees designated for retention have been protected with a substantial barrier (steel posts and barbed wire or chain link fencing at the protected perimeter). The delineation markers shall remain in place for the duration of all work.
8. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (low-water-use toilets are currently required by State Law).
9. 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](http://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.
10. 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.
11. 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.



12. All grading and building permit plans involving ground disturbing activities shall 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.”*

October 24, 2022

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.

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](mailto:adam.sharron@sonoma-county.org). Please refer to your file number **ADR22-0024** and site address when making inquiries.

Sincerely,



Adam Sharron  
Project Planner

Enclosures:

1. ADR22-0024 Application Materials and Plan Set.pdf
2. ADR22-0024 Site Meeting Follow Up\_Design Clarifications.pdf

c: File No.: ADR22-0024  
Blake Hillegas, Supervising Planner – Permit Sonoma



**Sonoma County Permit and Resource Management Department**  
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