

## Draft Conditions of Approval

**Date:** December 18, 2014  
**Applicant:** Muir Wood Adolescent and Family Services  
**Address:** 1733 Skillman Lane, Petaluma, Ca

**File No.:** UPE14-0018  
**APN:** 048-091-003

**Project Description:** Request for a Use Permit for a large residential care facility by increasing the number of beds at an existing small residential care facility from 6 to 10 beds on a 3+/- acre parcel.

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**Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.**

### **BUILDING:**

1. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the 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, exterior routes of travel, accessible parking, and other accessible elements.
2. The applicant shall apply for and obtain building related permits from PRMD to construct necessary improvements and features required for the occupancy change associated with the proposed proposed use, including any structural or architectural alterations. The necessary applications appear to be, but may not be limited to accessibility report and a building permit. Construction inspections shall occur and the building permit(s) finalized prior to occupancy of the remodeled structure.
3. The current and proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans.
4. The means of egress from the proposed converted area shall comply with the applicable sections of the California Building Code (CBC).
5. The fire-resistance rating of existing and proposed walls separating the proposed occupancy from adjacent uses shall comply with the applicable sections of the CBC.
6. Minimum plumbing facilities, per the California Plumbing Code (CPC), shall be provided for the proposed occupancy conversion.
7. The California Business & Professions Code requires plans and calculations affecting structural elements or required exiting provisions to be prepared by California licensed design professionals (architects, engineers).
8. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the 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, exterior routes of travel, accessible parking, and other accessible elements.
9. 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 OF THE USE PERMIT:**

Water:

10. Prior to issuance of building permits and vesting the Use Permit, the applicant shall apply for a Water Supply Permit from the State Department of Public Health, Office of Drinking Water for serving 25 or more people per day for at least 60 days out of the year. (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.
11. Prior to issuance of building permits and vesting of 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 Drinking Water Program because it has been determined that more than 25 people per day for more than 60 days in a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Drinking Water Program 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 will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to PRMD.
12. Prior to building permit issuance, the applicant shall have the proposed water supply system 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 2010 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 Department of Public Health, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

13. If a Water Supply Permit is required, then the water supply well is required to have a 100-foot annular seal due to the project location in the Petaluma Nitrate Study area, 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 100-foot annular seal cannot be obtained, then a new water well may be required.

Septic:

14. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis 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 100 % percent of the wastewater flow from 10 patients, 17 employees, and visiting families on Saturdays, in addition to peak wastewater flows from all other sources plumbed to the septic system.

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.

Solid Waste:

15. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas to the Project Review Health Specialist for review. 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.

OPERATIONAL REQUIREMENTS:

Water:

16. 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.
17. A safe, potable water supply shall be provided and maintained.

Septic:

18. 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.
19. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
20. 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.
21. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.

Solid Waste:

22. 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.

**TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

23. Prior to issuance of any 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. The fee is computed multiplying the use's Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. The developer will be credited with trips generated by the current use.

**FIRE AND EMERGENCY SERVICES:**

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

24. Permitting or development approval of this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions: (Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, and Sonoma County Code Chapter 13, Article IV, Section 13-17, and Sonoma County Code Chapter 13, Article V, Division A, Section 13-24).
25. This project involves an increase in the number of "clients" from 6 to 10. This increase causes a change in occupancy from a Group 3 to a Group 4 and therefore may require improvements to fire protection water supply, the installation of fire sprinklers, and the installation of a fire alarm system.
26. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
27. The applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the 2013 California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
  - a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
    - i. Required access road(s) constructed and serving a legal parcel prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building, or
    - ii. Any driveway serving a legally constructed residential building prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building.
  - b. Premises Identification and Road Naming: Approved road names and signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
  - c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.

- d. **Water Supply:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the current fire protection water supply requirements.
  - e. **Building features:** Fire sprinklers are required and fire alarm system may be required. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the current fire protection system requirements.
28. The applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official. A permit for a large residential care facility is required.
29. The applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 404 of the 2013 California Fire Code) to Sonoma County Fire for approval.
30. 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 Chapter 27 of the 2013 California Fire Code as adopted and amended by Sonoma County Code.
31. The applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with Chapter 49 of the 2013 California Fire Code (wildland-urban interface area) 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 \_\_\_\_\_

32. This Use Permit allows: 1) a Large Community Care Facility, increasing the number of adolescents in the program to 10 boys; 2) increase the number of staff to 17; 3) allow for one open house per year; and 4) allow for parents to attend weekend therapy sessions with their children. No new buildings, or additional site development, is requested. The facility operates year round, 24 hours a day and 7 days a week. This Use Permit (UPE14-0018) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
33. 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.
34. This entitlement is not vested until all permit processing costs and development fees are paid in full.
35. The applicant shall maintain a minimum of 20 parking spaces on-site to serve the staff and families approved land uses of the Large Community Care facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
36. Prior to vesting the Use Permit, the applicant shall install no few than ten 15-gallon conifer trees on the eastern property line subject to Planning staff review and approval. All conifers shall be automatically and maintained in perpetuity of the existing Community Care Facility Use of the site. The approved landscaping and irrigation system is required to be continuously maintained. If plant materials die and/or irrigation systems malfunction or fail, the applicant is responsible for

replacement and/or repairs within 60 days of landscaping die off and/or irrigation malfunction. The required time frame for replacement and/or repairs may be modified by the Planning Director, or other authorized staff as necessary.

37. Prior to vesting the Use Permit, the office and meeting use of the Second Unit Dwelling Unit will cease and the unit will be utilized for residential purposes only. Alternatively, the applicant will pay retroactive housing mitigation fees associated with the 2009 Building permit issued for the primary unit remodel and addition.
38. 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.
39. 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 conditions 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.

40. 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) years 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.

Date: June 2, 2014  
Attention: Karin Theriault  
Submitted by: TPW

**FILE #:** UP14-0018  
**NAME:** Muir Woods Adolescent and Family Services  
**ADDRESS:** 1733 & 1735 Skillman Lane, Petaluma  
**APN:** 048-091-003

**TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

1. Prior to issuance of any 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. The fee is computed multiplying the use's Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. The Developer will be credited with trips generated by the current use.



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

### HEALTH CONDITIONS - USE PERMIT

**DATE:** July 15, 2014

**TO:** Permit and Resource Management Department, Project Review Section  
ATTN: Karin Theriault

**FROM:** Becky VerMeer, R.E.H.S., Project Review Section, Health

**PROJECT TYPE:** Use Permit

**SUBJECT**

File Number:	UPE14-0018
Applicant Name:	Muir Woods Adolescent and Family Services
Owner Name:	SBC MV LLC
Site Address:	1733 and 1735 Skillman Lane, Petaluma
APN:	048-091-003

Project Description: Request for a Use Permit for a large residential care facility by increasing the number of beds at an existing small residential care facility from 6 to 10 beds on a 3.0 acre parcel.

The application is complete for processing and assuming that the applicant will provide the requested information, the health conditions have been attached as follows:

#### **PRIOR TO BUILDING PERMIT AND VESTING OF THE USE PERMIT:**

##### Water:

4. Prior to issuance of building permits and vesting the Use Permit, the applicant shall apply for a Water Supply Permit from the State Department of Public Health, Office of Drinking Water for serving 25 or more people per day for at least 60 days out of the year. (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.
5. Prior to issuance of building permits and vesting of 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 Drinking Water Program because it has been determined that more than 25 people per day for more than 60 days in a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Drinking Water Program 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 will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water



Program may e-mail clearance directly to PRMD.

2. Prior to building permit issuance, the applicant shall have the proposed water supply system 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 2010 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 Department of Public Health, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

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.

Septic:

12. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis 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 100 % percent of the wastewater flow from 10 patients, 17 employees, and visiting families on Saturdays, in addition to peak wastewater flows from all other sources plumbed to the septic system.

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.

Solid Waste:

23. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas to the Project Review Health Specialist for review. 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.

OPERATIONAL REQUIREMENTS:

Water:

43. 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.
44. A safe, potable water supply shall be provided and maintained.

Septic:

47. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure

*add this in project description*

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.
59. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.

Solid Waste:

63. 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:

66. 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 (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.
67. 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 2 Water Availability Area.
2. A new mound system was finalized in 2013 under permit SEP12-0400, sized for 6 bedrooms.
3. A new mound system was installed August, 2009, SEP09-0070.
4. A well was destroyed (DEM09-0032) and a new well drilled (WEL09-0037).

Please feel free to contact Becky Ver Meer, Project Review Health Specialist at (707) 565-1924, should you have any questions on the above information.

c:      Applicant      Muir Woods Adolescent and Family Services  
         Owner         SBC MV LLC  
         Other          J Kopolchok & Associates

# **PLANNING**

## **ITEMS 31-40**

**31. Applicant agrees to all terms outlined by the Sonoma County Board of Zoning Adjustments for item 31.**

**32. Applicant agrees to all terms outlined by the Sonoma County Board of Zoning Adjustments for item 32.**

**33. All fees are paid. Invoice included.**

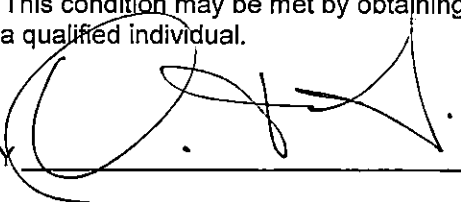
**34. Receipt for new fencing to accommodate increased parking capacity to comply with “minimum of 20 parking spaces on site” included.**

**35. Receipt for ten 15-gallon conifer trees included.**

current fire protection water supply requirements.

- e. Building features: Fire sprinklers are required and fire alarm system may be required. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the current fire protection system requirements.
27. The applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official. A permit for a large residential care facility is required.
28. The applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 404 of the 2013 California Fire Code) to Sonoma County Fire for approval.
29. 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 Chapter 27 of the 2013 California Fire Code as adopted and amended by Sonoma County Code.
30. The applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with Chapter 49 of the 2013 California Fire Code (wildland-urban interface area) 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 6-26-15

31. This Use Permit allows: 1) a Large Community Care Facility, increasing the number of adolescents in the program to 10 boys; 2) increase the number of staff to 17; 3) allow for one open house per year; and 4) allow for parents to attend weekend therapy sessions with their children. No new buildings, or additional site development, is requested. The facility operates year round, 24 hours a day and 7 days a week. This Use Permit (UPE14-0018) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested. The use shall be operated in conformance with the proposal statement, site plan and other reports submitted to the project file.
32. 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.
33. This entitlement is not vested until all permit processing costs and development fees are paid in full.
34. The applicant shall maintain a minimum of 20 parking spaces on-site to serve the staff and families approved land uses of the Large Community Care facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
35. Prior to vesting the Use Permit, the applicant shall install no few than ten 15-gallon conifer trees on the eastern property line subject to Planning staff review and approval. All conifers shall be automatically and maintained in perpetuity of the existing Community Care Facility Use of the site. The approved landscaping and irrigation system is required to be continuously maintained. If plant materials die and/or irrigation systems malfunction or fail, the applicant is responsible for replacement and/or repairs within 60 days of landscaping die off and/or irrigation malfunction. The required time frame for replacement and/or repairs may be modified by the Planning Director, or

other authorized staff as necessary.

37. Prior to vesting the Use Permit, the office and meeting use of the Second Unit Dwelling Unit will cease and the unit will be utilized for residential purposes only. Alternatively, the applicant will pay retroactive housing mitigation fees associated with the 2009 Building permit issued for the primary unit remodel and addition.
38. 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.
39. 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 conditions 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.

40. 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) years 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.



**37. Retroactive mitigation fees have been paid for associated 2009 building permit for second dwelling.**

**38. Applicant agrees with this condition.**

**39. Applicant agrees with this condition.**

**40. Applicant agrees with this condition.**



# PACIFIC CREST ENTERPRISES

708 Gravenstein Hwy. N., #66  
Sebastopol, California 95472  
(707) 577-9899 (415) 201-9595  
pacificcrest18@yahoo.com

805 459-9121

Proposal Submitted to:

NAME: SCOTT STREET: 1733 Skillman

CITY: Petaluma PHONE: 310-903-1155

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

Revised Contract FROM \$2,000 to \$2,700.

OWNER SUPPLIES PAINT -

MATERIAL DEPOSIT \$1,700.<sup>00</sup>

Balance upon completion

ALL MATERIAL IS GUARANTEED TO BE SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS SUBMITTED ABOVE. WORK TO BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF (\$ ) WITH PAYMENTS TO BE MADE AS FOLLOWING:

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COST, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE ESTIMATE.

PACIFIC CREST

SUBMITTED BY, Steve LaBlue

THIS PROPOSAL MAY BE WITHDRAWN BY PACIFIC CREST IF NOT ACCEPTED WITHIN 10 DAYS.

### ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND HEREBY ACCEPTED, YOU ARE AUTHORIZED BY US TO DO WORK AND PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE: 3/31/14 SIGNATURE: [Signature]

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENCED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD. ANY QUESTIONS CONCERNING CONTRACTOR MAY BE REFERRED TO THE CONTRACTOR'S STATE BOARD: 9835 GOETHE ROAD, SACRAMENTO, CA 95827

"NOTICE TO THE OWNER" SECTION 7018.5 CONTRACTOR'S LICENSE LAW. UNDER THE MECHANICS LIEN LAW ANY CONTRACTOR OR SUBCONTRACTOR, LABOR OR MATERIAL PERSON WHO HELPS TO IMPROVE YOUR PROPERTY AND IS NOT PAID FOR HIS LABOR OR SERVICES HAS A RIGHT TO ENFORCE HIS CLAIM AGAINST YOUR PROPERTY.

# PACIFIC CREST ENTERPRISES

708 Gravenstein Hwy. N., #66  
 Sebastopol, California 95472  
 (707) 577-9899 (415) 485-8040

# INVOICE

Invoice No. \_\_\_\_\_

Date: 4-10-14

Name SCOTT

P.O. No. \_\_\_\_\_

Address Skullman  
Petaluma

Phone: \_\_\_\_\_

Quantity	Description	Amount
	Original CONTRACT FOR Fence	2,700.-
	deposit	1,700
		<u>1,000</u>
	PAINT	200
	Balance	\$1,200.-
		Subtotal
<input type="checkbox"/> Cash		TOTAL
<input type="checkbox"/> Check	Check # _____	Deposit
Received by: _____ Date: _____		BALANCE



MUIR WOODS ADOLESCENT  
& FAMILY SERVICES, LLC  
123 SECOND STREET  
SAUSALITO, CA 94965

FIRST REPUBLIC BANK  
1 EMBARCADERO CTR, STREET LEVEL AT FRONT ST  
SAN FRANCISCO, CA 94111

1187  
11-8166/3210  
03

3/31/14

PAY TO THE  
ORDER OF

STEVE LABLUE

\$1,700.00

ONE THOUSAND AND SEVEN HUNDRED AND <sup>NO</sup>/<sub>100</sub>

DOLLARS

MEMO DEPOSIT FENCE BUILDING

  
AUTHORIZED SIGNATURE

⑈001187⑈ ⑈321081669⑈ 80001217398⑈

**FRANCISCO GARCIA**

P.O.Box 151138  
San Rafael, Ca.94915-1138  
Ph.(415)798-1657/FAX(415)453-2058  
www.garciaslandscapeforyou.com

# Invoice

Number: 1004  
Date: March 08, 2015

**Bill To:**

**Ship To:**

SCOTT SOWLE  
MUIR WOODS ADOLECENT & FAMILY SERVICES  
Founder & Executive Director  
1733 Skillman Lane  
Petaluma, Ca. 94952

Description	Amount
Plant 10-fifteen gal. Thuja Green Giant trees at the left side for privacy, aproximate 4 to 6' tall.	
Cost for the trees	1,650.00
Soil, drip and planting.	680.00
<p style="font-size: 2em; font-family: cursive;">PAID w/CK #1041 THANKS.</p>	
<b>Total</b>	<b>\$2,330.00</b>

835

# FRANCISCO GARCIA

P.O.Box 151138  
San Rafael, Ca. 94915-1138  
Ph. (415) 798-1657 / FAX (415) 453-2058  
www.garciaslandscapeforyou.com

# Estimate

Number: E108  
Date: February 17, 2015

**Bill To:**

SCOTT SOWLE  
MUIR WOODS ADOLECENT & FAMILY SERVICES  
Founder & Executive Director  
1733 Skillman Lane  
Petaluma, Ca. 94952

**Ship To:**

Description	Amount
Plant 10-fifteen gal. Thuja Green Giant trees at the left side for privacy, approximate 4 to 6' tall:	
Cost for the trees	1,650.00
Soil, drip and planting.	680.00
<b>Total</b>	<b>\$2,330.00</b>

All materials is guaranteed to be as specified. All work to be complete in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners are responsible to carry fire, flood and any other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

**WE EXCLUDE THE FOLLOWING:** Cost associated with un-foreseeable, subsurface, concealed conditions or any other conditions not seen for example any utility, water and sewer piping etc.... also any costs of permits and fees.

**ACCEPTANCE OF ESTIMATE:**  
The above prices, specifications & conditions are satisfactory & are hereby accepted & considered as under contract. You are authorized to do the work as specified above.

**NOTE:** This estimate is not valid if not accepted within 30 Days of date listed above.

\_\_\_\_\_  
Authorization Signature

\_\_\_\_\_  
Date



# **FIRE AND EMERGENCY**

**ITEM 23-30**

**PLEASE SEE SONOMA COUNTY, FIRE  
MARSHALL SIGNATURE ON PG. 4 OF  
CONDITIONS OF APPROVAL THAT  
CONDITIONS HAVE BEEN SATISFIED.**

credited with trips generated by the current use.

**FIRE AND EMERGENCY SERVICES:**

"The conditions below have been satisfied BY \_\_\_\_\_

DATE

2.18.14

23. Permitting or development approval of this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions: (Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, and Sonoma County Code Chapter 13, Article IV, Section 13-17, and Sonoma County Code Chapter 13, Article V, Division A, Section 13-24).
24. This project involves an increase in the number of "clients" from 6 to 10. This increase causes a change in occupancy from a Group 3 to a Group 4 and therefore may require improvements to fire protection water supply, the installation of fire sprinklers, and the installation of a fire alarm system.
25. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
26. The applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the 2013 California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
  - a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
    - i. Required access road(s) constructed and serving a legal parcel prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building, or
    - ii. Any driveway serving a legally constructed residential building prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building.
  - b. Premises Identification and Road Naming: Approved road names and signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
  - c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
  - d. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the



*County of Sonoma*  
**FIRE & EMERGENCY SERVICES DEPARTMENT**

FIRE SERVICES \* EMERGENCY MANAGEMENT \* HAZARDOUS MATERIALS



Al Terrell, DIRECTOR/FIRE CHIEF

***Invoice***

**To:**

Muir Wood Treatment Center  
 1733 Skillman Lane  
 Petaluma, CA 94952

**Invoice No: 26146**  
**Invoice Date: January 20, 2015**  
**Due Date: February 20, 2015**

	Description	Unit Price	Amount
Fee:	Fire Code Permit and Inspection		
Date:	1/15/15		
Permit/Job:	Fire Code		
Site:	1733 Skillman Lane		
	Permit:	\$150.00/hr	\$0.00
	Inspection:	\$150.00/hr	\$150.00
<b>Subtotal</b>			\$150.00
<b>Sales Tax</b>			
<b>Shipping &amp; Handling</b>			
<b>Total Due</b>			\$150.00

Make check(s) payable to:  
 Sonoma County Fire & Emergency Services Department  
 2300 County Center Drive, Suite B220  
 Santa Rosa, CA 95403

If you have any questions concerning this invoice, call:  
**Theresa Russo, Account Clerk II**  
**707-565-2097**  
 Thank you!

For Office Use Only	
Div. Mgr.	<i>TR</i>
Director	



County of Sonoma
FIRE & EMERGENCY SERVICES DEPARTMENT



FIRE SERVICES \* EMERGENCY MANAGEMENT \* HAZARDOUS MATERIALS

MARK ASTON, DIRECTOR/FIRE CHIEF

FIRE LIFE SAFETY INSPECTION FORM
Notice & Order to Comply

Address: 1735 Skellman City: Zip: District:

Owner/Mgr: Jeff Sunde Phone: 707-923-1155 Date: 1.15.15

Mailing: City: State: Zip Code:

Business Name: Mike Woods Occ Type: Const Type: Base Fee:

- Exterior of Building
Code Section
Building address must be visible from the street CFC 505.1
Fire Dept. access roads must be maintained CFC 503.1
Combustible waste not permitted (inside or outside) CFC 304.1
Identification of hazardous materials locations required CFC 2703.5
Fire hydrants and suppression systems must be accessible CFC 508.5.4
Fire Department Connections must be clearly identified CFC 912.2.2
Dumpsters are prohibited within 5' of unprotected const. CFC 304.3.3
Lock-box, access keys, or gate access lock required CFC 506.1
Fire Dept. access to fire protection equipment is required CFC 510.1
Exiting:
Code Section
Exit paths must be maintained clear at all times CFC 1018.1
All doors must be open-able without special effort CFC 1008.1.8
Additional locks not allowed (Except R-3 & R-3.1) CFC 1008.1.8.4
Approved exit signs required (6" h x 2" w letters except "I") CFC 1011.5.1
Emergency lighting req'd when more than one exit is required CFC 1006.3
Maximum occupancy load sign must be posted CFC 1004.3
Fire Protection Equipment and Systems
Code Section
Approved fire extinguisher(s) must be provided/mounted CFC 906
Monthly fire extinguisher(s) inspection required by occupant T-19, 574.1
Fire extinguisher(s) require annual maintenance T-19 575.1
Class "K" extinguisher required for deep fryers (1 per 80lb media) CFC 904.11.5.2
Kitchen cooking extinguishing system requires 6 month service CFC 904.11.6.4
Kitchen cooking hood requires cleaning CFC 904.11.6.3
Fire protection systems must be maintained and operational CFC 901.6
Fire sprinkler system quarterly operational inspections required T-19 904(a)(3)
Fire sprinkler system five-year service required T-19 904(a)(4)
Fire extinguisher(s) required within 75' travel & on each floor T-19 567(h)
Fire alarm systems must be annually serviced & tested CFC 901.6.1
Fire drills required - provide proof of fire drills CFC 405.1
Functional smoke alarms required in dwelling units H&S C 13113.7

SPECIFIC COMMENTS
address inside 4" pipe fire
fire alarm system
update to 13
mountain access of
maintain access of
VIA maintenance
not comply with 2 1/2
correct

- General Precautions
Code Section
Fire resistive construction must be maintained at all times CFC 703.1
Protection of vertical openings is required if more than 2 stories CFC 703.1
Service & testing of horizontal & vertical fire doors required CFC 703.4
Hanging / Suspended decorative materials must be fire resistant CFC 807.1
Oily rags etc, must be stored in listed containers CFC 304.3.1
Combustible storage inside buildings must be orderly CFC 315.2
Storage not permitted in unprotected concealed spaces CFC 315.2.4
Storage inside mechanical rooms is not permitted CFC 315.2.3
Open flame is not permitted in A or E occupancies w/o permit CFC 308.3
Electrical hazards must be abated CFC 605.1
Clearance in front of electrical panels is required. (30w x 36d) CFC 605.3
Extension cords are not allowed in place of permanent wiring CFC 605.5
Electrical rooms and equipment must be properly labeled CFC 605.3.1
No smoking signs required in areas deemed to be hazardous CFC 310.3
At least 24" clearance required below ceilings (if no sprinklers) CFC 315.2.1
At least 18" clearance required below sprinkler heads CFC 315.2.2
Emergency evacuation plan required CFC 404.1
Hazardous Materials
Code Section
Hazardous Materials Plan required (>55g, 500 lbs, 200 cu-ft. gas) CFC 2701.5
Identification of hazardous materials locations required CFC 2703.5
Labeling of hazardous materials is required CFC 407.3
Proper storage of hazardous materials required CFC 2704.1
Secondary containment of hazardous materials required CFC 2704.2
Approved flammable liquid cabinet w/self-closing door required CFC 3404.3.2
Compressed gas cylinders must be secured upright CFC 3004.1
Labeling of material piping is required - product & flow direction CFC 3003.4.3

NOTICE & ORDER TO COMPLY: You are in violation of State and/or Local Fire Codes and Ordinances. To bring your facility into compliance, you are hereby ordered to correct the noted Fire Safety Hazards immediately. A re-inspection will be conducted on or after the REINSPECTION DATE set forth within this Notice & Order. A failure to comply with the forgoing order by the re-inspection date shall be a separate violation and may render you liable for the penalties provided by law for such violations.
ADDITIONAL FEES: Following the first inspection, you may be assessed a two-hour inspection fee for each additional re-inspection. (Health and Safety-Code Sections: 13009 & 13009.1)

Received By:
Inspector:
Re-inspection Date:
2nd Inspection Date Rep. Initial
3rd Inspection Date Rep. Initial
Letter to follow with additional information
Refer to Fire Marshal Page 1 of



**BUILDING**  
**ITEMS 1-6**



# Architects | MA

March 27, 2015

## Final Conditions of Approval Response – Items 1 thru 6

**Muir Wood Adolescent and Family Services**  
1733 Skillman Lane  
Petaluma California 94952

APN 048-091-003

2013 CBC

Occupancy Group: Existing R3.1 Proposed R4  
Construction Type: VB  
Building Area: Main residence 3,982 square feet  
Occupant Load Factor: 200 square feet per person

Summary: Response to particular items of the *"Final Conditions of Approval Exhibit A to Resolution" Dated December 18, 2014 Sonoma County Board of Zoning Adjustments*

Project Description: *Request for a Use Permit for a large residential care facility by increasing the number of beds at an existing small residential care facility from 6 to 10 beds on a 6+/- acre parcel.*

**Item 1.** *Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC as determined by the PRMD Building Division. Such accessibility requirement shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure, exterior routes of travel, accessible parking and other accessible elements.*

**Response:** The existing main building that is intended to house residents within the proposed R4 occupancy, does not appear to require any remodeling or reconstruction to meet the minimum standards of the R4 occupancy.

**Item 2.** *The applicant shall apply for and obtain building related permits from PRMD to construct necessary improvements and features required for the occupancy change associated with the proposed use, including any structural or architectural alterations. The necessary applications appear to be, but may not be limited to accessibility report and a building permit. Construction inspections shall occur and the building permit(s) finalized prior to occupancy of the remodeled structure.*

**Response:** The existing main building that is to house residents within the proposed R4 occupancy, does not appear to require any remodeling or reconstruction to meet the minimum standards of the R4 occupancy.

**Item 3.** *The current and proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans.*

**Response:** No building plans are proposed for this occupancy change from R3.1 to R4. The attached SITE DIAGRAM shows current and proposed uses and occupancies of all building areas. The main building that will house the residents is labeled as existing R3.1 and proposed R4 while the adjacent accessory buildings are labeled as existing Occupancy Group B accessory to overall Proposed Group R4 per CBC Section 508.2.4.

**Item 4.** *The means of egress from the proposed converted area shall comply with the applicable sections of the California Building Code. (CBC)*

**Response:** The CBC requires a minimum of two exits within an R4 occupancy with an occupant load of 20, and the minimum distance between the two exits, measured in a straight line, is required to be at least half the dimension of the overall diagonal dimension of the building. The building proposed for the occupancy change to R4 complies with this requirement. A MAIN BUILDING EXITING DIAGRAM is attached. In addition to compliance with the minimum exiting requirement within the proposed facility, each sleeping room meets or exceeds the minimum CBC requirement for emergency egress with windows or exterior doors.

**Item 5.** *The fire resistance rating of existing and proposed walls separating the proposed occupancy from adjacent uses shall comply with the applicable sections of the CBC.*

**Response:** The proposed occupancy change from R3.1 to R4 means that the maximum building area for a non-sprinklered building is 7,000 square feet and two-story. Our total on-site building area for R-4 is 5,066 square feet and two-story when the two accessory buildings are included in this occupancy. According to CBC Table 602, the minimum distance for separation from the R4 occupancy with a type VB (non-fire rated) construction is a minimum of ten feet of separation. The attached SITE DIAGRAM shows that minimum requirement to be met by the 12 foot distance to the closest property line.

2013 CPC

**Item 6.** *Minimum plumbing facilities per the California plumbing Code (CPC), shall be provided for the proposed occupancy conversion.*

**Response:** Per the CPC "Occupant Load Ratio" the occupant load for the 3,982 sq foot (4,000 s.f.) main building is 20 occupants. This is based on the CPC (and CBC) Group R load ratio of 200 square feet per occupant.

When applying the CPC table 422.1 minimum requirements for plumbing fixtures, the minimum number of fixtures for twenty occupants, half male and half female, is three toilets, and within the existing main building, three are provided. The lavatory minimum is two and this is met with four provided. The shower or bath minimum of three, is met with three provided.

To consider the minimum fixture requirement more specifically, the proposed facility will actually operate with a maximum of ten young men in residence. The CPC stipulates that for every ten males, one toilet be provided while the facility has two for resident's use. The CPC stipulates that for every 12 males, one lavatory be provided, and the proposed facility has three. The CPC stipulates that for every eight males, one shower or bath be provided, which is a total minimum of two, while the proposed facility provides three.

Separate fixture requirements for the employee use within the main residence building are met with one toilet and one lavatory. An additional toilet room within the accessory office building provides one toilet and one lavatory for employee and visitor use.

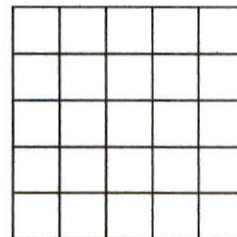
In summary, when considering the plumbing fixture count as a general code standard for occupancy load, and also with the specific proposed use of the building, CPC minimums are met for plumbing fixture count.

**End of Response Comments.**



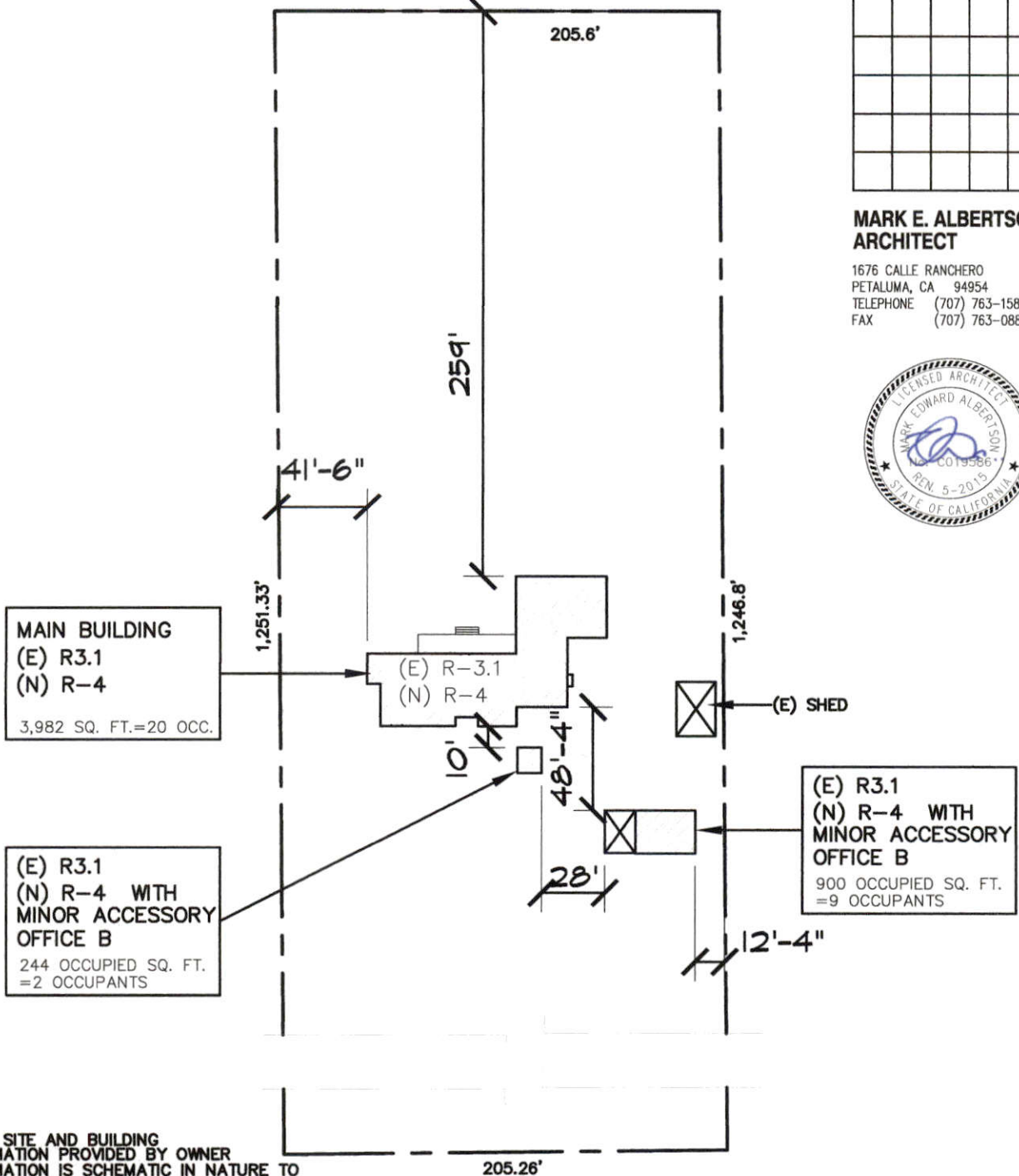
Mark Albertson, AIA  
Architect

SKILLMAN LANE



**MARK E. ALBERTSON  
ARCHITECT**

1676 CALLE RANCHERO  
PETALUMA, CA 94954  
TELEPHONE (707) 763-1580  
FAX (707) 763-0886



NOTE: SITE AND BUILDING INFORMATION PROVIDED BY OWNER INFORMATION IS SCHEMATIC IN NATURE TO ILLUSTRATE BASIC SITE LAYOUT ONLY.

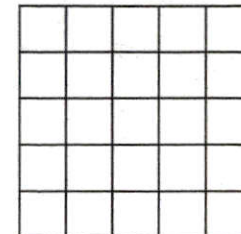
3/25/2015  
USE PERMIT APPLICATION  
FINAL CONDITIONS OF APPROVAL: ITEMS 3 & 5 RESPONSE



**3 5 SITE DIAGRAM**

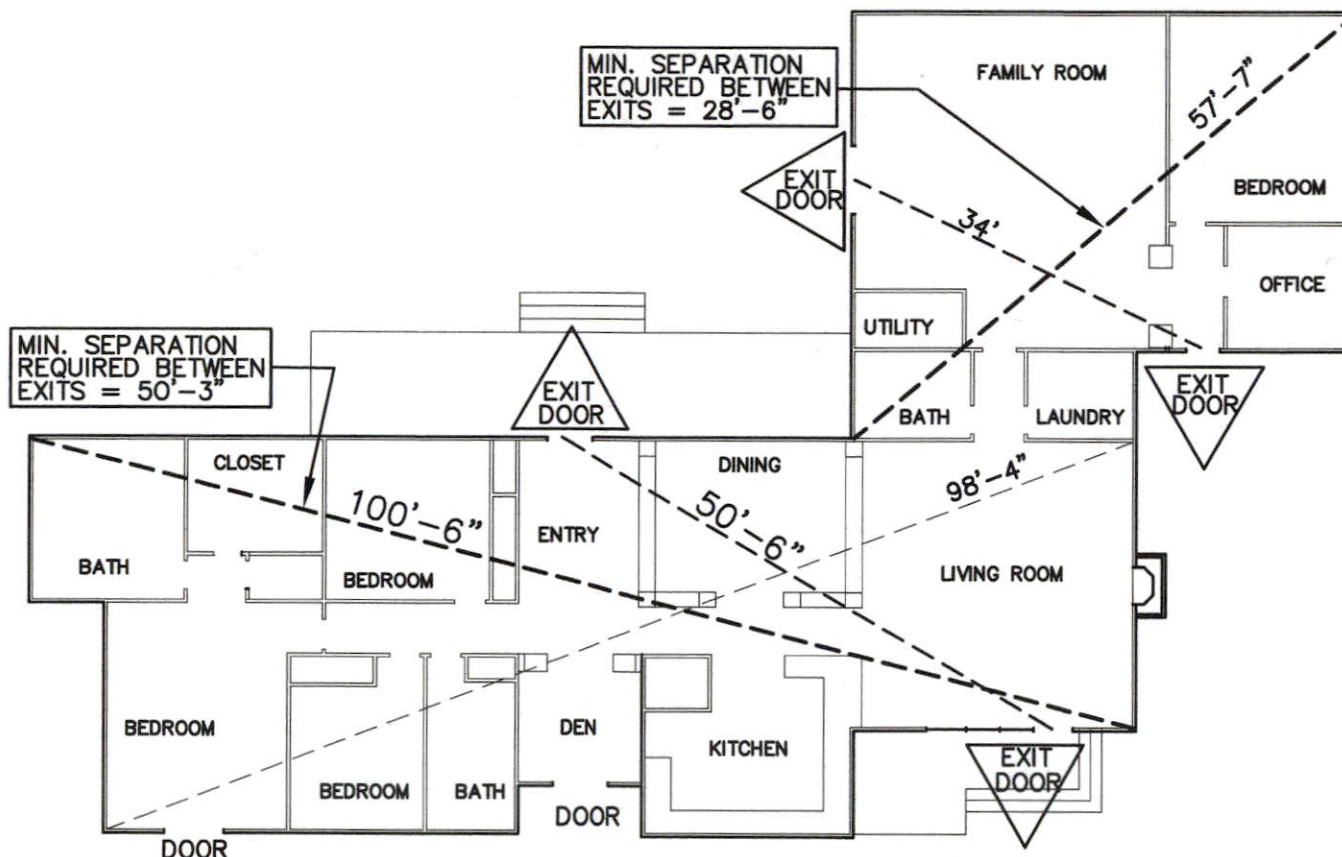
NO SCALE

**MUIR WOODS ADOLESCENT AND FAMILY SERVICES  
1733 SKILLMAN LANE PETALUMA, CA**



**MARK E. ALBERTSON  
ARCHITECT**

1676 CALLE RANCHERO  
PETALUMA, CA 94954  
TELEPHONE (707) 763-1580  
FAX (707) 763-0886



3,982 SQUARE FEET TYPE VB CONSTRUCTION

NOTE: SITE AND BUILDING INFORMATION  
SHOWN PROVIDED BY OWNER.  
THIS INFORMATION IS SCHEMATIC IN NATURE  
TO ILLUSTRATE (2) REQUIRED EXITS PER CBC 1015.2.1

3/25/2015  
USE PERMIT APPLICATION  
FINAL CONDITIONS OF APPROVAL: ITEM 4 RESPONSE

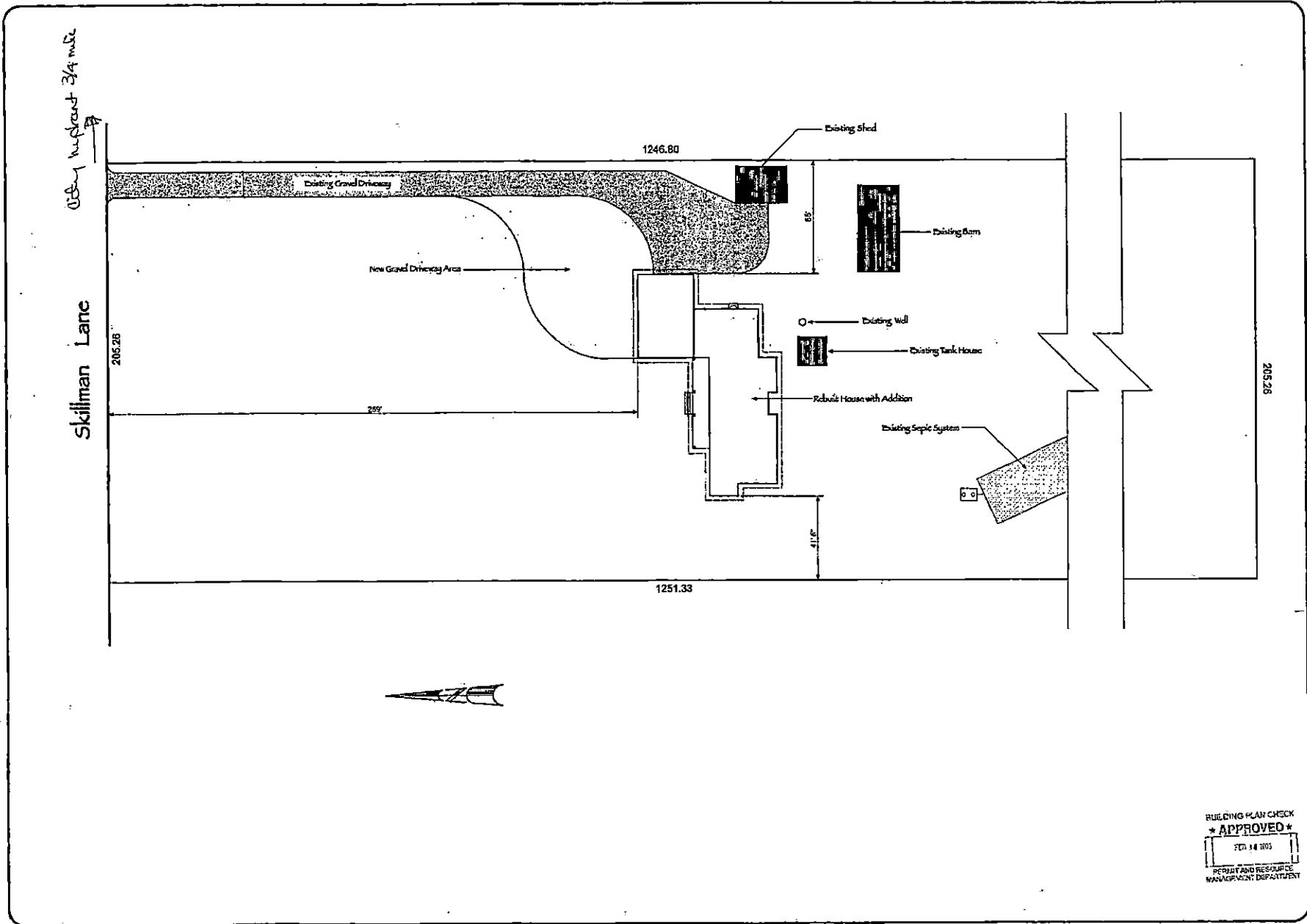


4

### MAIN BUILDING EXITING DIAGRAM

NO SCALE

**MUIR WOODS ADOLESCENT AND FAMILY SERVICES  
1733 SKILLMAN LANE PETALUMA, CA**



REVISIONS  
NONE  
05/15/00 2/6/00  
K.D.

# SITE PLAN

House Rebuild/Addition  
For  
Gary G. Skillman  
1753 Skillman  
Petaluma, CA 94952

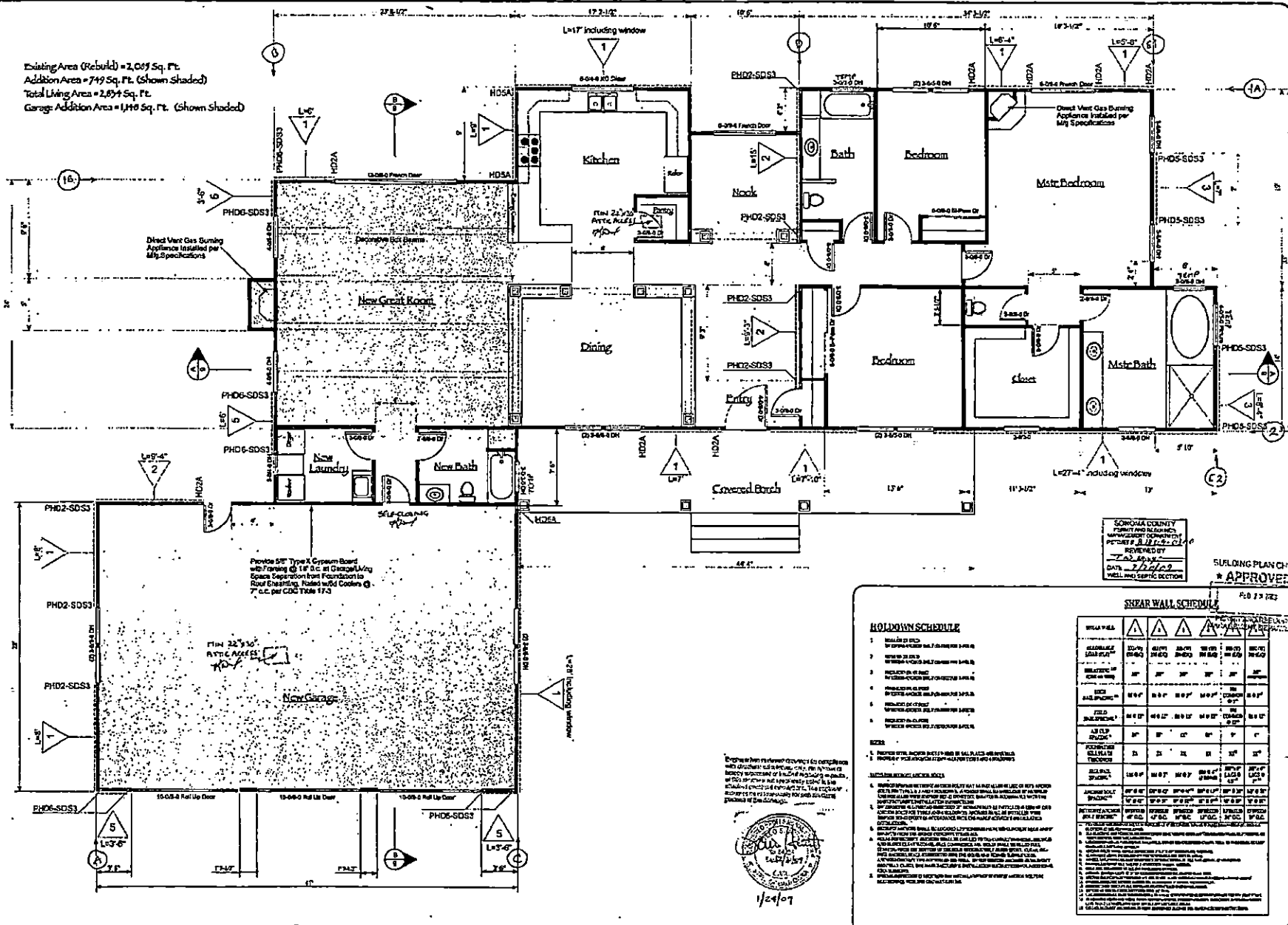
**DIXON**  
CUSTOM BUILDERS  
Lic. No. 45100  
Design • Construction • Consulting

BUILDING PLAN CHECK  
\* APPROVED \*  
FEB 14 2005  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

DRAWN BY  
KRVK DIXON  
DATE  
02/12/05  
SCALE  
1" = 20'  
Sheet: I  
of 12 Sheets

*Krvk Dixon*

Existing Area (Rebuild) = 2,069 Sq. Ft.  
 Addition Area = 749 Sq. Ft. (Shown Shaded)  
 Total Living Area = 2,819 Sq. Ft.  
 Garage Addition Area = 1,110 Sq. Ft. (Shown Shaded)



REVISIONS  
 NONE  
 REVISION 1/10/07  
 JDT

# FLOOR PLAN

House Rebuild Addition  
 For  
 Casey Williams  
 1733 Soledad Lane  
 Petaluma, CA 94952

SORONGIA EXCELLENCE  
 PROJECT & DESIGN  
 ARCHITECTURE  
 2015 2nd St  
 Petaluma, CA 94952  
 REVIEWED BY  
 [Signature]  
 DATE 1/10/07  
 WELLING SPECIFIC SECTION

APPROVED  
 BUILDING PLAN CHECK  
 P.O. 13 182

- ### LOWDOWN SCHEDULE
1. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
  2. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
  3. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
  4. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
  5. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
  6. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"

### SEAM WALL SCHEDULE

SEAM WALL	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
ALUMINUM	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
STEEL	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
CONCRETE	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"



Hand Drawn

DRAWN BY  
 KEVIN DIXON  
 DATE  
 01/10/07  
 SCALE  
 1/4" = 1'  
 Sheet: 2  
 of 12 Sheets

SKILLMAN LANE

205.26'

1246.80'

259'

1251.33'

41' 6"

\* NEW WELL

CONCRETE DRIVEWAY

GRAVEL DRIVEWAY

CONVERTED GARAGE 1/4sqft

EXISTING HOUSE 7,895sqft

EXISTING STORAGE SHED

EXISTING OFFICE

EXISTING 14' X 20' CARPORT TO SATISFY ONE COVERED ON-SITE PARKING REQUIREMENT

EXISTING WELL REINFORCED W/PERMIT

EXISTING TANK HOUSE

EXISTING SEPTIC SYSTEM APPROVED W/PERMIT

\* APPROVED \* AS NOTED

PERMIT NO. 21013-0526

APPROVED FOR RESOURCE MANAGEMENT PERMIT

APPROVED FOR CONSTRUCTION PERMIT

APPROVAL OF THIS PLAN IS LIMITED TO THE WORK SHOWN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PLEASE SHOW ALL PERMIT STATIONS ON ALL RELEVANT SHEETS.

THIS EXPLORATION REQUIREMENT IS SUBJECT TO THE PROVISIONS OF THE PETALUMA LOCAL ORDINANCES.

ZONING APPROVAL WORK INDICATED ON THIS DRAWING IS APPROVED ON THE BASIS THAT ALL WORK WILL COMPLY WITH ALL REQUIREMENTS OF THE COUNTY OF SOLANO. WORKER SHALL SHOW ON THESE DRAWINGS THE LOCATION OF THESE WORKS.

21013-0526 SOLANO COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

FILE COPY 21013-0526

BUILDING PLAN CHECK \* APPROVED \* FEB 13 2018

KCS INC 407 PEARL AVE. WILMINGTON, CA 94792 (415) 888-1111

SKILLMAN RESIDENCE 1733 SKILLMAN LANE, PETALUMA, CA 94952

PLOT PLAN

CLIENT INFORMATION: SKILLMAN RESIDENCE 1733 SKILLMAN LANE, PETALUMA, CA 94952

SCALE: 1/4" = 1' - 0"

A10



DATE: 04-08-2009

CLIENT INFORMATION:  
 1733 SKILLMAN LANE  
 PETALUMA, CA 94952

PROJECT NO: 1733  
 DESIGN DATE: 1/22/09  
 DRAWN BY: JMC  
 CHECKED BY: JMC

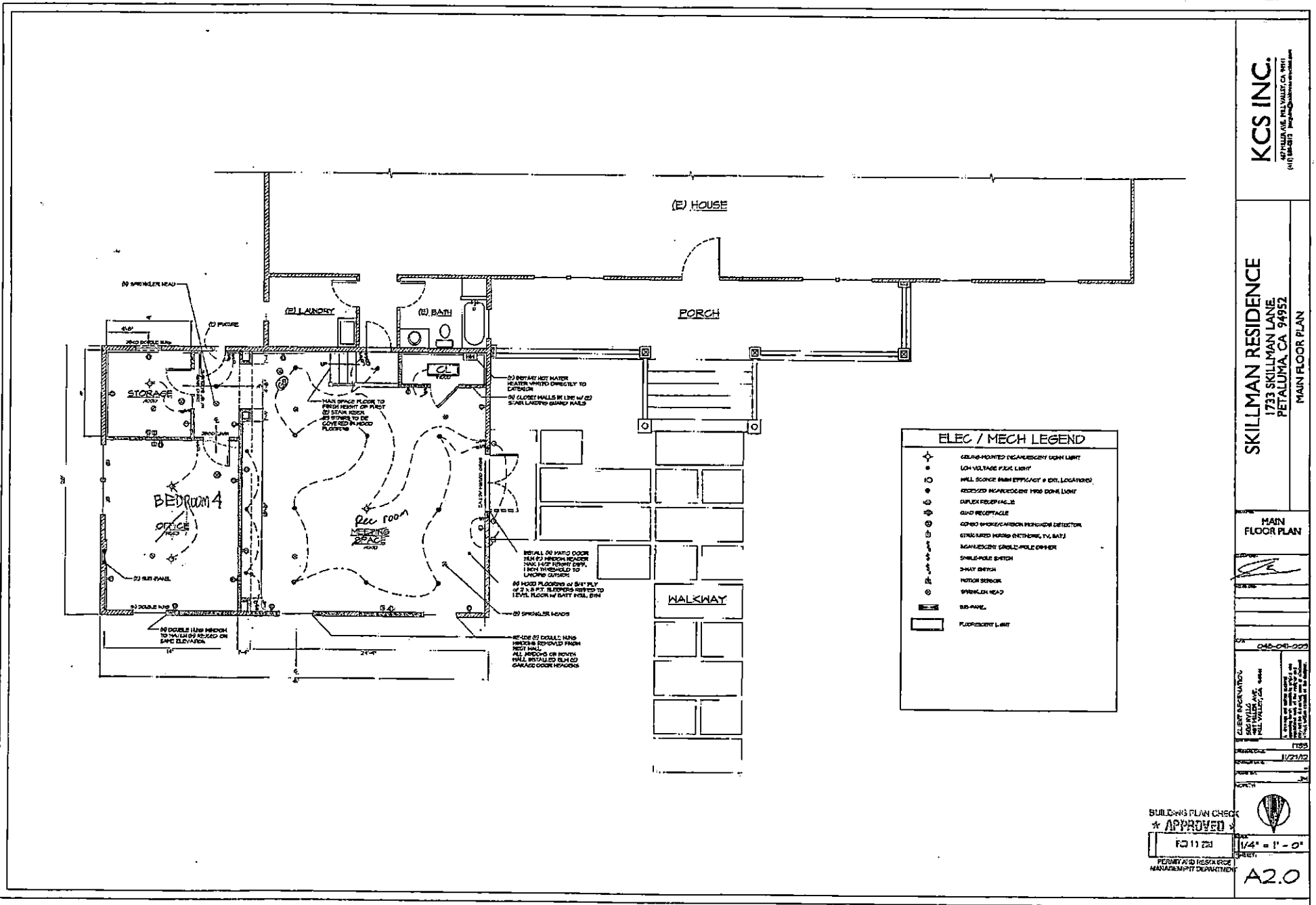
BUILDING PLAN CHECK  
 \* APPROVED \*

FO 11 201  
 PERMET TO DO RESTORANCE  
 MANAGEMENT DEPARTMENT



1/4" = 1' - 0"

A2.0



# **BUILDING**

## **ITEMS 7-9**

**Items 7-9 refer to any “new construction or remodeling.”  
As Muir Wood Adolescent & Family Services, and this  
conditional use expansion project, is not requiring or  
requesting any structural changes, renovations,  
retrofitting, or additions; items 7-9 of the Conditions of  
Approval do not apply.**

# SONOMA COUNTY BOARD OF ZONING ADJUSTMENTS

## Final Conditions of Approval Exhibit A to Resolution

**Date:** December 18, 2014  
**Applicant:** Muir Wood Adolescent and Family Services  
**Address:** 1733 Skillman Lane, Petaluma, Ca

**File No.:** UPE14-0018  
**APN:** 048-091-003

**Project Description:** Request for a Use Permit for a large residential care facility by increasing the number of beds at an existing small residential care facility from 6 to 10 beds on a 6+/- acre parcel.

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**Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.**

### BUILDING:

1. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the 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, exterior routes of travel, accessible parking, and other accessible elements.
2. The applicant shall apply for and obtain building related permits from PRMD to construct necessary improvements and features required for the occupancy change associated with the proposed proposed use, including any structural or architectural alterations. The necessary applications appear to be, but may not be limited to accessibility report and a building permit. Construction inspections shall occur and the building permit(s) finalized prior to occupancy of the remodeled structure.
3. The current and proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans.
4. The means of egress from the proposed converted area shall comply with the applicable sections of the California Building Code (CBC).
5. The fire-resistance rating of existing and proposed walls separating the proposed occupancy from adjacent uses shall comply with the applicable sections of the CBC.
6. Minimum plumbing facilities, per the California Plumbing Code (CPC), shall be provided for the proposed occupancy conversion.
7. The California Business & Professions Code requires plans and calculations affecting structural elements or required exiting provisions to be prepared by California licensed design professionals (architects, engineers).
8. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the 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, exterior routes of travel, accessible parking, and other accessible elements.
9. 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 OF THE USE PERMIT:**

Water:

10. Prior to issuance of building permits and vesting the Use Permit, the applicant shall apply for a Water Supply Permit from the State Department of Public Health, Office of Drinking Water if serving 25 or more people per day for more than 60 days out of the year. (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.
11. Prior to issuance of building permits and vesting of 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 Drinking Water Program if serving more than 25 people per day for more than 60 days in a year. A copy of the Use Permit application and conditions must be provided to the State Drinking Water Program 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 will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to PRMD.
12. Prior to building permit issuance, the applicant shall have the proposed water supply system 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 2010 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 Department of Public Health, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

Septic:

13. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis 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 100 % percent of the wastewater flow from 10 patients, 17 employees, and visiting families on Saturdays, in addition to peak wastewater flows as determined by staff. The analysis shall be submitted to PRMD, Project Review, for review and approval.

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.

Solid Waste:

14. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas to the Project Review Health Specialist for review. 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.

OPERATIONAL REQUIREMENTS:

Water:

15. 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.
16. A safe, potable water supply shall be provided and maintained.

Septic:

17. 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.
18. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
19. 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.
20. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.

Solid Waste:

21. 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.

**TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

22. Prior to issuance of any 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. The fee is computed multiplying the use's Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. The developer will be

credited with trips generated by the current use.

**FIRE AND EMERGENCY SERVICES:**

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

23. Permitting or development approval of this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions: (Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, and Sonoma County Code Chapter 13, Article IV, Section 13-17, and Sonoma County Code Chapter 13, Article V, Division A, Section 13-24).
24. This project involves an increase in the number of "clients" from 6 to 10. This increase causes a change in occupancy from a Group 3 to a Group 4 and therefore may require improvements to fire protection water supply, the installation of fire sprinklers, and the installation of a fire alarm system.
25. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
26. The applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the 2013 California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
  - a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
    - i. Required access road(s) constructed and serving a legal parcel prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building, or
    - ii. Any driveway serving a legally constructed residential building prior to January 1, 1992, shall provide year-round unobstructed access to conventional drive vehicles, including sedans and fire engines to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building.
  - b. Premises Identification and Road Naming: Approved road names and signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
  - c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
  - d. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the

current fire protection water supply requirements.

- e. Building features: Fire sprinklers are required and fire alarm system may be required. A change in occupancy type (as defined by the California Building Code) from an R-3 to an R-4 will require that the facility meet the current fire protection system requirements.
- 27. The applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the 2013 California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official. A permit for a large residential care facility is required.
- 28. The applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 404 of the 2013 California Fire Code) to Sonoma County Fire for approval.
- 29. 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 Chapter 27 of the 2013 California Fire Code as adopted and amended by Sonoma County Code.
- 30. The applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with Chapter 49 of the 2013 California Fire Code (wildland-urban interface area) 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 \_\_\_\_\_

- 31. This Use Permit allows: 1) a Large Community Care Facility, increasing the number of adolescents in the program to 10 boys; 2) increase the number of staff to 17; 3) allow for one open house per year; and 4) allow for parents to attend weekend therapy sessions with their children. No new buildings, or additional site development, is requested. The facility operates year round, 24 hours a day and 7 days a week. This Use Permit (UPE14-0018) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested. The use shall be operated in conformance with the proposal statement, site plan and other reports submitted to the project file.
- 32. 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.
- 33. This entitlement is not vested until all permit processing costs and development fees are paid in full.
- 34. The applicant shall maintain a minimum of 20 parking spaces on-site to serve the staff and families approved land uses of the Large Community Care facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
- 35. Prior to vesting the Use Permit, the applicant shall install no few than ten 15-gallon conifer trees on the eastern property line subject to Planning staff review and approval. All conifers shall be automatically and maintained in perpetuity of the existing Community Care Facility Use of the site. The approved landscaping and irrigation system is required to be continuously maintained. If plant materials die and/or irrigation systems malfunction or fail, the applicant is responsible for replacement and/or repairs within 60 days of landscaping die off and/or irrigation malfunction. The required time frame for replacement and/or repairs may be modified by the Planning Director, or

other authorized staff as necessary.

37. Prior to vesting the Use Permit, the office and meeting use of the Second Unit Dwelling Unit will cease and the unit will be utilized for residential purposes only. Alternatively, the applicant will pay retroactive housing mitigation fees associated with the 2009 Building permit issued for the primary unit remodel and addition.
38. 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.
39. 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 conditions 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.

40. 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) years 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.



Public Works  
Sign-offs

clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

Solid Waste:

14. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas to the Project Review Health Specialist for review. 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.

OPERATIONAL REQUIREMENTS:

Water:

15. 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.
16. A safe, potable water supply shall be provided and maintained.

Septic:

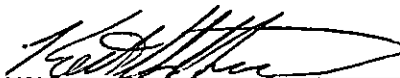
17. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
18. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
19. 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.
20. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.

Solid Waste:

21. 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.

**TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied BY



DATE

6/29/2015

22. Prior to issuance of any 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. The fee is computed multiplying the use's Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. The developer will be



# **TRANSPORTATION**

**ITEM 22**

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: UPE14-0018**

**Project Address:** 1733 SKILLMAN LN PET

**Cross Street:** PETALUMA BLVD N

**APN:** 048-091-003

**Description:** USE PERMIT FOR LARGE RESIDENTIAL CARE FACILITY

**Printed:** February 25, 2015  
**Initialized by:** SHUNSPER  
**Activity Type:** C-USE 1301  
**PCAS #:**

**Owner:** SBC MV LLC  
 467 MILLER AVE  
 MILL VALLEY CA  
 94941  
 415 254 8587

**Applicant:** MUIR WOODS ADOLESCENT AND FAMILY SERVICES  
 1733 SKILLMAN LN  
 PETALUMA CA  
 94952  
 310 903 1155

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
121	FIRE RESD'L REVIEW	20020200-45301	346.00	346.00	.00
140	TECH ENHANCEMENT FEE	26010104-46040	48.00	48.00	.00
337	EH REV 335/36 ALL OTHR	26010113-45181	1,597.00	1,597.00	.00
1052	ENV REV CEQA EXEMPT DET	26010122-45068	34.00	34.00	.00
1130	USE PERMIT LEVEL I	26010121-45063	2,816.00	2,816.00	.00
2002	CTY-WDE SO TRAFFIC MIT	34010300-46040	2,378.32*	.00	.00
3802	DTPW - PROJ REF FLAT	34010101-46029	650.00	650.00	.00

\$7,869.32    \$5,491.00

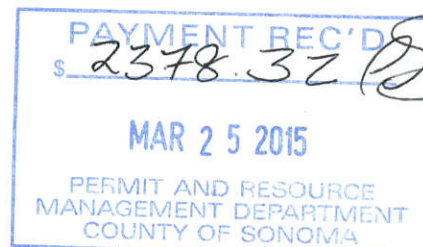
**Total Fees:** \$7,869.32

**Total Paid:** \$5,491.00

**Balance Due:** \$2,378.32

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

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**Receipt for:      UPE14-0018**

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**Receipt Number:**                      **R150003342**

Address:                                      1733 SKILLMAN LN PET  
Parcel Number:                              048091003  
File Type:                                      C-USE 1301  
    Use Permits incl Waiver

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**Payment Detail:**

Payment Received By:                      ECRAIGIE      CATS  
Transaction Date:                              03/25/2015      12:43 PM  
Notation:    MUIR WOOD LLC

Type	Method	Description	Amount
Payment	Check	1003	2,378.32
		<b>Total:</b>	<b>2,378.32</b>

Description	Account Code	Current Pmts
CTY-WDE SO TRAFFIC MIT	34010300-46040_4	2,378.32
	<b>Total:</b>	<b>2,378.32</b>

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