VICINITY MAP

NOT TO SCALE

LEGEND

- BOUNDARY LINE
- ADJOINERS
- EDGE ROAD
- BUILDING
- WOOD DECK SURFACE
- WELL

CONTOURS SHOWN ARE FROM A CONSUMER BASED PRODUCT.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SITE MAP

PREPARED FOR

ROBERT S. OBERTI ET AL

AS DESCRIBED IN DOCUMENT NUMBERS

2020-064745,2021-101774 SONOMA COUNTY RECORDS

LOCATED IN SECTION 2&3 T9 N ~ R 10W, M.D.M.

COUNTY OF SONOMA · STATE OF CALIFORNIA

SCALE:1"= 80' APRIL,2022

CURTIS & ASSOCIATES

805 HEALDSBURG AVE. · HEALDSBURG, CA. 95448 · (707)433-4808

A.P.N. 090-050-021 AND 090-050-002 | SHEET 1 OF 1 | 18-023

Residential Agent Detail Report

powered by BAREIS MLS

5237 W Dry Creek Rd, Healdsburg, CA 95448-9719 N **Active** **$1,695,000**

Additional Pictures | Virtual Media

MLS #	322028111	**List Price:**	$1,695,000
Beds:	3	**Original Price:**	$1,695,000
Baths (F/P):	3(3/0)	**Sold Price:**	
# Rooms:	0	**Price per SqFt:**	$626.62
Approximate SqFt:	2705/Not Verified	**DOM/CDOM:**	0/0
Lot Size:	1.60388e+006/36.8200/(Assess	**List Date:**	03/28/22
Year Built:	2000	**On-Market:**	03/31/22
APN:	090-050-021-000	**Closed:**	
Area (Subdistrict):	Healdsburg	**Contingent:**	
Special Listing Conditions:	None	**Pending:**	
Subtype / Description:	Single Family Residence	/ Detached	

Private Remarks: Call/Text Doug Swanson to show, cell 707-291-4400. Lockbox is on the front door. Very easy to show. From W Dry Creek turn on Koch Rd and follow address indicators to the property. Drone Video, Virtual Reality Tour, Aerial Map, Floor Plan, Zoning and more is available on the property website linked as the virtual tour to the MLS or by going direct to http://5237wdrycreekroad.com . Escrow pre-opened with Conrad Fernandez, Fidelity National Title 707-541-0300. Property Disclosure link https://app.disclosures.io/link/5237-West-Dry-Creek-Road-o3uoqd7f . Please acknowledge disclosures and reports with any offer. Offers reviewed as received.

Public Remarks: This Modern Country home 36+/-acres, its own private valley & year-round creeks. It's a custom-built circular home that blends Modern design w/Craftsman & Mid-Century elements. It's unique, & it's cool. The construction quality & finishes are amazing. It has an open floor-plan w/wood beam ceilings, a gourmet kitchen w/a Wolf stove, dual Thermador ovens, slab stone/wood counters, custom cabinets, stainless steel appliances & more It overlooks a creek-side oasis picnic/family gathering area equipped w/an oversized rotisserie barbeque, table for 20+ & a stage for live music. There are trails throughout the property for hiking & nature lovers & artists. The surrounding area is known for world class wineries & premium bicycling roads that all can enjoy. The property also offers a 1,000+/- sq ft old world shop & carport that would be perfect as an art studio, wood crafting shop, car restoration This property will create lasting memories forever for you.

Showing:

Directions to Property:	W Dry Creek to Koch Rd, follow red arrow indicators to property.			
Cross Street:	Koch Rd	**Showing Contact:**	Doug Swanson	(707) 291-4400
Showing Instructions:	Appointment Only,Call 1st Lockbox,Call Showing Co	**Occupancy:**	Vacant	
Lockbox Location:	Front Door			

Agent Information:

List Agent/ID/License:	Douglas Swanson/B315531/01297381	**Phone:**	707-291-4400	doug@srealproperty.com
Listing Office/ID:	Artisan Sotheby's Int'l Realty / 7BASIR4	**Phone:**	707-508-4161	
Listing Type:	Exclusive Right To Sell	**Commission:**	% 3	
Tenancy in Common:		**Percent for Sale:**	0.00	

Property Features:

County:	Sonoma	**Senior:**	No	**Stories:**	2
Zoning:		**Remodeled:**		**Style:**	
Property Conditions:	Updated/Remodeled	**Carport Space(s):**	2	**Garage Space(s):**	2
Parking Features:	Detached,Garage Facing Front,RV Possible	**Total Parking:**	15		

Accessibility Feat:		**Appliances:**	Built-In Gas Range,Built-In Refrigerator,Double Oven,Gas Plumbed,Microwave
APN #2:		**APN #3:**	
Architectual Style:	Contemporary,Mid-Century,Modern/High Tech	**Basement:**	
Bath Features:	Fiberglass,Shower Stall(s),Tile,Tub w/Shower Over	**Builder Model:**	
Builder Name:		**Const. Materials:**	Frame,Wood,Wood Siding
Cooling:	None	**Dining Rm. Feat:**	Dining/Family Combo
Dist. Shops/Pub-Trans:	/	**Driveway/Sidewalk:**	Gravel
Electric:		**Energy Efficient:**	
Entry Level:	0	**Exterior Features:**	Balcony
Family Rm. Feat:	Deck Attached,Great Room,Skylight(s)	**Fencing:**	Partial
Fireplaces:	2 Family Room,Master Bedroom	**Flooring:**	Carpet,Tile,Wood
Foundation:	Concrete Perimeter,Slab	**Frontage Type:**	River
Heating:	Central,Fireplace(s),Gas	**Horse Property:**	
Interior Features:	Skylight(s)	**Irrigation:**	
Kitchen Features:	Butcher Block Counters,Island,Kitchen/Family Combo,Stone Counter	**Land Use:**	Residential
Laundry Features:	Hookups Only	**Living Rm. Feat:**	Deck Attached,Great Room
Lot Features:	Private	**Lower Level:**	Bedroom(s),Full Bath(s),Living Room
Master Bath Feat:	Double Sinks,Shower Stall(s),Tile,Walk-In Closet	**Master Bed Feat:**	Walk-In Closet 2+
Main Level:	Bedroom(s),Dining Room,Family Room,Full Bath(s),Kitchen,Master Bedroom,Street Entrance	**Other Equipment:**	
Other Structures:	Outbuilding,Workshop	**Patio & Porch Feat:**	Back Porch,Uncovered Patio,Wrap Around Porch

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Pool:	
Remodeled/Updated:	
Road Surface:	Asphalt,Gravel
Roof:	
Security Features:	Carbon Mon Detector,Smoke Detector
Special Zones:	
Topography:	Downslope,Hillside,Level,Upslope
Upper Level:	
View Description:	Valley,Woods
Window Features:	

Possession:	Close Of Escrow
Road Responsibility:	Private Maintained Road
Room Type:	Dining Room,Family Room,Game Room,Great Room,Kitchen,Living Room,Master Bedroom,Workshop
Sewer:	Septic System
Spa:	
Style:	Contemporary,Mid-Century,Modern/High Tech
Unit/Block/Lot:	
Utilities:	Propane Tank Leased
Water Source:	Private,Well

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5237 W Dry Creek Rd, Healdsburg, CA 95448-9719, Sonoma County

MLS Beds	MLS Baths	MLS List Price	MLS List Date
3	**3**	**$1,750,000**	**07/31/2020**
MLS Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
2,730	**1,603,879**	**2000**	**FOREST**

OWNER INFORMATION

Owner Name	**Oberti Robert S**	Tax Billing Zip	**92591**
Owner Name 2	**Oberti Maria E**	Tax Billing Zip+4	**3530**
Tax Billing Address	**40128 Village Rd #1637**	Owner Occupied	**No**
Tax Billing City & State	**Temecula, CA**	Do Not Mail Flag	

LOCATION INFORMATION

Census Tract	**1540.00**	Topography	
Map Page/Grid		Subdivision	
Carrier Route	**R001**	Block	
Zoning	**RRD120**		

TAX INFORMATION

Tax ID	090-050-021-000	% Improved	**88%**
Alt APN		Lot	
Tax Area	**097016**	Block	
Legal Description			

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	**$347,336**	**$340,527**	**$333,851**
Assessed Value - Land	**$41,409**	**$40,598**	**$39,802**
Assessed Value - Improved	**$305,927**	**$299,929**	**$294,049**
YOY Assessed Change ($)	**$6,809**	**$6,676**	
YOY Assessed Change (%)	**2%**	**2%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2018	**$4,080**		
2019	**$4,159**	**$79**	**1.94%**
2020	**$4,246**	**$87**	**2.09%**

Special Assessment	Tax Amount
Sf Bay Area Restoration	**$12.00**
Ws Dam-Russian River Pros	**$24.32**
Ms-Sonoma Mosquito #2	**$30.52**
So Co Junior College Bond	**$45.16**
Soco Jr College 2014 Bond	**$83.36**
Hbg Sch Fac Imp Dist Bond	**$107.68**
North So Co Hospital District	**$150.00**
Healdsburg Unif 2016 Bond	**$156.30**
Healds Burg Unified Bonds	**$163.24**
Total Of Special Assessments	**$772.58**

CHARACTERISTICS

Approx Lot SqFt	**1,603,879**	Total Rooms	**5**
Lot Acres	**36.82**	Other Rooms	**Dining Area, Utility Room**
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	**1**
Land Use - County	**Hardwd/Chprral W/Res**	Other Impvs	
Building Sq Ft	**Tax: 3,492 MLS: 2,730**	Heat Type	
Stories	**2**	Cooling Type	**Yes**
Style		Roof Material	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Year Built	**2000**	Sewer	
Effective Year Built	**2000**	Water	
Garage Type		Construction	
Garage Sq Ft		Foundation	
Garage Capacity		Exterior	
Pool		Quality	
Pool Size		Assessor's Building Quality	
Bedrooms	**Tax: 2 MLS: 3**	Condition	
Total Baths	**Tax: 2 MLS: 3**	Topography	
MLS Total Baths	**3**	Total Units	
Full Baths	**Tax: 2 MLS: 3**	Land Use - Universal	**Forest**
Half Baths			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2

Building Description	Building Size

SELL SCORE

Rating		Value As Of	
Sell Score			

ESTIMATED VALUE

RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	**06/07/2021**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	22017838	MLS Selling Date	
MLS Status	**Active**	MLS Selling Price	
MLS Status Date	**07/31/2020**	MLS Listing Agent	**B333510-Roelof Drenth**
MLS List Price	**$1,750,000**	MLS Listing Office	**RE/MAX GOLD**
MLS Orig. List Price	**$2,350,000**	MLS Selling Agent	
MLS On Market Date	**07/31/2020**	MLS Selling Office	

MLS Listing #
MLS Status
MLS On Market Date
MLS Listing Price
MLS Original Price
MLS Selling Date
MLS Selling Price

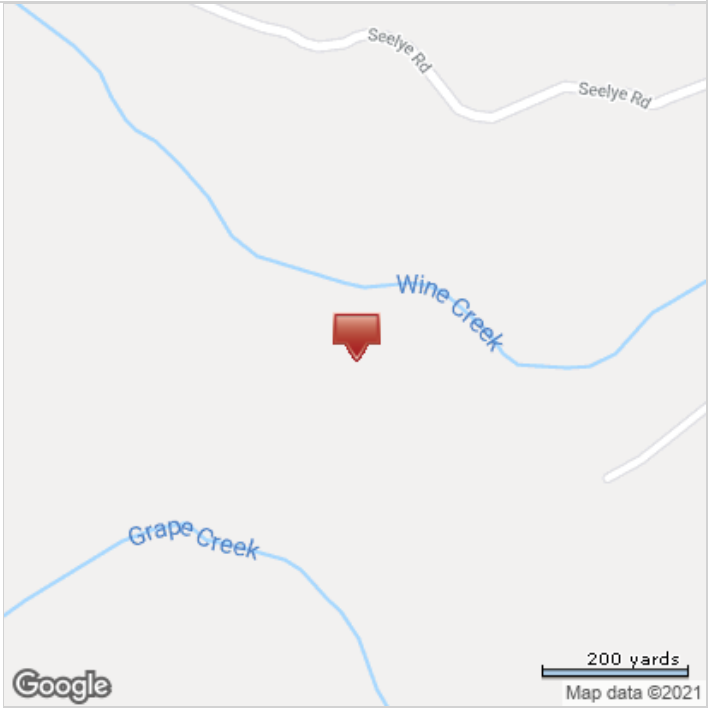
LAST MARKET SALE & SALES HISTORY

Recording Date	**03/07/1977**	Seller	
Sale Price	**$35,000**	Document Number	3197-696
Owner Name	**Oberti Robert S**	Deed Type	**Grant Deed**
Owner Name 2	**Oberti Maria E**		

Recording Date	02/10/2021	08/03/2020	02/16/2001	03/07/1977
Sale Price				**$35,000**
Nominal	**Y**	**Y**	**Y**	
Buyer Name	**Oberti Robert S**	**Oberti Alfred C Family Trust**	**Oberi Alfred C Trust**	**Oberti Alfred M Jr & Oberti Martha C**
Seller Name	**Oberti Alfred C Family Trust**	**Oberti Alfred M Jr & Martha**	**Oberti Alfred M Jr & Martha**	
Document Number	**16352**	**64744**	**16956**	**3197-696**
Document Type	**Grant Deed**	**Affidavit**	**Quit Claim Deed**	**Grant Deed**

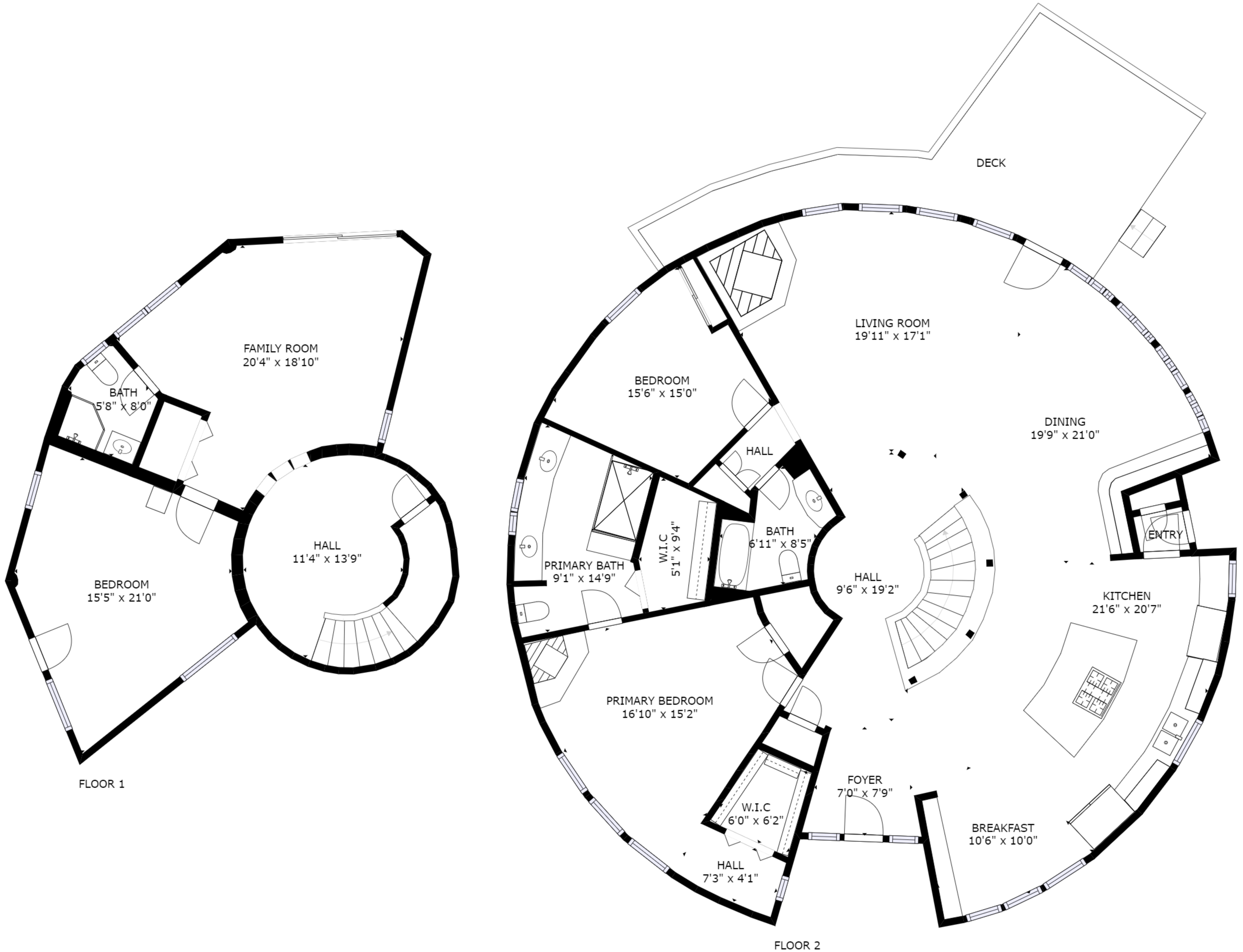
MORTGAGE HISTORY
Mortgage Date
Mortgage Amt
Mortgage Lender
Mortgage Type
Borrower Name

PROPERTY MAP



*Lot Dimensions are Estimated

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



GROSS INTERNAL AREA
FLOOR 1: 750 sq. ft, FLOOR 2: 1955 sq. ft
TOTAL: 2705 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

PERRY'S PUMPS

2220 Jasper Lane
Santa Rosa, Ca 95404

Customer Information

Report #: 030722.1	Date Of Test: 3/7/22
Customer Name: The Oberti Family	Contact: Maria Oberti 707-433-8432
Agent Name: Doug Swanson	Contact: 707-291-4400
Property Address: 5237 W. Dry Creek Healdsburg, CA 95448	Sent To: DougC5realproperty.com

Well Data

Location Of Well: next to the creek below the house
Type Of Well: *Drilled* Steel
Depth Of Completed Well: *Probe stopped at* 25'
Diameter of Well Casing: 8"
Sanitary Well Seal (Plate Seal At Opening Of Well Casing): *Yes*
Annular Seal (In-Ground Seal of Borehole): *Unknown - Please Refer to Well Log*
Pump HP And Type: 1/2 HP
Depth Of Pump Suction: unknown

Water Production Results

Water Level at Start (Static Level): 9'11"	Flow Rate at Start: 4.2
Final Pumping Level: 20'7"	Final Flow Rate: 4.2
Water Level Drawdown: 10'8"	Total Length of Test: *2 Hours*

Constant Pumping Level Information

Stabilized Pumping Level: 20'7"	Stabilized Flow Rate (Yield): 84 Gallons
Duration Of Constant Pumping Level: *1 Hour*	Total Yield: 3360 Gallons

Water System Inspection

Well Pump: *Functional*	Technical Info: Yes
Electrical:	Technical Info: 230 Volt
Pressure Tank:	Technical Info: WellxTrol WX 203
Storage Tank:	Technical Info: 1500 Gallon Poly/5000 Gallon cement
Booster Pump:	Technical Info: 3/4 HP J7S Goulds

Water Quality Testing

The Following Samples Are Being Analyzed. Please Refer to Follow-up Report For Results		
Individual Set (Rush)	Dated: 3/7/22	Turnaround: 4 Days
	Dated:	Turnaround:
	Dated:	Turnaround:
	Dated:	Turnaround:

See Next Page for Further Information...

Date: 3/7/22

Address: 5237 West Dry Creek Rd (Healdsburg)

Comments:

The well supplies water to a 1500 Gallon Poly Tank located on the side hill, then gravity feeds water to a 5000 Gallon cement tank, then supplies the house Booster Pump System to feed the house and irrigation.

The house Booster Pump pressure system is located under the back deck of the house.

The 1500 Gallon Tank on the hill is overflowing so the Owner turned the breaker off.

Recommendations:

Recommend having the well pump float or controls fixed so the 1500 Gallon Poly Tank stops overflowing.

Recommend chlorinating the well twice a year.

There is a 233 Pump Saver set at 40 minutes if the well runs out of water.

Thank you for allowing us to do your well inspection!

Approved By:

John Perry

John Perry

Perry's Pumps

Water levels and well depth are measured as feet below top of well casing unless otherwise noted.

All wells and springs are subject to seasonal and yearly changes in regards to water yield, production and quality. Wells may be influences by creeks or other-water sources and are likely to yield less water during dry months of the year; typically, August, September, & October. We make no predictions of future water production or water quality.

This report is for informational use only and is in lieu of and supersedes any other representation or statements of the agent or employee of the company, and all other such representations or statements shall be relied upon at the customer's own risk. The data and conclusion provided herein are based upon the best information available to the company using standard and accepted practices of the water well drilling industry. however, conditions in water wells are subject to dramatic changes in short periods of time. Therefore, the data and conclusion are valid only as of the date of the test and should not be relied upon to predict either the future quantity or quality the well will produce. The company makes no warranties either expressed or implied as to future water production and expressly disclaims and excludes any liability for consequential and incidental damages arising out of the breach of any expressed or implied warranty of future water production or out of any further use of the report by the customer.

BRELJE AND RACE LABORATORIES, INC.
Providing quality laboratory analysis since 1967

March 11, 2022

Sample Collected: 03/07/22
Sample Received: 03/07/22
Collected By : JP/Perry's Pumps
Cc : e-mail

Perry's Pumps
C/o John Perry
2220 Jasper Lane
Santa Rosa, CA. 95404

The Oberti Family
5237 West Dry Creek Rd.

LOG NUMBER: 322-5128-31
Sample Description: @ Well

ANALYSIS

Total Dissolved Solids mg/L (Std. Mthds. 2540 C, 2011)	260.
Total Hardness as $CaCO_3$ mg/L (Std. Mthds. 2340 C, 1997)	160.
pH Std. units (Std. Mthds. 4500-H^+ B, 2011)	6.9
Specific Conductance µmhos/cm @ 25°C (Std. Mthds. 2510 B, 2011)	330.
Nitrate as N mg/L (EPA Mthd. 300.0)	<0.40
Arsenic µg/L (EPA Mthd. 200.8)	<2.0
Iron µg/L (EPA Mthd. 200.8)	5000.
Manganese µg/L (EPA Mthd. 200.8)	120.

BRELJE AND RACE LABORATORIES, INC.

Sara McCallum

SARA McCALLUM, LABORATORY DIRECTOR
SM:lja

GUIDELINES FOR DOMESTIC WATER USE

Total Dissolved Solids:	The recommended limit is 500 mg/L.
Total Hardness as $CaCO_3$:	0-49 is considered soft. 50-99 is considered slightly hard. 100-149 is considered moderately hard. 150 + is considered hard. The recommended range for Hardness as $CaCO_3$ is 60-120.
pH:	The recommended range is 6.8 – 8.2.
Specific Conductance:	The recommended range should be less than 900 µmhos/cm.
Nitrate as N:	The required limit for Nitrate as N in drinking water is 10 mg/L.
Arsenic:	The required limit for Arsenic is 10 µg/L.
Iron:	The recommended limit of Iron is 300 µg/L.
Manganese:	The recommended limit for Manganese is 50 µg/L.

Brelje and Race Laboratories, Inc.

(Healdsburg)

Name Perrys Pumps	**Client** The Oberti Family 5237 W Dry Creek
Mailing Address 2220 Jasper Lane	**Sample Point** well
City, State Santa Rosa, CA **Zip** 95404	**Collected by** John Perry
Email JohnPerry571@gmail.com	Log # ~~B~~322 - 5127
CC:	

Sample received in:

- [ ] Lab Container
- [ ] Other Container

_____ Date Paid

3.9.22 Date Emailed

Cl2 Residual:

_____ ppm

Temperature when submitted to lab: 18.3 °C

	Collected	Received	Set	Completed
Date	3/7/22	3.7.22	3/7	3/8
Time	11:00 AM	1255p	3:00pm	3:40pm
Initial	JP	RAT	LSP	LSP

Results 100ml Sample:

[X] Total Coliform Present	249	MPN	[ ] E. Coli Present		MPN
[ ] Total Coliform Absent		MPN	[X] E. Coli Absent	<1.0	MPN

Interpretation:

- [ ] Not Contaminated
- [X] Contaminated

Approved by: Katie May **Date:** 3-8-22

MIKE TREINEN, REHS
ONSITE WASTEWATER CONSULTANT
4910 HAYFIELD CT.
SANTA ROSA CA 95404-9550
707-526-0872

March 19, 2022

The Oberti Family - c/o Doug Swanson, Sotheby's

Subject: evaluation of the onsite wastewater dispersal system at **5237 W. Dry Creek, Healdsburg** on March 16, 2022.

Permit History
Sonoma County Permit and Resource Management Department (PRMD) Well and Septic Division records were requested by e-mail and reviewed. Although I requested 5237, PRMD sent me 5235, for which a 1978 four bedroom septic system permit was provided. Accompanying the permit is a septic plan of this parcel, stamped with the same date.

Septic Tank
1. A 1200 gallon two-compartment concrete septic tank with surface risers and lids is located at the edge of the driveway at the upper level of the house. The tank, risers and lids, and plastic inlet baffle are in good condition. The tank was pumped by Northbay Septic Service (332-5377).
2. The outlet baffle is missing.
3. There is a pump vault at the lower level of the house that serves the lower bathroom. Although this is technically not a part of the septic system, it is noted that the alarm test switch is not working.

Leach Field / Dispersal System
4. The dispersal system of two leach lines totaling 180' is located on the pad that serves the barn / workshop. In the Apex Design septic report of August 30, 2018, the leach lines were partially exposed by Quality Septic Service and found to be partially under the buildings. County regulations require an 8 foot setback from leach lines to structures. See the aerial photos and leach lines in relation to the building in the Apex Design Report.
5. A hydraulic load test of 150+ gallons was done through the septic tank outlet pipe to test for blockages and leach field function. The test was successful; there was no evidence of problems despite the lines being partially under the buildings. The system appears to be working adequately.

Septic System Replacement Area
6. There appears to be some potential replacement area on the barn pad. There may be other locations to be found by exploration on this larger parcel. Some of that may require pumping to higher elevations or more distant locations. A replacement system will need to meet standards in effect at that time and may require a different type of system. Soil testing would have to be done and a design submitted and approved by PRMD.

7. Care should be taken so as not to further impact any of the existing leach field or possible replacement areas with construction, traffic, paving, deep tilling, extensive plantings, or drainage without discussing these or similar issues with a qualified consultant.

Recommendations / Comments

A. Install a new outlet baffle meeting county standards. This may run $250-$300.
B. Have a pump professional check to see that the lower level pump vault high water alarm and its float are functional and make repairs / replacement as necessary.
C. The septic tank should be pumped regularly at least every 3-5 years, *or at least checked* by a qualified pumping service. This time interval may be increased or decreased based on the level of occupancy. Sewage flow can be reduced, and system lifespan extended, where not already installed, through the use of low flow toilets, showerheads and dishwashers, as well as faucet aerators and a front loading or high efficiency top loading laundry machine. If biocidal pharmaceuticals are used long term by the occupants, the septic tank will need more frequent pumping. Note septic tank additives are generally not needed for proper septic system function.
D. Food related grease and oils should be placed in cans or jars and disposed of in the home's solid waste container and *not* drained into the septic tank as it can lead to premature clogging of the leach field lines.
E. To reduce wastewater going to the septic system, the owner may install a *laundry-only* subsurface graywater system. This may be done without permits; however, there are specific standards which I or PRMD could discuss with you if there is interest.

No warranty or guaranty is given or implied regarding the future function of the sewage system.

Should you have *any* questions or need further information regarding this report, please contact me at 707-526-0872

Respectfully,

Mike Treinen,
California Registered Environmental Health Specialist # 3826

COUNTY OF SONOMA
PUBLIC HEALTH SERVICE
3313 CHANATE RD. • SANTA ROSA, CALIF. 95404 • PHONE 527-2711

☐ APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

☐ APPLICATION FOR PUBLIC HEALTH CLEARANCE FOR:

Application is hereby made to the Sonoma County Health Officer for a permit to construct or repair a sewage disposal system as described below in compliance with the code of Sonoma County or for clearance for other construction

APPLICANT FILL IN BETWEEN HEAVY LINES ONLY AND SEE REVERSE SIDE FOR INSTRUCTIONS

BUILDING PERMIT NO.	RECEIPT NO.	NO FEE	NEW	REPAIR	DATE ISSUED	PERMIT NO.
33462			X		9-25-78	30668

JOB ADDRESS 5235 W. DRY CREEK RD.
NEAREST CROSS STREET WINE CREEK RD.
ASSESSOR'S PARCEL NO. 90-05-21 & 2
SUB DIVISION _____ LOT _____ BLK _____
CITY HEALDSBURG, CA. 95448
GENERAL CONTRACTOR O'KEEFE MECH. INC., S.F.
SEWAGE DISPOSAL SYSTEM CONTRACTOR MARVIN STRUEMPH
ADDRESS 507 ALEXANDER VALLEY RD. TEL NO 433-4235

OWNER'S NAME ALFRED & MARTHA OBERTI
MAILING ADDRESS 556 FUNSTON AVE
CITY SAN FRANCISCO TELEPHONE (415) 387-0410
PREVIOUS APPLICATION YES ☐ NO ☒ SYSTEM NEW ☒ ADDN/ALTER ☐
INSTALLATION WILL SERVE
RESIDENCE ☒ APARTMENT HOUSE ☐ COMMERCIAL ☐ MOBILE HOME ☐
MOTEL ☐ OTHER ☐ BUILDING CONST. NEW ☐ ADDN/ALTER ☐
NO. OF UNITS 1 NO. OF BEDROOMS 4 GARBAGE DISPOSAL UNIT YES ☐ NO ☒
WATER SUPPLY PRIVATE ☒ PUBLIC ☐ LOT SIZE 1380' X 1555.5' 40.32 Acres

TERMS OF PERMIT

APPLICANT AGREES THAT:
1. SANITARIAN WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO COMMENCING WORK.
2. SANITARIAN AND ENGINEER'S INSPECTION, WHEN INDICATED, WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM.
3. THE JOB CARD AND A COPY OF THE APPROVED SEWAGE DISPOSAL SYSTEM DESIGN SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
4. ANY DEVIATION FROM APPROVED PLAN WITHOUT PRIOR APPROVAL OF THE HEALTH OFFICER WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED.
5. STRUCTURAL PLANS FOR THE SEPTIC TANK MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTION DEPT. PRIOR TO INSTALLATION.
6. PRIOR TO AUTHORIZING OCCUPANCY OF ANY BUILDING WITH AN ENGINEERED DESIGNED SYSTEM A SIGNED STATEMENT BY THE DESIGN ENGINEER CERTIFYING THAT THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLAN MUST BE SUBMITTED TO THE PUBLIC HEALTH OFFICER.
7. ONLY WHEN VALIDATED BY THE BUILDING INSPECTION DEPT. DOES THIS BECOME YOUR PERMIT.
8. THIS PERMIT IS SUBJECT TO REVOCATION IF FOUND TO BE IN NONCONFORMANCE WITH SONOMA COUNTY CODE OR STANDARDS OF PUBLIC HEALTH SERVICE.

IT IS UNDERSTOOD THAT THE ISSUANCE OF A PERMIT IN NO WAY INDICATES THAT A GUARANTEE OF PERFECT AND INDEFINITE OPERATION OF THIS SYSTEM IS MADE BY THE COUNTY OF SONOMA PUBLIC HEALTH SERVICE AND THAT THE OWNER IS REQUIRED TO MAKE ANY REPAIRS NECESSARY TO CONFINE SEWAGE BELOW THE SURFACE OF THE GROUND.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE INSTRUCTIONS ON THE REVERSE SIDE AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING CONSTRUCTION OF PRIVATE SEWAGE DISPOSAL SYSTEMS. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS.

BY: Robert L. Cristo Marvin Struemph
SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT

To: COUNTY OF SONOMA, BUILDING INSPECTION DEPARTMENT
The undersigned applicant for building permit certifies as follows:

CONTRACTOR'S LICENSE LAW CERTIFICATE
(COMPLETE EITHER A OR B)

☒ A. THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF THE CONTRACTORS LICENSE LAW UNDER LICENSE NUMBER 360234 (B) WHICH LICENSE IS IN FULL FORCE AND EFFECT.

☐ B. THE APPLICANT IS EXEMPT FROM THE PROVISIONS OF THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASONS:

8-17-78 DATE Marvin H. Struemph SIGNATURE

WORKMEN'S COMPENSATION CERTIFICATE
(One of Two must be completed)

☐ 1. A currently effective certificate of Workmen's Compensation Insurance coverage is on file with this office.

☒ 2. I certify that at the present time I do not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California.

Compensation Insurance is currently in force — Policy #

Marvin H. Struemph APPLICANT

LAY OUT PLAN APPROVED BY "Doolittle" DATE 8-31-78

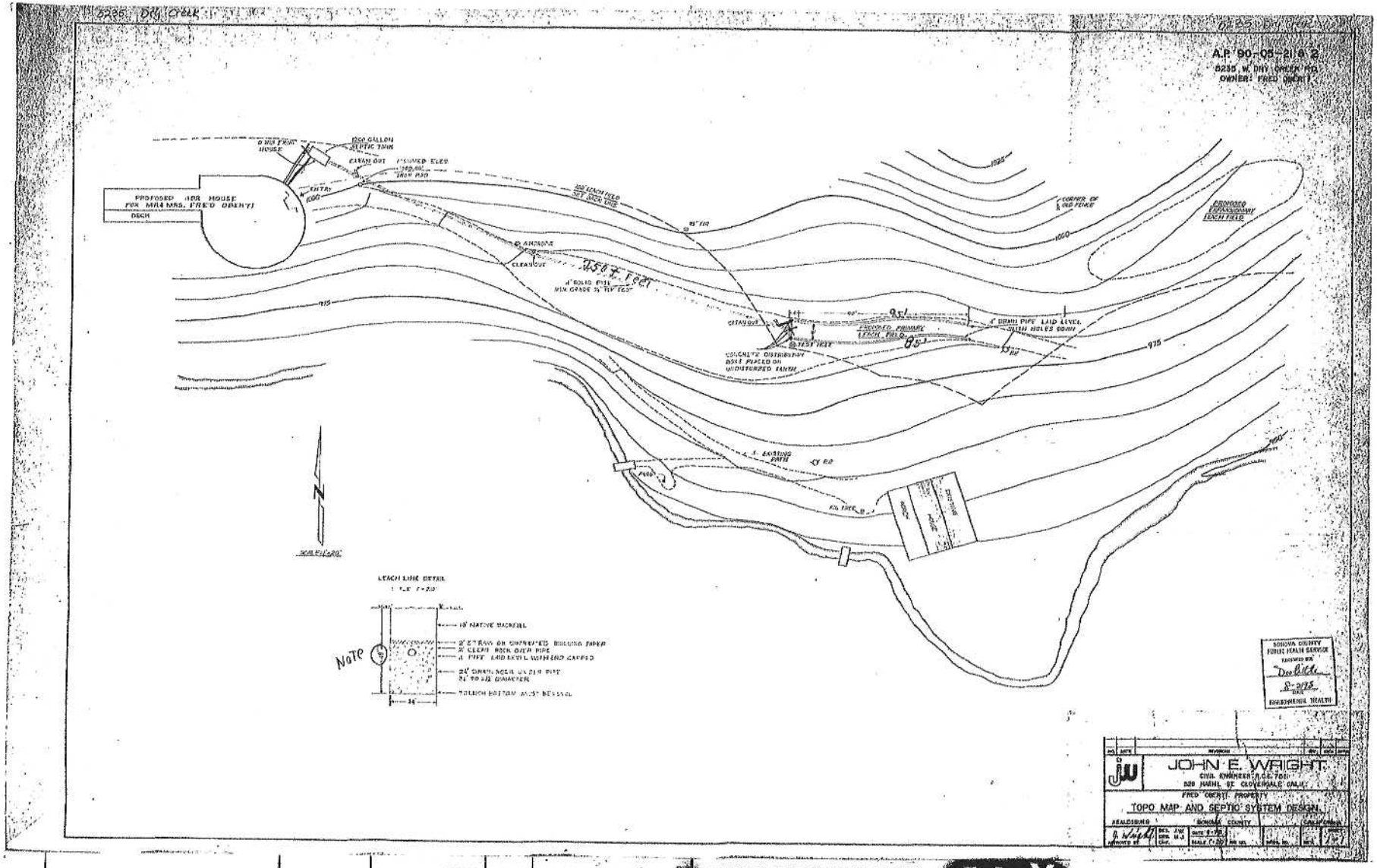
CONSTRUCTION APPROVED BY "Doolittle" DATE 12-15-78

PHS 6N 376 REV 3/77

ORIGINAL

WHEN VALIDATED THIS IS YOUR PERMIT NOT TRANSFERABLE

PAID 25.00 CK 628 SB 25.00 CK 629 #****306.68



A.P. 90-05-21 & 2
5235 W. DRY CREEK RD.
OWNER: FRED OBERTI
PROPOSED 4BR HOUSE
FOR MR & MRS. FRED OBERTI
DECK
1000 GALLON SEPTIC TANK
CLEAN OUT
ENTRY
CLEAN OUT
4" SOLID PIPE
CLEAN OUT
PROPOSED PRIMARY LEACH FIELD
4" DRAIN PIPE LAID LEVEL
CONCRETE DISTRIBUTION BOX PLACED ON UNDISTURBED EARTH
EXISTING PATH
CORNER OF OLD FENCE
PROPOSED EXPANSIONARY LEACH FIELD
1025
1060
975
950
N
LEACH LINE DETAIL
Note
SONOMA COUNTY
PUBLIC HEALTH SERVICE
ENVIRONMENTAL HEALTH
JOHN E. WRIGHT
CIVIL ENGINEER R.C.E. 7051
528 HAHN ST. CLOVERDALE CALIF.
FRED OBERTI PROPERTY
TOPO MAP AND SEPTIC SYSTEM DESIGN
REALDSBURG
SONOMA COUNTY
CALIFORNIA

24 X

Mike Treinen Consulting

Findings Report Agreement

Property Address: 5237 Wiley Crk City: Healdsburg c/o Doug

Assessors Parcel Number: 090 050 002 021 Property Owner: The Oberti Family

Report Ordered by: Doug Swanson Company: Sothebys

Terms: Net cash/check in the amount of $ 490 payable at the time of the inspection. Any excavation necessary to uncover the tank(s) will be charged an additional @$80/hour.

Paid - 1328 "Swanson Real Property, Inc"

A septic system is an onsite wastewater treatment and dispersal system. It is a complex network that may be affected by sewage volume, system age, soil type, groundwater elevation, weather, and other site and use characteristics. The system is composed of a septic tank and dispersal area, and may include a sump and pump, pre-treatment unit, distribution boxes, valves and / or monitoring wells. The findings of this report will be based on a visual surface inspection of the disposal area and the portions of the tank and system that are exposed at the time of the inspection.

For the benefit of a quality inspection, it is strongly recommended that any septic and sump tank(s) be uncovered and pumped immediately prior to or, preferably, during the inspection. The individual requesting the inspection acknowledges that the Inspector, Mike Treinen, is not responsible or liable for finding defects, leaks, improperly installed equipment, or other potential problems of the system components that are not uncovered and available for visual inspection.

It is expressly understood and agreed that if there is a material error or omission in the inspection report, the sole remedy of the individual requesting the report, or any other person relying on the report, is a refund of the cost of the inspection report.

The inspection will culminate in a written report by the Inspector. The report, while detailing the findings of a visual inspection, is not a warranty or guaranty by the Inspector that the system is operating properly or is free from all defects or leaks. The observations, conclusions and recommendations contained in the report will be made using the degree of care and skill customarily performed under such conditions by reputable consultants practicing in the field. The report is prepared for your exclusive use and is based upon your particular concerns and requests. It may not be relied upon by others without the express written permission of the undersigned.

Signed: Doug Swanson Date: 3/16/22

Name of Requestor **Check one →** X Agent __ Buyer __ Owner

Signed: Mike Treinen Date: 3/16/22

Mike Treinen, Registered Environmental Health Specialist #3826
707-526-0872 / treinen@sonic.net

Buyer / Seller e-mail address(es) Doug@Srealproperty.com

Apex Septic Design

P.O. Box 11247 (707) 322-5827
Santa Rosa, CA 95406 apexsepticdesign@gmail.com

August 30, 2018

Jen Oberti
jenoberti@gmail.com

Re: Report of septic system evaluation at 5235 West Dry Creek Road in Healdsburg, CA 95448
APN: 090-050-021

I conducted a septic system evaluation on August 30, 2018. I found the following:

Permit History

1. I completed a septic record research at the Sonoma County Permit and Resource Management Department. The records show a percolation test was conducted on August 4, 1977 and a septic permit was issued on August 21, 1978 and finalized on December 12, 1978 to install a standard septic system which consists of a 1200-gallon septic tank and two leach lines (95 feet and 85 feet leach lines); according to the plan, the leach line trench is 48 inches deep, 24 inches wide and has 24 inches of drain rock.

Site Observation

2. The septic tank and leach lines are more than 100 feet away from the site water well. The septic tank and leach lines are approximately over 100 feet away from the creek. The house roof drainages are diverted away from the leach field. The house has been occupied by 1 person.

Septic Tank

3. The septic tank is located at the north side of the house, 4 feet away from the house, and buried under 24 inches of soil cover. The septic tank is sized at 1200 gallons, made of concrete, and has two compartments (inlet and outlet compartments). There are two 24-inch diameter plastic risers on the septic tank for accessibility. The risers' lids are not locked; please lock the lids of the risers with screws. Before pumping, the wastewater was level to the outlet pipe which is appropriate. The elbow inlet baffle and plastic sanitary tee outlet baffle are intact and in good condition. There isn't any wastewater stain in the soil or risers above the septic tank; and there isn't any evidence of root intrusion or unexplained water flow such as leaking toilet in the septic tank. The septic tank appears to be in good condition without apparent leakage, and it was pumped by Martin from Quality Septic Service (707-585-9000) during my site visit.

Leach Field

4. Portions of the two leach lines were exposed by Quality Septic Service to verify the locations of the leach lines. Portion of the two leach lines are under a barn. I observed and found neither sign of lush vegetation, green stripes, foul odor, wet area, nor past failure within and near the

leach field. I conducted a hydraulic load test by adding approximately 150 gallons of water to the septic tank's outlet pipe which would run into the leach field. During the test, there wasn't any water back flowing to the septic tank or surfacing onto the ground near the leach line area. Thus, this test is rated as satisfactory.

Reserve Area

5. There is a small reserve area located near the barn.

Septic System Evaluation

6. The septic tank and leach lines are in functioning condition and found to be acceptable. The septic system would meet class 3 standards when the risers' lids on the septic tank are locked.

General Recommendations and Comments for All Septic Systems

7. The septic tank(s) should be pumped every 3-5 years to avoid solid from reaching and clogging the leach field.

8. It is important that food related grease and oils are placed in a jar or container for proper disposal and not drained into the septic tank as it can accelerate clogging to the leach field.

9. Recommended water uses:
   a) The use of a garbage disposal is not recommended; minimize the use if you use garbage disposal.
   b) The recommended washing machine should be a front loader or water saving top loader; use only full load, spread laundry loads throughout the week, and limit use of bleach-based detergents.
   c) Please use gel determine dish washer because powdered detergent may add solid to the septic system.
   d) Water softener should not be discharged into the septic system.
   e) Large amount of water in bathtub may overload your septic system and heavy use of bath oils and soaps can impact biological activity in the septic system; avoid the uses of other appliances such as laundry machine when using the bathtub; limit amount of soils, soaps, and cleaners in bath or shower.

10. The use of chemical additives or biological additives to the septic tank are not recommended since they may be corrosive and can harm the septic tank or its normal biological processes. Studies show no significant positive effect associated with additives. (University of Minnesota Onsite Sewage Treatment Program, Manual for Septic System Professional in Minnesota, 7-41)

11. Baby wipe should not be disposed into the septic system.

12. If this report is submitted to the Sonoma County Well and Septic Section, it will require a floor plan attached to the report.

This report describes the conditions of the septic system during the time of visit. Apex Septic Design staff has not been retained to warrant, guarantee, or certify the proper functioning of the septic system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the septic system, this report shall not be construed as a warranty by our company that the system will function properly for any particular

buyer. Tai Nguyen from Apex Septic Design DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the septic system is having on the environment. Because the leach lines were not exposed during the site visit, the precise location is unknown; thus the site map attached to this report only shows the approximate location of the leach lines. Apex Septic Design is not liable for the information or lack of information shown for the record documents attached to this report.

For further information or questions I can be reached at (707) 322-5827.

Respectfully,

Tai Nguyen, Registered Environmental Health Specialist #7177

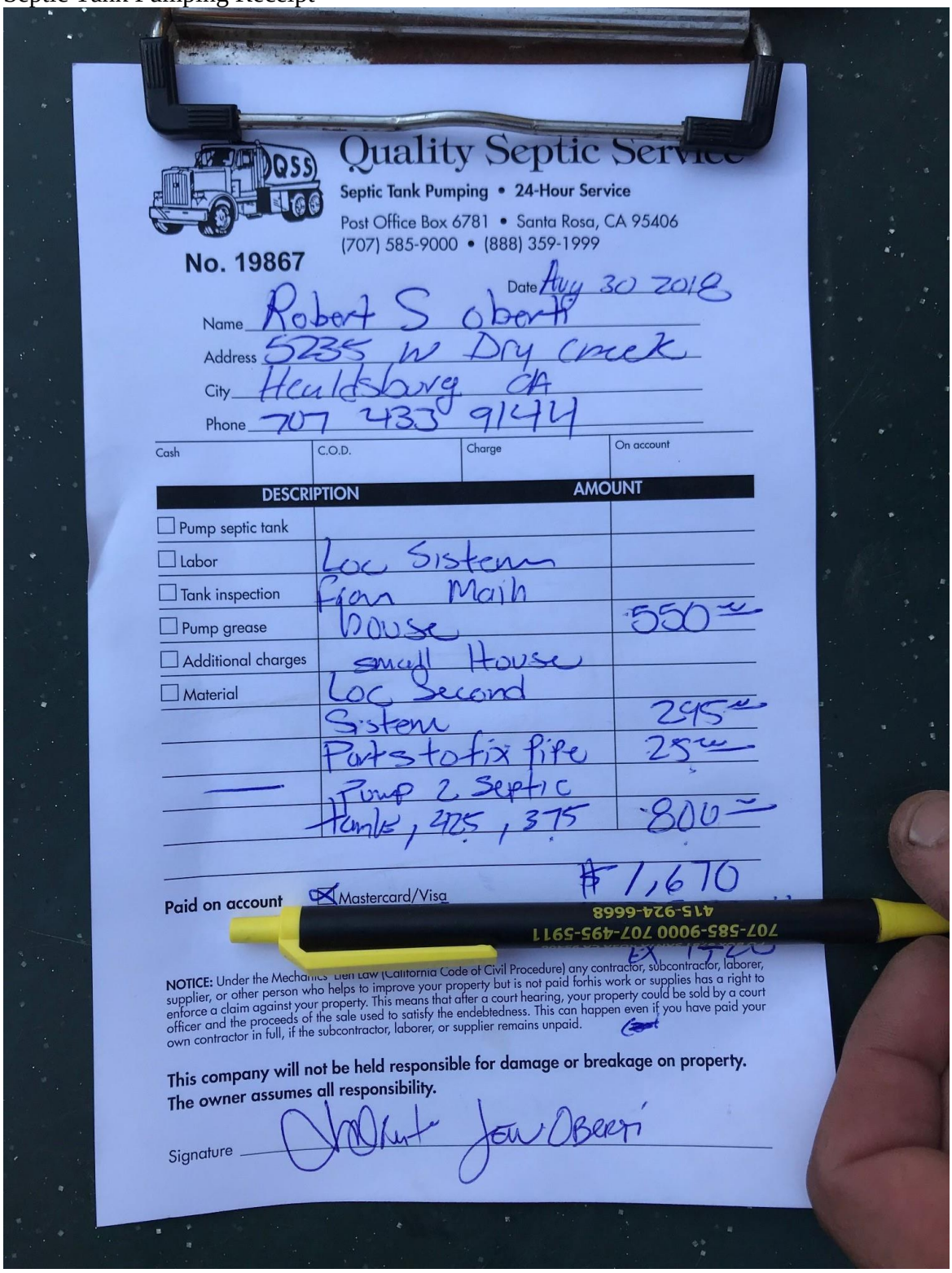
REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
TAI NGUYEN
No.7177
EXP. 12-31-19
STATE OF CALIFORNIA

Location of the Septic Tank

Inlet Compartment of the Septic Tank

Outlet Compartment of the Septic Tank

Septic Tank Pumping Receipt



Quality Septic Service

Septic Tank Pumping • 24-Hour Service

Post Office Box 6781 • Santa Rosa, CA 95406

(707) 585-9000 • (888) 359-1999

No. 19867

Date Aug 30 2018

Name Robert S oberti

Address 5235 W Dry creek

City Healdsburg CA

Phone 707 433 9144

Cash	C.O.D.	Charge	On account

DESCRIPTION		AMOUNT
☐ Pump septic tank		
☐ Labor	Loc Sistem from Main House	550.00
☐ Tank inspection		
☐ Pump grease		
☐ Additional charges	small House	
☐ Material	Loc Second Sistem	295.00
	Parts to fix pipe	25.00
	Pump 2 Septic Tanks, 425, 375	800.00
		$1,670

Paid on account ☒ Mastercard/Visa

415-924-6668

707-585-9000 707-495-5911

NOTICE: Under the Mechanics' Lien Law (California Code of Civil Procedure) any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid forhis work or supplies has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the endebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

This company will not be held responsible for damage or breakage on property. The owner assumes all responsibility.

Signature Jon Oberti

SEE ENLARGEMENT
200-GALLON SEPTIC TANK
EXISTING LOCATION OF LEACH LINES
WATER WELL
200-GAL SEPTIC TANK
WATER WELL
CREEK
NORTH

1200-GALLON
SEPTIC TANK
EXISTING LOCATION
OF LEACH LINES
SMALL AREA AS A RESERVE
W
WATER
WELL

COUNTY OF SONOMA
PUBLIC HEALTH SERVICE
3313 CHANATE RD. • SANTA ROSA, CALIF. 95404 • PHONE 527-2711

☐ APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

☐ APPLICATION FOR PUBLIC HEALTH CLEARANCE FOR:

Application is hereby made to the Sonoma County Health Officer for a permit to construct or repair a sewage disposal system as described below in compliance with the code of Sonoma County or for clearance for title or rental of:

APPLICANT FILL IN BETWEEN HEAVY LINES ONLY AND SEE REVERSE SIDE FOR INSTRUCTIONS

BUILDING PERMIT NO.	RECEIPT NO.	NO FEE	NEW	REPAIR	DATE ISSUED	PERMIT NO.
33462			X		9-25-78	30668

JOB ADDRESS 5235 W. DRY CREEK RD.
NEAREST CROSS STREET WINE CREEK RD.
ASSESSOR'S PARCEL NO 90-05-21 & 2
SUB DIVISION _____ LOT _____ BLK _____
CITY HEALDSBURG, CA. 95448
GENERAL CONTRACTOR O'KEEFE MECH. INC., S.F.
SEWAGE DISPOSAL SYSTEM CONTRACTOR MARVIN STRUEMPH
ADDRESS 507 ALEXANDER VALLEY RD. TEL NO 433-4235

OWNER'S NAME ALFRED & MARTHA OBERTI
MAILING ADDRESS 556 FUNSTON AVE
CITY SAN FRANCISCO TELEPHONE (415) 387-0410
PREVIOUS APPLICATION YES ☐ NO ☒ SYSTEM NEW ☒ ADDN/ALTER ☐
INSTALLATION WILL SERVE
RESIDENCE ☒ APARTMENT HOUSE ☐ COMMERCIAL ☐ MOBILE HOME ☐
MOTEL ☐ OTHER ☐ BUILDING CONST. NEW ☐ ADDN/ALTER ☐
NO OF UNITS 1 NO. OF BEDROOMS 4 GARBAGE DISPOSAL UNIT YES ☐ NO ☒
WATER SUPPLY PRIVATE ☒ PUBLIC ☐ LOT SIZE 1330' X 1555.5'
40.32 ACRES

TERMS OF PERMIT

APPLICANT AGREES THAT:
1. SANITARIAN WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO COMMENCING WORK.
2. SANITARIAN AND ENGINEER'S INSPECTION, WHEN INDICATED, WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM.
3. THE JOB CARD AND A COPY OF THE APPROVED SEWAGE DISPOSAL SYSTEM DESIGN SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
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5. STRUCTURAL PLANS FOR THE SEPTIC TANK MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTION DEPT. PRIOR TO INSTALLATION.
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I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE INSTRUCTIONS ON THE REVERSE SIDE AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING CONSTRUCTION OF PRIVATE SEWAGE DISPOSAL SYSTEMS. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS.

BY: Robt L. Caristo Marvin H. Struemph
SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT

To: COUNTY OF SONOMA, BUILDING INSPECTION DEPARTMENT

The undersigned applicant for building permit certifies as follows:

CONTRACTOR'S LICENSE LAW CERTIFICATE

(COMPLETE EITHER A OR B)

☒ A. THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF THE CONTRACTORS LICENSE LAW UNDER LICENSE NUMBER 360234 (B) WHICH LICENSE IS IN FULL FORCE AND EFFECT.

☐ B. THE APPLICANT IS EXEMPT FROM THE PROVISIONS OF THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASONS:

8-17-78 DATE Marvin H. Struemph SIGNATURE

WORKMEN'S COMPENSATION CERTIFICATE

(One of Two must be completed)

☐ 1. A currently effective certificate of Workmen's Compensation Insurance coverage is on file with this office.

☒ 2. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California.

Compensation Insurance is currently in force Policy #

Marvin H. Struemph APPLICANT

LAYOUT PLAN APPROVED BY Doolittle DATE 8-21-78

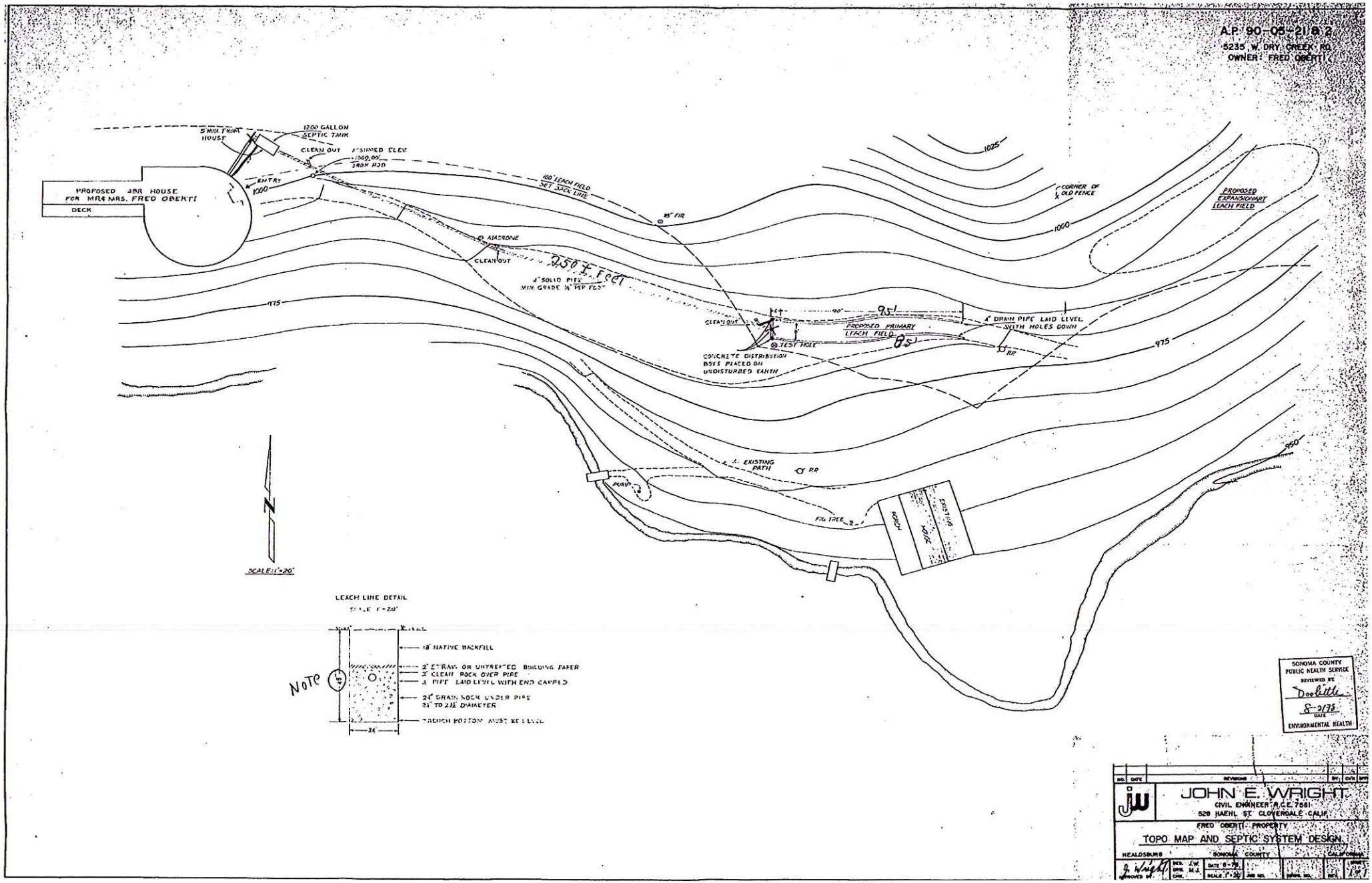
CONSTRUCTION APPROVED BY Doolittle DATE 12-13-78

SEP 25-78 PAID 628M $306.63
SEP 25-78 PAID 629 $141.00

ORIGINAL

WHEN VALIDATED THIS IS YOUR PERMIT

NOT TRANSFERABLE


A.P. 90-05-21 & 2
5235 W. DRY CREEK RD.
OWNER: FRED OBERTI
5' MIN FROM HOUSE
1200 GALLON SEPTIC TANK
CLEAN OUT
ASSUMED ELEV. 1000.00' IRON ROD
ENTRY
1000
PROPOSED 4BR HOUSE FOR MR & MRS. FRED OBERTI
DECK
100' LEACH FIELD SET BACK LINE
18" FIR
CORNER OF OLD FENCE
PROPOSED EXPANSIONARY LEACH FIELD
1025
1000
MADRONE
CLEAN OUT
250± Feet
4" SOLID PIPE MIN. GRADE ¼" PER FOOT
975
CLEAN OUT
90'
95'
4" DRAIN PIPE LAID LEVEL WITH HOLES DOWN
PROPOSED PRIMARY LEACH FIELD
85'
TEST HOLE
CONCRETE DISTRIBUTION BOXS PLACED ON UNDISTURBED EARTH
975
950
EXISTING PATH
PUMP
FIG TREE
PORCH
EXISTING HOUSE
N
SCALE: 1"=20'
LEACH LINE DETAIL
SCALE 1"=20'
18" NATIVE BACKFILL
2" STRAW OR UNTREATED BUILDING PAPER
2" CLEAN ROCK OVER PIPE
4" PIPE LAID LEVEL WITH END CAPPED
24" DRAIN ROCK UNDER PIPE 3½" TO 2½" DIAMETER
TRENCH BOTTOM MUST BE LEVEL
NOTE
24"
SONOMA COUNTY PUBLIC HEALTH SERVICE
REVIEWED BY
Doolittle
8-2-78
DATE
ENVIRONMENTAL HEALTH
NO. DATE REVISIONS BY CHK APP
JOHN E. WRIGHT
CIVIL ENGINEER R.C.E. 7561
528 HAEHL ST. CLOVERDALE CALIF.
FRED OBERTI PROPERTY
TOPO MAP AND SEPTIC SYSTEM DESIGN
HEALDSBURG SONOMA COUNTY CALIFORNIA
DES. J.W.
DRN. M.J.
CHK.
DATE 8-78
SCALE 1"=20'
APPROVED BY
JOB NO.
DRAWING NO.
REV.
SHEET 1 OF 1

ROBERT L. HOLTZER, M.D.
PUBLIC HEALTH OFFICER

SONOMA COUNTY
PUBLIC HEALTH SERVICE

3313 CHANATE ROAD
SANTA ROSA, CALIFORNIA 95404
PHONE: 527-2711

September 6, 1977

Mr. Fred Oberti
821 C Street
San Rafael, Ca. 94901

Dear Mr. Oberti:

Subject: Percolation test report evaluation indicating acceptable conditions
A.P. Number: 90-05-21 & 2
Address: 5235 West Dry Creek Rd.
Name: Fred Oberti

Your soil percolation test report for the subject property has been reviewed and filed.

Based on current requirements and the test results reported, any leachfield to be constructed will require [illegible] septic system must be designed by a registered civil engineer.

NOTE: This is a class 4 area. Water supply must be developed before a septic system permit can be issued.

A permit to construct a private sewage disposal system will require plan review and approval by the undersigned. Further information can be obtained by calling me at (707) 527-2712 any work day between 8:00 and 9:00 a.m..

Very truly yours,

ROBERT L. HOLTZER, M.D.
Public Health Officer

L. R. Doolittle

L. R. DOOLITTLE, R.S.
District Sanitarian

LRDimo

cc: Curtis & Turk

Form PHS-EH-25 Rev 1/77

27 - 122

CURTIS & TURK, INC.

805 HEALDSBURG AVENUE
HEALDSBURG, CALIFORNIA 95448
707-433-4808

August 12, 1977

AUG 15 1977

Dept. of Environmental Health
County of Sonoma
3313 Chanate Road
Santa Rosa, CA 95404

Attention: Vern Doolittle

Subject: Percolation Test, 5235 W. Dry Creek Road; Healdsburg, A.P. No. 90-05-21 & 2.

Dear Vern:

On August 4, 1977 the test was run by Steve Dix of our office. The property is owned by Mr. Fred Oberti in care of Robert Caricato, Architect, 827 C Street, San Rafael, California 94901.

Two areas were tested. There is some doubt as to the location of the easterly property line. Therefore this line should be located prior to construction. I have shown the approximate location on a copy of the A.P. map which is attached. Field 1 is well within the property. Field 2 is the doubtful one.

Field 1 is a graded bench approximately 30-35 feet wide, which is essentially level. An existing well is within 100' of the area tested. This well should be plugged if Field 1 is used.

Field 2 is natural ground with a slope of 10-12%.

The soil was consistent in both areas with 0-2' being loose clay; 2'-4' sandy rocky clay; 4'-8' fractured shale.

The test was set up and performed according to County of Sonoma standards.

Based on site inspection, soils encountered and percolation test results, I find the area suitable for installation of a soil absorption system.

Yours very truly,

CURTIS AND TURK, INC.

Loren B. Turk

LBT:bs

cc: Bob Caricato

COUNTY OF SONOMA
PUBLIC HEALTH SERVICE
3313 Chanate Road
Santa Rosa, Calif. 95404

ENVIRONMENTAL HEALTH DIVISION
Telephone: 527-2711

SOIL PERCOLATION TEST DATA

Address of Percolation Test: 5235 W. Dry Creek Rd.	A.P. No. 90-05-21	Date Received: 8-26-77	File No.
Owner: Fred Oberti c/o Bob CARICOTTA, Arch.		Field Check: By: Yes ☐ No ☒	Time: Date:
Address: 827 C Street		Review of Data: Rates Acceptable Yes ☐ No ☐	
City: San Rafael	Phone No. 415-454-6549	Remarks: NOT insp. by me	
Water Supply: Private ☒ Public ☐	Size of Lot or Parcel: 40 ± Acres	Eng. System	
Test Conducted By: CURTIS & TURK			
Address: 805 Healdsburg Ave	Phone No. 433-4808	D	
Type of Soil:	Date of Test: 8-4-77	Sanitarian:	

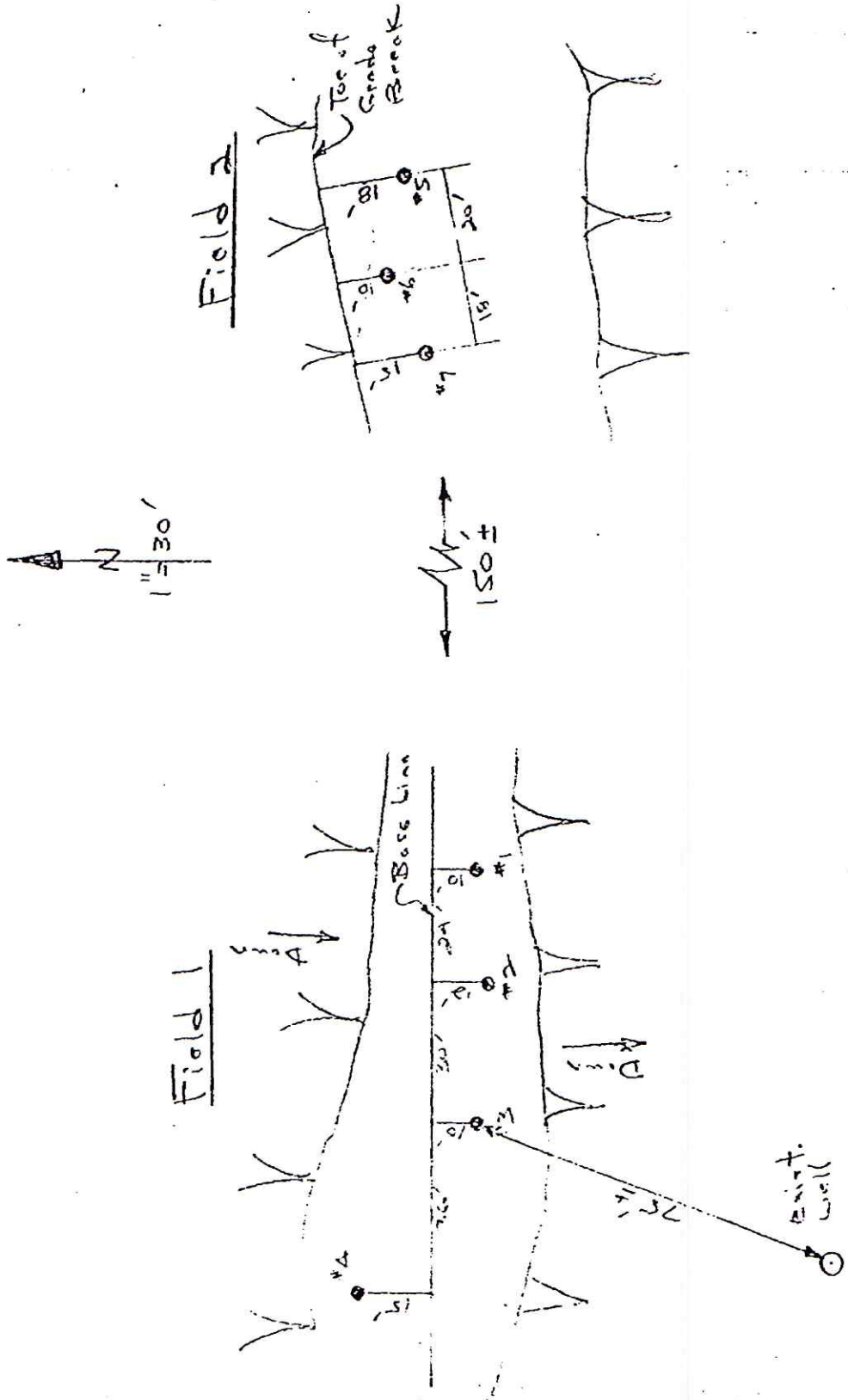
Hole No.	Depth of Hole	Pipe Length	Presoak Remaining	Start Time	Start Inches	First Measurement Time	First Measurement Inches	Second Measurement Time	Second Measurement Inches	Third Measurement Time	Third Measurement Inches	Fourth Measurement Time	Fourth Measurement Inches	Fifth Measurement Time	Fifth Measurement Inches	Sixth Measurement Time	Sixth Measurement Inches	RATE Min/Inch
1	37"	16½	0	8:00	4	9:00	16½/R5	10:00	16½/R5	11:00	16½/R5	12:00	16½/R5	1:00	16½/R5	2:00	16½	5.2
2	38"	24	0	8:00	9	9:00	24/R12	10:00	24/R12	11:00	24/R12	12:00	24/R12	1:00	24/R12	2:00	23	5.4
3	38"	20	0	8:00	6	9:00	20/R8	10:00	20/R8	11:00	20/R8	12:00	19½/R8	1:00	20/R8	2:00	19½	5.2
4	46"	17½	0	8:00	5	9:00	13½	10:00	16/R5	11:00	13	12:00	15½	1:00	17/R5	2:00	13	7.5
5	37"	12½	0	8:05	2	9:05	12½/R1	10:05	12½/R1	11:05	12½/R1	12:05	12½/R1	1:05	12½/R1	2:05	12½	5.2
6	36"	24	0	8:05	11	9:05	18½	10:05	20	11:05	21	12:05	22	1:05	23/R11	2:05	18½	8.6
7	36"	23½	0	8:05	13	9:05	23½/R13	10:05	23½/R13	11:05	23½/R13	12:05	23½/R13	1:05	23½/R13	2:05	23½	5.7
							R=	REFILL										

Form PHS- EH-4a (Revised 1/29/73) (1000)

PD

BY LBT DATE 8-11-77 SUBJECT Caricato Perc. (oberti) 1" = 30' SHEET NO. 1 OF 2

CHKD. BY ..... DATE ..... JOB NO. 27-122



VD

COUNTY OF SONOMA PUBLIC HEALTH SERVICE
3313 Chanate Road, Santa Rosa, California 95404
Telephone 527-2711

Class I ~~$20.00~~ 85.00
Class II $40.00
Date Issued 8-10-78
Receipt No. 02-1635
Permit No. 563-78

APPLICATION FOR PERMIT TO CONSTRUCT, RECONSTRUCT, OR DESTRUCT A

WATER WELL

Well address 5235 W. Dry Creek Rd AP # 90-05-21 & 2

Property owner Bob Caricato Address Same

Drilling Contractor Redwood Pacific Drilling Address POB 11563 S.R. 95406

TYPE OF WORK Class I permit X Class II permit ___ Destruction (no fee) ___
New well ___ Reconstruct ___ Test holes (no fee) ___
(not test well)

PLOT PLAN OR SKETCH (Page 2) Must be attached showing location of proposed well to: road or north arrow; distances from any part of the private sewage disposal system, public or private sewer pipe, sewage seepage pit or other sources of contamination or pollution.

PROPOSED USE Domestic, single family X Domestic, public ___ Irrigation ___
Industrial ___ Recharge ___ Test well ___ Other ___

EQUIPMENT TO BE USED Rotary ___ Cable X Dug ___ Other ___

CONSTRUCTION PROPOSED Casing: diameter 5 5/8 gauge .188 material Steel conductor: yes X no ___
single X double ___ type of joint weld gravel pack X
Annular space: size 3/4 depth of seal 20 concrete X grout ___
Neat cement ___ puddled clay ___
Method of disinfection chlorine Pump installation by unknown
Method of sealing access openings Std well seal

I hereby agree to comply with all laws and regulations of the County of Sonoma and State of California pertaining to water well construction. I will telephone 527-2711 to notify the sanitarian when I am commencing this work. I will furnish the Public Health Officer and the owner a legible copy of the State Water Well Driller's Report within 15 days in order to obtain a final inspection on this well.

8/9/78 (Date) [signature] (Signature of well driller) 359578 (License No.)

This is your permit when application is approved and fee is paid. This permit expires one year from date of issuance. See Chapter 25-B Code of Sonoma County.

FOR OFFICE USE ONLY - DIVISION OF ENVIRONMENTAL HEALTH

Site Approved Doolittle Date 8-14-78

Sealed to depth of 16 feet Doolittle (Sanitarian) Date 9-27-78

Well log received ___ Date ___ Sealed 8-21-78

2203 CODE 85.00
TOTL 85.00
CHCK 85.00
8/10/78 09:05 02 1635

Distribution: Original-sanitarian, Copies-well driller, owner, Env. Health, audit
Form PHS-EH-W-1 (5/19/76)

Water Source at 17 feet

[illegible] SERVICE
1978
DIV. OF E.H.

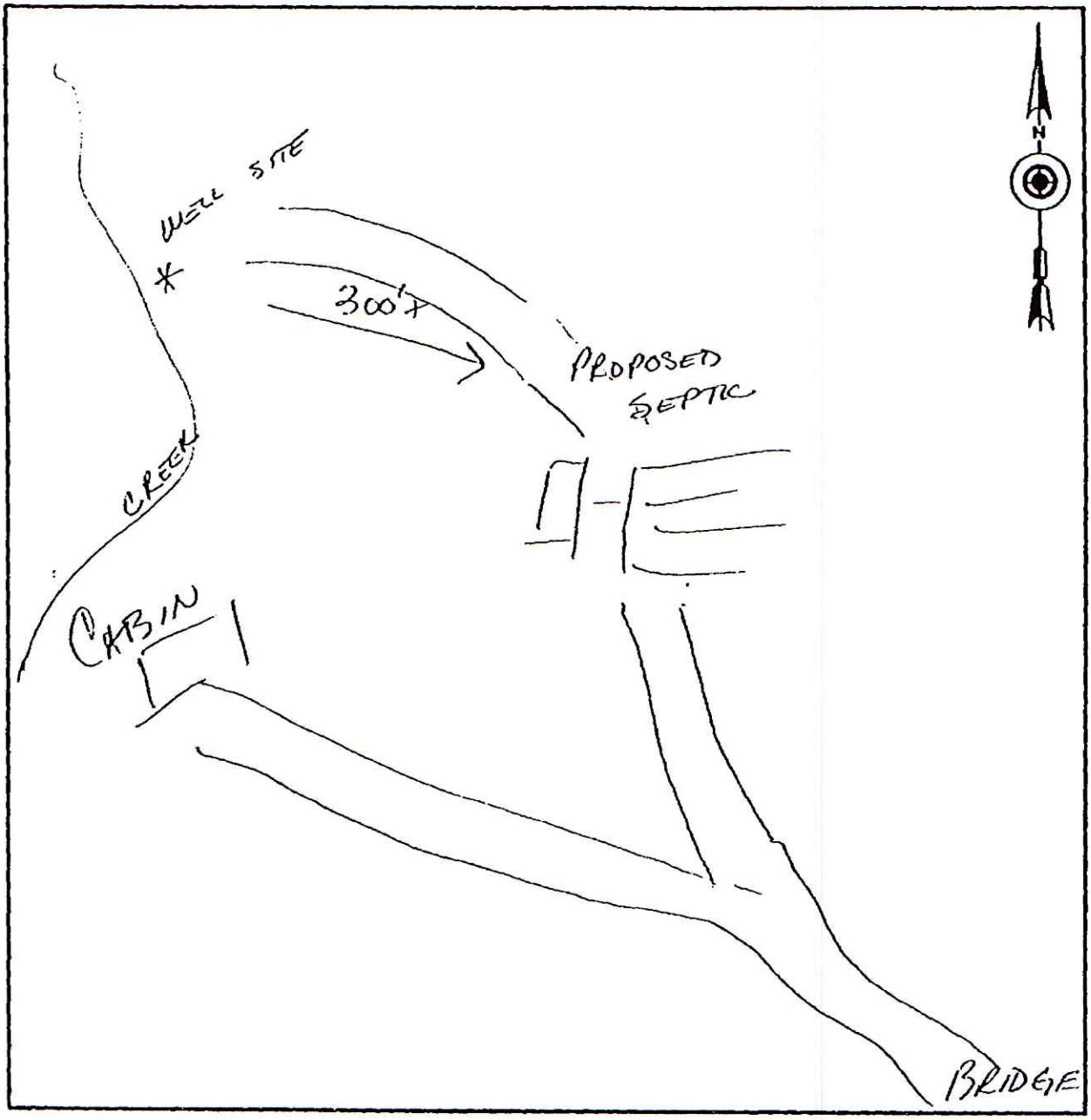
COUNTY OF SONOMA PUBLIC HEALTH SERVICE
3313 Chanate Road
Santa Rosa, California 95404
Telephone 527-2711

Permit no. 563-78

WELL PERMIT APPLICATION
(Plot Plan or Sketch)

Well address 5235 W. Dry Creek Rd. Hwy. A.P. # 90-05-11,12

Indicate below the exact location of well with respect to the following items: property lines, water bodies or water courses, drainage pattern, roads, existing wells, sewers and private sewage disposal systems. INCLUDE DIMENSIONS.



Form-PHS-EH-W-2 (2/21/73) (2000)

528 Haehl Street

Cloverdale, Ca 95425

JOHN E. WRIGHT
CIVIL ENGINEER

(707) 894-3579

August 15, 1978

PUBLIC HEALTH SERVICE
AUG 18 1978
DIV. OF E.H.

County of Sonoma
Public Health Service
3313 Chanate Blv'd.
Santa Rosa, California 95404

Attention: Mr. L. R. Doolittle
District Sanitarian

Subject: Design of Soil
Absorption System
A. P. #90-05-21 & 2
Address: 5235 W. Dry Creek Rd.
Healdsburg, California
Owner: Mr. Fred Oberti
% Robert Caricotta

It is requested that you issue a system permit for the above location. See Attached drawning.

The primary leach area was designed on a percolation rate of 5 min/in. The proposed single family dwelling is a four bedroom unit. The gravel is to extend 24" below the drain tile which requires 45' of leach line per bedroom, for 180 lineal ft.

The topography taken under the supervision of the undersigned shows that there is adequate fall, from the septic tank location to the primary and expansion areas. A pump is not required.

This system is relatively simple and can be installed by a competent septic tank contractor without supervision. It is noted that the owner is employing the services of an architect.

Please note on the drawing that both leach areas are more than 100' from the existing well. Further, the drawing shows a 100' setback line from the creek.

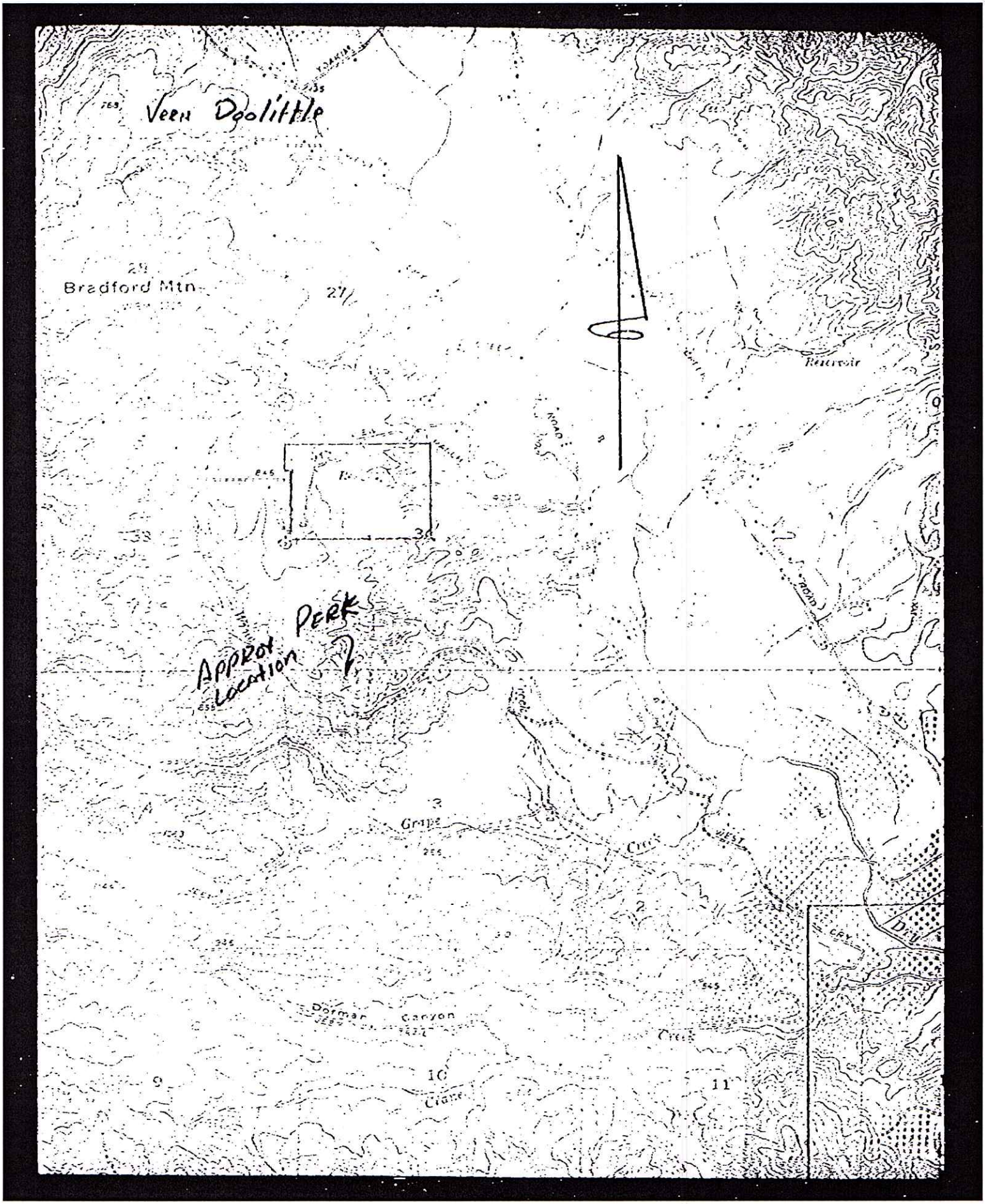
It is recommended that:

a. The system be approved.
b. The existing well remain, and not be capped.
c. That an engineer's services <u>not</u> be required during construction.

Very truly yours,

John E Wright

John E. Wright, RCE #7561


Vern Doolittle
Bradford Mtn
Approx Perk Location
Reservoir
Grape
Creek
Dorman Canyon
Creek
Dry
9
10
11

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
5237	W Dry Creek Road	Healdsburg	95448	3/23/2022	6

North Coast Termite Control
2777 Yulupa Avenue #608
Santa Rosa CA 95405
Tel (707) 328-4008
northcoasttermite@comcast.net

Report # : **8652**
Registration # : **PR4280**
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404		Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

GENERAL DESCRIPTION: Two story single family residence. Furnished.

Inspection Tag Posted: SUBAREA

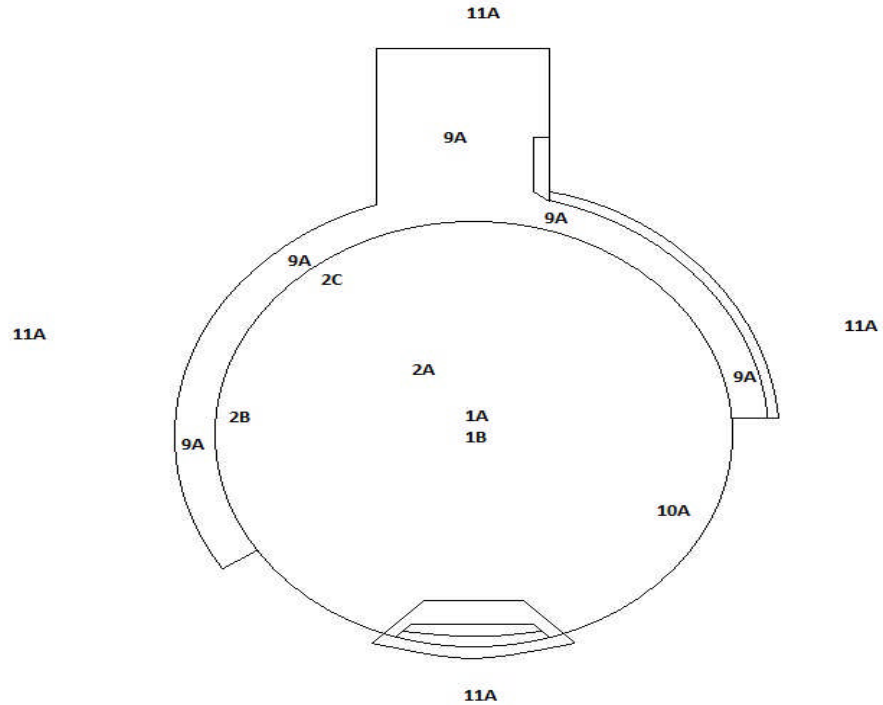
Other Tags Posted: HITMEN 7/6/20

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [ ] Drywood Termites [ ] Fungus / Dryrot [X] Other Findings [X] Further Inspection [X]

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked

Diagram Not To Scale



Inspected By: Jay Alvarez State License No. OPR11903 Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

North Coast Termite Control

5237	W Dry Creek Road	Healdsburg	CA	95448
Address of Property Inspected		City	State	Zip

Stamp No.	Date of Inspection	Co. Report No.	Escrow No.
	3/23/2022	8652	

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

North Coast Termite Control

5237 W Dry Creek Road	Healdsburg	CA	95448
Address of Property Inspected	City	State	Zip

Stamp No.	3/23/2022 Date of Inspection	8652 Co. Report No.	Escrow No.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(s) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

SUBSTRUCTURE:

#1A FINDING: Portions of this residence appear to be constructed on a concrete slab. The floor coverings over the slab rendered this area inaccessible and impractical for inspection. No outward signs of infestation or infection could be detected at this time.

RECOMMENDATION: There is no economically practical method to make the area accessible, however, it may be subject to attack by wood destroying pests or organisms. No opinion is rendered concerning the conditions in the area at this time. Periodic inspections advised.
(INFORMATION ITEM)

#1B FINDING: The substructure soil is dry, to slightly damp at the preset time. Water marks along the perimeter foundation indicate evidence of prior standing water in the substructure area. The ventilation to the substructure area is inadequate. A polyethylene vapor barrier has been installed in the subarea to help mitigate adverse moisture conditions.

RECOMMENDATION: Improve the ventilation to the substructure area as deemed practical. Periodic inspections advised.
(SECTION II)

BATHROOMS:

#2A FINDING: The toilet in this bathroom is slightly loose.

RECOMMENDATION: Secure this toilet to the floor, if necessary replace the toilet seal.
(SECTION II)

#2B FINDING: Loose faucet noted at the right sink.

RECOMMENDATION: Tighten and secure the loose faucet.
(SECTION II)

#2C FINDING: Old water stains on the shelf/cabinet under the bathroom sink show evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

RECOMMENDATION: Perform periodic inspections under the bathroom sink or refer to a licensed plumbing contractor for a full evaluation.
(SECTION II)

North Coast Termite Control

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Stamp No.	3/23/2022 Date of Inspection	8652 Co. Report No.	Escrow No.

DECKS:

#9A FINDING: Earth contact, surface fungus and fungus decay noted throughout the decks.

RECOMMENDATION: Owner/agent should engage services of a licensed general contractor to remove fungus damaged wood members and replace with new materials. Scrape/remove the surface fungus as deemed practical and apply Timbor to the infected and the surrounding areas for control. Eliminate all earth contact.
(SECTION I)

INTERIOR:

#10A FINDING: Old water stains on the shelf/cabinet under the kitchen sink indicate evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

RECOMMENDATION: Perform periodic inspections under the kitchen sink or refer to a licensed plumbing contractor for a full evaluation.
(SECTION II)

EXTERIOR:

#11A FINDING: Fungus and excessive moisture has caused damage to sections of the fascia boards in various locations.

RECOMMENDATION: Owner/agent should engage services of a licensed general contractor to remove fungus damaged wood members and replace with new materials.
(SECTION I)

ESTIMATED COSTS FOR SECTION I STRUCTURAL REPAIRS:

#9A.....$8,500.00
#11A.....$1,650.00

COSTS FOR CHEMICAL APPLICATIONS:

#9A.....$585.00(SURFACE FUNGUS)

***** NOTICE *****

This firm will perform chemical applications only. This firm does not perform any structural repairs. The costs for the repairs are approximate figures and are for informational purpose only. We advise the owners or the interested parties to obtain a firm bid from a licensed general contractor as prices are likely to vary.

NORTH COAST TERMITE CONTROL proposes to use one or more of the following pesticide chemicals specified below for the control of wood destroying pests or organisms as outlined above in this Structural Pest Control Report.

Timbor: Active Ingredients: Disodium Octaborate Tetrahydrate

North Coast Termite Control

5237 W Dry Creek Road	Healdsburg	CA	95448
Address of Property Inspected	City	State	Zip

Stamp No.	3/23/2022 Date of Inspection	8652 Co. Report No.	Escrow No.

Timbor: Active Ingredients: Disodium Octaborate Tetrahydrate
Boracare: Active Ingredients: Disodium Octaborate Tetrahydrate
Vikane Gas: Active Ingredients: Sulfuryl Flouride
Premise 75: Active Ingredients: Imidacloprid
Invader HPX: Active Ingredients: Propoxur

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

State Law requires that you be given the following information:

""CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.""

""If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.""

For further information contact any of the following:
North Coast Termite Control - 707-837-2860
County Health Department - 707-565-2671
County Poison Control Center - 800-523-2222
County Agricultural Commissioner - 707-565-2371
Structural Pest Control Board - 916-561-8700
2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale will be used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide you with this notice. A Preliminary Notice is not a lien against your property. It is a purpose to notify you of persons who may have a right to file a lien against your property if they are not paid.
NOTE: Authority cited: Section 8525, Business and Professions Code. Reference: Section

North Coast Termite Control

5237 W Dry Creek Road	Healdsburg	CA	95448
Address of Property Inspected	City	State	Zip

Stamp No.	3/23/2022 Date of Inspection	8652 Co. Report No.	Escrow No.

8513, Business and Professions Code.
HISTORY:
1. New section filed 9-21-84; effective thirtieth day thereafter(Register 84, No. 38.)For prior history, see register 83, No. 20.
2. Amendment filed 3-23-87 effective upon filing pursuant to Government Code Section 11346.2(d)(Register 87, No. 13.)

COUNTY OF
SONOMA

permit
SONOMA

Zoning & Parcel Report

Parcel Number:
090-050-021

Associated Addresses

5235 W DRY CREEK RD, GEYSERVILLE

5235 W DRY CREEK RD, HEALDSBURG

5237 W DRY CREEK RD, HEALDSBURG

Parcel Report

Parcel Number:	090-050-021
Jurisdiction:	Unincorporated Sonoma County
Zoning:	RRD B6 120, RC50/50 SR Find Out What the Zoning Codes Mean
Land Use:	RRD 120
Air Quality Control Board:	Northern Sonoma County Air Pollution Control District
ALUC Referral Area:	Not Applicable
Appealable to Coastal Commission:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Use Code:	0561 [Hardwoods And Chaparral W/res]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
F1 - Floodway:	Not Applicable
F2 - Floodplain:	Not Applicable
Fire District:	Geyserville FPD
Fire Event - Within:	2020 LNU Lightning Complex Fire
Fire Protection Response Area:	SRA = State
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	

	Zone 4 - Areas with low or highly variable water yield
Historic District:	Not Applicable
Inspector - Building:	Mark Walker
Inspector - Code Enforcement:	Todd Hoffman
Inspector - Code Enforcement Cannabis:	Todd Hoffman
Inspector - Well & Septic:	North East District
Land Size - Acres:	36.82
Land Size - Sq Ft:	0
Landslide:	Few Landslides, Mostly Landslide
Lat/Long (Parcel Center):	38.662149, -122.962938
Liquefaction:	Very Low Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	BoF, SoG
Parcel Specific Policy:	Not Applicable
Planning Area:	3 - Healdsburg
Redevelopment Plan:	Not Applicable
Sanitation District:	Not Applicable
School District - Elementary:	Healdsburg Union (Sb1537 Blo)
School District - High:	Healdsburg (Sb1537)
Seismic Design Category:	SDC D
Sphere of Influence:	Not Applicable
Supervisorial District:	District 4
Tax Rate Area:	097016
Urban Growth:	Not Applicable
Urban Service Area:	Not Applicable
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	North Coast Region
Wet Weather Zone:	F - Healdsburg
Williamson Act Land Contract:	Not Applicable

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a

particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.

- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits, retirements, etc.
- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.

Article 10. - RRD Resources and Rural Development.

Sec. 26-10-005. - Purpose.

Purpose: to implement the provisions of the resources and rural development land use category of the General Plan, namely to provide protection of lands needed for commercial timber production, geothermal production, aggregate resources production; lands needed for protection of watershed, fish and wildlife habitat, biotic resources, and for agricultural production activities that are not subject to all of the policies contained in the agricultural resources element of the General Plan. The resources and rural development district is also intended to allow very low density residential development and recreational and visitor-serving uses where compatible with resource use and available public services.

(Ord. No. 5964, § VI, 1-31-2012; Ord. No. 4643, 1993.)

Sec. 26-10-010. - Permitted uses.

Permitted uses include the following:

(a) On parcels of two (2) acres or less, raising, feeding, maintaining and breeding of not more than one (1) of the following per twenty thousand (20,000) square feet of area:

(1) Five (5) hogs or pigs,

(2) One (1) horse, mule, cow or steer,

(3) Five (5) goats, sheep, or similar animals,

(4) Fifty (50) chickens or similar fowl,

(5) Fifty (50) ducks or geese or one hundred (100) rabbits or similar animals.

(6) The above limitations may be modified by the planning director upon submittal of a proposal statement which describes the extent of the domestic farming use and which is signed by the owners of all property within three hundred feet (300') of the subject property. The planning director may require the applicant to obtain a use permit if the director determines that the project might be detrimental to surrounding uses.

(7) 4-H and FFA animal husbandry projects are permitted without limitation of parcel size; provided, that the parcel contains at least twenty thousand (20,000) square feet and provided further a letter of project authorization is first submitted by the project advisor. The planning director may require the applicant to obtain a use permit when the director determines that the project might be detrimental to surrounding uses;

(b) On parcels exceeding two (2) acres: raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar animals;

(c) Boarding and training of horses subject to issuance of a zoning permit. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(d) Outdoor crop production including wholesale nurseries, for growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;

(e) Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis, in greenhouse or similar structures less than eight hundred (800) square feet, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;

(f) Incidental cleaning, grading, packing, polishing, sizing, storage and similar preparation of crops which are grown on the site, but not including agricultural processing;

(g) (1) Farm stand for the temporary or seasonal sales and promotion of crops or fuel wood which are grown on the site, including community supported agriculture, U-Pick and U-Cut operations.

(2) Farm retail sales facility subject to the issuance of a zoning permit and compliance with Section 26-88-215;

(h) Temporary or seasonal sales and promotion of livestock which have been raised on the site;

(i) Management of lands and forests for the use of commercial production and harvest of trees, including controlled burns. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(j) Removal of timber and fuel wood, including uses integrally related to growing, harvesting and on-site processing of forest products including, but not limited to roads, log landings, log storage areas and incidental logging camps. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(k) Timber management, including planting, raising, harvesting and incidental milling for noncommercial purposes of trees and logs for lumber or fuel woods, subject to requirements of California Department of Forestry and Fire Protection. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(l) Geotechnical studies involving no grading or construction of new roads or pads;

(m) Residential uses include the following:

(1) Single-family detached dwelling units in accordance with the residential density shown in the General Plan land use element or permitted by a B combining district, whichever is more restrictive. These unit(s) may be manufactured homes, but only one (1) may be a manufactured home without a permanent foundation.

A manufactured home without a permanent foundation shall require prior approval of a zoning permit notice of which shall be posted at least ten (10) days prior to issuance, during which an appeal may be filed and processed pursuant to Section 26-92-040. Issuance of the zoning permit shall be subject, at a minimum, to the following conditions:

(i) The manufactured home shall be at least twelve feet (12') in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter,

(ii) The manufactured home shall be skirted. All skirting shall be of a type approved by the state of California,

(iii) The manufactured home shall have one patio awning with a minimum dimension of eight feet (8') by twenty feet (20') and either a garage, carport, or awning with a minimum dimension of ten feet (10') by twenty feet (20'),

(iv) All manufactured home sites shall be landscaped,

(v) The manufactured homes shall be occupied by the owner of the property or a relative of the owner,

(2) One (1) dwelling unit for full-time agricultural employees for each of the following agricultural uses conducted on the site:

(i) At least fifty (50) dairy cows, dairy sheep, or dairy goats

(ii) At least twenty (20) acres of grapes, apples, pears, prunes,

(iii) At least twenty thousand (20,000) broilers, fifteen thousand (15,000) egg-layers or three thousand (3,000) turkeys,

(iv) At least one hundred (100) non-dairy sheep, goats, replacement heifers, beef cattle, or hogs,

(v) At least thirty (30) mature horses,

(vi) Wholesale nurseries with a minimum of either one (1) acre of propagating greenhouse or outdoor containers or three (3) acres of field-grown plant materials,

(vii) Any other agricultural use which the planning director determines to be of the same approximate agricultural value and intensity as subsections (h)(3)(i) through (vi) of this section. The dwelling unit(s) may be conventionally built homes or manufactured homes (with or without permanent foundations) provided that manufactured homes without a permanent foundation shall require a zoning permit approved in the manner described in subsection (m)(1) of this section. Agricultural employee units may be established within designated Class 4 water-scarce areas only where a hydrogeology report, as defined, certifies that the establishment and continuation of the additional residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield.

Prior to issuance of zoning permits for the employee unit(s), the property owner shall place on file with the permit and resource management department an affidavit that the unit(s) will be used to house persons employed on the premises for agricultural purposes. Further, a covenant shall be recorded, in a form satisfactory to county counsel, which acknowledges that in the event that the agricultural use is terminated on the property, the agricultural employee dwelling unit shall become a nonconforming residential use.

(3) Temporary farm worker camps consisting of up to four (4) self-contained recreational vehicles and/or travel trailers to house persons solely employed on the site for agricultural purposes for less than ninety (90) days, subject to the following:

The property owner must submit a written affidavit to the planning department, stating that the recreational vehicle and/or travel trailer will only be used to house persons solely employed on the site of a bona fide agricultural enterprise. The camp shall be subject to applicable septic regulations. The recreational vehicle or trailer shall be immediately removed from the site when it is no longer occupied by persons who are solely employed on the premises site;

(4) Seasonal farmworker housing which meets the standards set forth in Section 26-88-010(l). Seasonal farmworker housing shall also conform to public such public health, building and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(5) One caretaker unit for properties with seasonal farmworker housing, subject to the provisions of Section 26-88-010 (l)(8),

(6) One (1) travel trailer per lot for use as temporary housing in accordance with Section 26-88-010(q) and provided that a travel trailer administrative permit is obtained and renewed annually;

(7) One (1) accessory dwelling unit per lot, pursuant to Section 26-88-060. Accessory dwelling units are not permitted on land subject to a Williamson Act contract.

(8) One (1) guest house per lot;

(9) One (1) junior accessory dwelling unit per lot, pursuant to Section 26-88-061.

(n) Home occupations subject to the requirements of Section 26-88-121 and approval of a zoning permit. Any home occupation use on a parcel under a Williamson Act contract must be consistent

with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(o) Small residential community care facility, except on land subject to a Williamson Act contract;

(p) Accessory buildings and uses appurtenant to the operation of the permitted uses. Accessory buildings may be constructed on vacant parcels of two (2) acres or more in advance of a primary permitted use. On vacant parcels less than two (2) acres, accessory buildings may only be constructed if less than one hundred twenty (120) square feet or as incidental to an existing agricultural use. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(q) Occasional cultural events, provided that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(r) Small family day care. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(s) Large family day care provided that the applicant shall meet all performance standards listed in Section 26-88-080, except on land subject to a Williamson Act contract;

(t) Contractor equipment storage incidental to the on-site growing and harvesting of forest products, including parking, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article 82. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(u) Management of land for watershed, for fish and wildlife habitat, fish rearing ponds, hunting and fishing, beekeeping and grazing, where these uses are incidental to the primary use. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(v) Beekeeping;

(w) Pet fancier facilities, provided that a pet fancier license is obtained from the division of animal regulation and renewed annually. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(x) Craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided;

(y) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130;

(z) Minor freestanding commercial telecommunication facilities, subject to the applicable criteria set forth in Section 26-88-130, and subject to approval of a zoning permit, including environmental review, for which notice, including a site plan and one (1) elevation with dimensions for such facility, is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project

shall be held pursuant to the above section. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(aa) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130. Facilities between forty feet (40') and eighty feet (80') in height are subject to approval of a ministerial zoning permit for which notice is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section;

(bb) Minor timberland conversions, subject to compliance with the requirements of Section 26-88-140;

(cc) Non-commercial arts and crafts studios not involving retail or wholesale sales. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(dd) Hosted rentals, subject to issuance of a zoning permit and compliance with Section 26-88-118 (Hosted Rentals and Bed and Breakfast Inns);

(ee) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to zoning permit approval and the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ff) Vacation rentals subject to issuance of a zoning permit and conformance with the standards in Section 26-88-120, except on lands under a Williamson Act contract;

(gg) Agricultural farmstays, subject to issuance of a zoning permit and the standards set forth in Section 26-88-085. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(hh) Non-commercial composting when the source materials are obtained primarily onsite and the product is used to amend soils onsite or on adjacent parcels owned or operated by same property owner;

(ii) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section;

(jj) Small-scale agricultural processing facility subject to issuance of a zoning permit in compliance with Section 26-88-210;

(kk) Cannabis cultivation for personal use in compliance with Section 26-88-258;

(ll) Commercial cannabis medical uses in compliance with Sections 26-88-250 through 26-88-256;

(mm) Transitional housing, subject to density limitations;

(nn) Permanent supportive housing, subject to density limitations.

(Ord. No. 6298 , § III(Exh.), 2-4-2020; Ord. No. 6223 , § VIII, 5-8-2018; Ord. No. 6191 , § V(Exh. D), 1-24-2017; Ord. No. 6189 , §§ II(B), (G), (I), (K), 12-20-2016; Ord. No. 6145, § V , 3-15-2016; Ord. No. 6089, § I(b), 11-24-2014; Ord. No. 6081, §§ III, IV, 7-29-2014; Ord. No. 5964, § V, 1-31-2012; Ord. No. 5908, § II, 11-9-2010; Ord. No. 5809 § 1(b), 2008; Ord. No. 5651 § 1(t), 2006; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(h), 2003; Ord. No. 5429 § 3(a), 2003; Ord. No. 5361 § 2(d), 2002; Ord. No. 5342 § 4, 2002; Ord. No. 5265 § 1(f), 2001; Ord.

No. 5016 § 1(D), 1997; Ord. No. 4985 § 1(b), 1996; Ord. No. 4973 § 4(a), 1996; Ord. No. 4723 § 1(e), 1993; Ord. No. 4653 § 1(f), 1993; Ord. No. 4643, 1993.)

Sec. 26-10-020. - Uses permitted with a use permit.

Uses permitted with a use permit include the following:

(a) Temporary farm worker camps not permitted by Section 26-10-010(m);

(b) Seasonal farmworker housing that does not meet the road access, occupancy, or setback standards of Section 26-88-010(l);

(c) Year-round and extended seasonal farmworker housing that does not meets the road access, occupancy limits, parcel size, or setback standards set forth in Section 26-88-010(o). Year-round and extended seasonal farmworker housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(d) The raising, feeding, maintaining and breeding of poultry, fowl, rabbits, fur-bearing animals or animals such as veal calves, dairy cows, pigs, hogs and the like, which are continuously confined in and around barns, corrals and similar areas for other than domestic purposes. Incidental processing and temporary or seasonal sales and promotion of such animals which are raised on site. This subsection shall not be interpreted so as to require a use permit for animals allowed by Section 26-10-010(a) or (b);

(e) Agricultural cultivation in the following areas for which a management plan has not been approved pursuant to Section 26-10-010(d):

(1) Within one hundred feet (100') from the top of the bank in the Russian River riparian corridor,

(2) Within fifty feet (50') from the top of the bank in designated flatland riparian corridors,

(3) Within twenty-five feet (25') from the top of the bank in designated upland riparian corridors,

(f) Retail nurseries involving crops/plants which are not grown on the site, except on land subject to a Williamson Act contract;

(g) Tasting rooms for agricultural products which are grown or processed on site;

(h) Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis, in greenhouses or similar structures of eight hundred (800) square feet or more, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;

(i) Processing of any agricultural product of a type grown or produced on site or in the immediate area, storage of agricultural products grown or processed on site, and bottling or canning of any agricultural product grown or processed on site;

(j) Livestock feed yards, animal sales yards;

(k) Veterinary clinics for farm animals and livestock, but not for companion and exotic animals. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(l) Commercial kennels. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(m) Commercial stables not permitted under Section 26-10-010(c), riding academies, equestrian riding clubs. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(n) Commercial aquaculture, provided that, at a minimum, the use does not adversely affect biotic resources and does not take place on prime soils;

(o) Game preserves, refuges, and hunting clubs. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(p) Commercial wood yards, including wood splitting and sales of off-site fuel woods, except such uses are not permitted on land subject to a Williamson Act contract,

(q) Contractor equipment storage for off-site growing and harvesting of forest products, including packing, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article 82. Such uses are not permitted on land subject to a Williamson Act contract;

(r) Commercial mushroom farming;

(s) Slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards, which serve agricultural production in the immediate area. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(t) Lumber, planing and logging mills, mill ponds and associated uses; other than portable mills for temporary purposes, such uses are not permitted on land subject to a Williamson Act contract;

(u) Live/work uses in conjunction with a legally established single family residential unit subject to the requirements of Section 26-88-122. Any live/work use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(v) Noncommercial clubs and lodges, golf courses and driving ranges, but not including miniature golf courses; except that such uses are not permitted on land subject to a Williamson Act contract,

(w) Public schools; private nursery, primary and secondary schools; places of religious worship; and places of public or community assembly, all subject, at a minimum, to the criteria of General Plan Policy LU-6e except that such uses are not permitted on land subject to a Williamson Act contract,

(x) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26-88-130; Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(y) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;

(z) Commercial and industrial uses permitted under Section 26-10-010 which involve significant quantities (over 100 kg/month) of hazardous materials as defined by Title 22, CAC; except such uses are not permitted on land subject to a Williamson Act contract,

(aa) Private landing strips; on land subject to a Williamson Act contract, such use shall be limited to that necessary for aircraft dedicated to aerial spraying and other agricultural purposes and not for private passenger aircraft for personal convenience and transportation,

(bb) Cemeteries, mausoleums, columbariums and crematoriums; except such uses are not permitted on land subject to a Williamson Act contract,

(cc) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including, but not limited to reservoirs, storage tanks, pumping stations, and transformer stations. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(dd) Fire and police stations and training centers, service yards and parking lots which, at a minimum, meet the criteria of General Plan Policy PF-2 t and which are not otherwise exempt by state law. Such facilities are not permitted on land subject to a Williamson Act contract;

(ee) Recreational vehicle parks, tent camps or campgrounds, lodging and other recreational or visitor serving uses which do not interfere or detract from the purposes of this district; except such uses are not permitted on land subject to a Williamson Act contract,

(ff) Geotechnical studies which involve grading or construction of open roads or pads;

(gg) Large residential community care facility, except on land subject to a Williamson Act contract;

(hh) Day care center, except on land subject to a Williamson Act contract;

(ii) Reserved.

(jj) The development of natural resources with appurtenant structures, including exploration and development of geothermal resources, oil and gas wells and biomass energy projects. Geothermal energy wells, pipelines, transmission facilities and associated grading and construction, when conducted within the primary KGRA. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

Hardrock quarry operations may be permitted only if they meet the criteria below:

(1) The operation is consistent with the purpose(s) of the resources and rural development district.

(2) The operation involves five (5) acres of land or less,

(3) The operation results in annual production of five thousand (5,000) cubic yards or less,

(4) The quarry does not include crushing, screening or batching operations,

(5) The operation is subject to payment of fees and other mitigation measures as may be found consistent with the aggregate resources management plan,

(6) The operation must have an approved reclamation plan,

(7) The operation is located at least four (4) miles from the nearest approved source of aggregate materials.

(8) The operation is not located on land subject to a Williamson Act contract.

Other aggregate mining operations are not permitted unless excepted by Section 26A-3(a)(1) of this code;

(kk) One manufactured home for the housing of full-time employees of resource related uses conducted on the site. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ll) Bed and breakfast inns containing not more than five (5) guest rooms, subject to design review and compliance with Section 26-88-118;

(mm) Application of clean dredge material or biosolids subject, at a minimum, to the criteria of General Plan Policies PF-2s; Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(nn) Craft sales and garage sales involving three (3) or four (4) sales days per year;

(oo) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(pp) Major timberland conversions, subject to the standards in Section 26-88-160.

(qq) Vacation rentals exceeding the standards in Section 26-88-120, except on lands under a Williamson Act contract;

(rr) Commercial composting facilities incidental to the agricultural use, subject to Policy AR-4a of General Plan Agricultural Resources Element. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ss) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section;

(tt) Commercial cannabis uses in compliance with Sections 26-88-250 through 26-88-256.

(Ord. No. 6298 , § III(Exh.), 2-4-2020; Ord. No. 6245 , § II, 10-16-2018; Ord. No. 6189 , §§ II(C), (L), 12-20-2016; Ord. No. 6145, § V , 3-15-2016; Ord. No. 5964, § VI, 1-31-2012; Ord. No. 5908, § II, 11-9-2010; Ord. No. 5651 § 1(u), 2006; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(i), 2003; Ord. No. 5429 § 3, 2003; Ord. No. 5361 § 2(l), 2002; Ord. No. 5342 § 5, 2002; Ord. No. 5265 § 1(g), 2001; Ord. No. 4973 § 4(b), (c), 1996; Ord. No. 4781 § 2(B), 1994; Ord. No. 4643, 1993.)

Sec. 26-10-030. - Permitted residential density and development criteria.

The use of land and structures within this district is subject to this article, the general regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the General Plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

(a) Density. Residential density shall be between twenty (20) and three hundred twenty (320) acres per dwelling unit as shown in the General Plan land use element or permitted by a "B" combining district, whichever is more restrictive.

(b) Minimum lot size shall be twenty (20) acres, except that a minimum lot size of as low as 1.5 acres may be considered in order to provide for clustering of residential development; provided, that a protective easement is applied to the remaining large parcel(s) which indicates that density has been transferred to the clustered area. On parcels subject to a Williamson Act contract, the minimum parcel size shall conform to the requirements of the contract type and General Plan Policy AR-8c.

(c) Minimum Lot Width. The minimum average lot width within each lot is one hundred twenty-five feet (125').

(d) Maximum Building Height.

(1) Thirty-five feet (35'). Additional height may be permitted provided that site plan approval in accordance with Article 82 is first secured.

(2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.

(e) Maximum Lot Coverage.

(1) On parcels of two acres in size or less: twenty percent (20%);

(2) On parcels greater than two acres up to and including five acres in size: 18,000 SF or fifteen percent (15%), whichever is greater;

(3) On parcels greater than five acres up to and including 20 acres in size: 30,000 SF or ten percent (10%), whichever is greater; and

(4) On parcels greater than 20 acres in size: 85,000 SF or five percent (5%), whichever is greater.

Exceptions may be allowed by the planning director for commercial greenhouses, large animal operations, and buildings required for the farm operation to meet water quality or other environmental protection regulations.

(f) Yard Requirements. The following shall apply except that if the subject property adjoins land which is zoned AR or is designated as agricultural land, the use is subject to the requirements of Section 26-88-040(g).

(1) Front or Street Side Yard. Thirty feet (30') except where combined with any "B" district and in no case shall the setback be less than fifty-five feet (55') from the centerline of all roads and streets, except as may be otherwise indicated on the district maps.

(2) Side Yard. Minimum ten feet (10'), except that in the case of a corner lot, the street side yard shall be the same as the front yard.

(3) Rear Yard. Twenty feet (20').

(4) Watering troughs, feed troughs, accessory buildings used for the housing or maintenance of farm animals, and accessory buildings and runs used for the housing or maintenance of kennel animals shall be located at least fifty feet (50') from the front property line, twenty feet (20') from any side or rear property line, and thirty feet (30') from any dwelling on the adjacent property.

(5) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line, except that where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with garages or carports, the required front yard may be reduced to a depth equal to the average of the front yards of the such garages or carports. However, in no case shall the front yards be reduced to less than ten feet (10'). Further, the permit and resource management department director may require a use permit if the reduction might result in a traffic hazard.

Notwithstanding the above, if a residence is elevated to meet flood requirements, the space underneath the structure may be utilized for a garage or carport if it will meet building codes, even if the ten foot (10') to twenty foot (20') setback cannot be met, subject to approval of administrative design review.

(6) Cornices, eaves, canopies, bay windows, fireplaces and/or other cantilevered portions of structures, and similar architectural features may extend two feet (2') into any required yard. The maximum length of the projections shall not occupy more than one-third of the total length of the wall on which it is located. Uncovered porches, fire escapes or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard.

(7) Where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the limitations of Subsection (f)(5) of this Section.

(8) Accessory buildings may be constructed within the required yards on the rear half of the lot; provided, that such buildings shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on adjacent lots. Notwithstanding the foregoing, swimming pools may occupy more than thirty percent (30%) of the width of any rear yard. A minimum of three feet (3') shall be maintained between the wall of a pool and the rear and side property lines, and from the main building on the same lot. Conventional pool accessory equipment (pump, filters, etc.) shall be exempt from setback restrictions. Additional setbacks may be required under the California Building Code.

(g) Parking Requirements.

(1) Residential Use. No less than one (1) covered off-street occupant parking space per dwelling unit. The requirements for parking to be covered may be waived subject to the provisions of 26-86-010 (k).

(2) Any other use shall provide parking in accordance with the standards in Article 86.

(h) In compliance with applicable sections of the State Subdivision Map Act and the subdivision ordinance, a two (2)-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(1) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purpose of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(2) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(3) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to County Counsel.

(4) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(5) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(6) The farmworker housing project is provided pursuant to Section 26-88-010(l) (Seasonal farmworker housing) or Section 26-88-010(o) (Year-round and extended seasonal farmworker housing), and includes provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 5964, § VI, 1-31-2012; Ord. No. 5711, § 7, (Exh. H), § 8 (Exh. I) 2007; Ord. No. 5569, § 9, 2005; Ord. No. 4973, § 4(d), 1996; Ord. No. 4927, §§ 1, 6, 11, 1996; Ord. No. 4643, 1993; Ord. 3932.)

Article 65. - RC Riparian Corridor Combining Zone.

Sec. 26-65-005. - Purpose.

The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. These provisions are intended to protect and enhance riparian corridors and functions along designated streams, balancing the need for agricultural production, urban development, timber and mining operations, and other land uses with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, channel stability, groundwater recharge, opportunities for recreation, education and aesthetic appreciation and other riparian functions and values.

(Ord. No. 6089, § I(d)(Exh. A), 11-24-2014)

Sec. 26-65-010. - Applicability.

The RC combining zone shall be applied to designated streams and include the stream bed and bank and an adjacent streamside conservation area on each side of the stream as measured from the top of the higher bank. The minimum streamside conservation area shall be shown in the zoning database followed by the minimum setback for agricultural cultivation (e.g., RC 100/50). Where the drip line of existing riparian trees with trunks located wholly or partially within the streamside conservation area extends beyond the streamside conservation area boundary, as indicated in the zoning database, the boundary shall be increased to include the outer drip line of the riparian trees.

(Ord. No. 6089, § I(d)(Exh. A), 11-24-2014)

Sec. 26-65-020. - Determination of streamside conservation areas and setbacks for agricultural cultivation.

The streamside conservation area indicated in the zoning database is approximate to allow for a parcel-specific determination of the boundary based upon the location of the top of the higher bank and existing riparian vegetation. The streamside conservation area shall be determined by the director. The setback for agricultural cultivation indicated in the zoning database is also approximate to allow for a site-specific determination of the boundary based upon the location of the top of the higher bank, existing riparian vegetation, and, for upland areas of 50-foot riparian corridors, the slope and soil types of the planting area. The setback for agricultural cultivation shall be determined by the agricultural commissioner.

(Ord. No. 6089, § I(d)(Exh. A), 11-24-2014)

Sec. 26-65-030. - Prohibited uses and exceptions.

Except as allowed by Section 26-65-040, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines, and parking lots shall be prohibited within any stream channel or streamside conservation area.

A. An exception to this prohibition may be approved by the director with a zoning permit if:

1. It makes a parcel unbuildable, provided vegetation removal is minimized;
2. The use involves the minor expansion of an existing legally established structure in conformance with Article 94 where it is demonstrated that the expansion will be accomplished with minimum vegetation removal and protection of riparian functions;
3. The use involves only the maintenance, restoration, or reconstruction of an existing legally established structure or use in conformance with Article 94; or
4. The director determines that the affected area has no substantial value for riparian functions.

B. An exception to this prohibition may be approved with a use permit if a conservation plan is adopted that provides for the appropriate protection of the biotic resources, water quality, floodplain management, bank stability, groundwater recharge, and other applicable riparian functions. Off-site mitigation will be considered only where on-site mitigation is infeasible or would provide superior ecological benefits, as determined by the director.

(Ord. No. 6089, § I(d)(Exh. A), 11-24-2014)

Sec. 26-65-040. - Allowed land uses, activities and permit requirements.

The following activities and uses may be allowed within a streamside conservation area, if allowed by the base zone and any combining zones, subject to any required permits and the standards specified in this section. These activities and uses shall also be conducted and maintained in compliance with any prohibitions, permits, approvals, or authorizations required by applicable resource agencies.

A. Stream maintenance and restoration carried out or overseen by the Sonoma County Water Agency.
B. Levee maintenance.
C. Invasive plant removal, such as Himalayan blackberry (Rubus armeniacus), giant reed (Arundo donax), salt cedar (Tamrix sp.), and star thistle (Centaurea solstitialis), not exceeding five (5) acres in disturbed area, principally involving hand labor and not using mechanized equipment.
D. Streamside maintenance and small riparian habitat restoration not exceeding five (5) acres of disturbed area, principally involving hand labor and not using mechanized equipment, as described by State CEQA Guidelines Section 15333, subject to a zoning permit.
E. Stream dams and stream-related water storage systems, subject to a zoning permit.
F. Road and utility line crossings in compliance with county road construction standards and maintenance guidelines, subject to a zoning permit.
G. Fencing and maintenance of existing outdoor activity areas, such as yards, gardens, and landscaped or natural vegetation, associated with a legally established structure or use and not involving further encroachment into existing riparian vegetation.
H. The following agricultural activities, provided that they are conducted and maintained in compliance with agricultural best management practices developed or referenced by the agricultural commissioner, or defined in a farm or ranch water quality plan acceptable to the agricultural commissioner. The agricultural commissioner shall determine the applicable agricultural best management practices and shall enforce the provisions of this subsection.

1. Grazing and similar agricultural production, not involving cultivation or structures. Livestock control fenc watering facilities are allowed.
2. Agricultural cultivation and related access roads, drainage, planting, seeding, fertilizing, weeding, tree trimming, irrigation, and harvesting that do not involve the removal of existing contiguous riparian vegetation within two hundred feet (200') of the top of the higher bank, and are located as follows:
    a. No closer than one hundred feet (100') from the top of the higher bank in the 200-foot riparian corridor for the Russian River;
    b. No closer than fifty feet (50') from the top of the higher bank in the 100-foot riparian corridors designated in the General Plan and the upland areas of the 50-foot riparian corridors; or
    c. No closer than twenty-five feet (25') from the top of the higher bank in all other riparian corridors.
3. Replanting existing cropland and related access roads, drainage, planting, seeding, fertilizing, weeding, tree trimming, irrigation, and harvesting that are located closer to the top of the higher bank than specified in Subsection 26-65-040.H.2, provided that the existing cropland is under active cultivation and the footprint of the planting area is not increased within the applicable setback for agricultural cultivation.
4. Filter strips, equipment turnarounds, grassy avenues, and fencing associated with agricultural cultivation that does not involve the removal of existing contiguous riparian vegetation within two hundred feet (200') of the top of the higher bank.

I. Selective vegetation removal as part of an integrated pest management program administered by the agricultural commissioner.

J. Wells in compliance with Sonoma County Code Chapter 25B (Water Wells).

K. Fire fuel management in compliance with county fire safe standards, provided that no redwood trees are removed and vegetation removal is limited to the minimum required for fire safety purposes. New development located within one hundred feet (100') of any riparian corridor shall be allowed with a zoning permit only where there are no feasible alternative development locations that do not require vegetation removal for fire protection and fire resistive construction materials are used to avoid or minimize the need for vegetation removal in the riparian corridor.

L. Bikeways, trails, and parks on publicly owned land or public use easements, or on private lands, subject to a zoning permit.

M. Temporary seasonal gangway and floating dock of up to one hundred twenty square feet (120' sq.) with encapsulated floatation and grated deck, subject to a zoning permit.

N. Timber operations conducted in compliance with an approved timber harvest plan.

O. Tree removal subject to a zoning permit, to protect life or property from the threat of harm posed by a dead, dying, diseased, or damaged tree likely to die within one (1) year of the date proposed for removal, or a tree at risk of falling when the structural instability cannot be remedied. A report by a certified arborist or registered professional forester documenting the hazardous condition and a tree replacement plan is required.

P. Mining operations, subject to a use permit for surface mining activities in compliance with the Chapter 26A (Surface Mining) of this code.

Q. Other activities or uses not meeting the above criteria may be permitted with an exception under Section 26 (Prohibited Uses and Exceptions), subject to a use permit and approval of a conservation plan.

(Ord. No. 6089, § I(d)(Exh. A), 11-24-2014)

Article XXII. - SR—Scenic Resources Combining District.

Sec. 26C-220A. - Purpose.

To preserve the visual character and scenic resources of lands in the county and to implement the provisions of Sections 2.1, 2.2 and 2.3 of the general plan open space element.

(Ord. No. 5318 § 1, 2001.)

Sec. 26C-220. - Development criteria.

Maximum building heights, minimum lot areas and lot widths, yard requirements and maximum percentages of lot coverage shall comply with the requirements for the districts with which the SR regulations are combined unless otherwise provided herein.

(Ord. No. 5318 § 1, 2001.)

Sec. 26C-221. - Scenic landscape units.

(a) All structures located within scenic landscape units illustrated on figures OS-5a through OS-5i, inclusive, of the general plan open space element and included within the SR district, shall be subject to the following criteria:

(1) Structures shall be sited below exposed ridge lines.

(2) Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire retardant plants may be required.

(3) Cuts and fills are discouraged, and where practical, driveways are screened from public view.

(4) Utilities are placed underground except when such undergrounding would have a more significant effect than an overhead line.

The above criteria shall not apply to agricultural accessory structures which do not require a use permit in the district with which this district is combined.

In the event that compliance with these standards would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result.

(b) In addition to the criteria listed in Sec. 26C-221(a), the following standards shall apply to subdivisions within scenic landscape units and included within the SR district unless otherwise provided herein:

(1) Building envelopes shall be established for structures. Use of the height limitations should be considered if necessary to further mitigate visual impacts.

(2) Clustering shall be used to reduce visual impact where consistent with the applicable base district.

(3) Building sites and roadways shall be located to preserve trees and tree stands as provided in Section 26C the ordinance codified in this chapter.

(c) Where development occurs on parcels located both within scenic landscape units and adjacent to scenic corridors, the more restrictive provisions set forth in this article shall apply.

(d) Additional or varied development may be allowed in designated scenic landscape units in accordance with General Plan Policy OS-2c.

(Ord. No. 5318 § 1, 2001.)

Sec. 26C-222. - Scenic corridors.

The following provisions shall apply to properties along scenic corridors illustrated on figures OS-5a through OS-5i, inclusive, of the general plan open space element unless otherwise provided herein:

(a) All structures located within scenic corridors established outside of the urban service area boundaries shown on Figures LU-5a through LU-5i, inclusive, of the general plan land use element shall be subject to the setbacks of thirty percent (30%) of the depth of the lot to a maximum of two hundred feet (200')from the centerline of the road. Development within the setback shall be prohibited with the following exceptions, where such uses are allowed by the base district with which this district is combined:

(1) New barns and similar agricultural support structures which are added to existing farm complexes provided that such structures proposed within a state scenic highway or where local design review exists by community choice in an adopted specific or area plan are subject to design review.

(2) New barns and similar agricultural support structures which do not require a use permit in this chapter provided, however, that such structures proposed within a state scenic highway or where local design review exists by community choice in an adopted specific or area plan are subject to design review.

(3) Maintenance, restoration, reconstruction, or minor expansion of existing structures.

(4) Other new structures provided they are subject to design review and

a. They are associated with existing structures;

b. There is no other reasonable location for the structure;

c. The location within the setback is necessary for the use; or

d. Existing vegetation and topography screen the use.

(5) Compliance with the setback would render the parcel unbuildable.

(6) Satellite dishes which are not visible from the roadway.

(b) Where development occurs on parcels located both within scenic landscape units and adjacent to scenic corridors, the more restrictive provisions set forth in this article shall apply.

(c) Where scenic corridor policies of the coastal plan are more restrictive than the above requirements, the coastal plan policies shall be met.

(Ord. No. 5318 § 1, 2001.)

Article XXVIII. - B—Combining Districts.

Sec. 26C-280A. - Purpose.

To specify residential density and/or minimum parcel or lot size for a particular parcel, lot or area.

(Ord. No. 5318 § 1, 2001.)

Sec. 26C-280. - Generally.

The following regulations shall apply to the respective B districts:

Combining District:	Requirements:
B6	The adopted zoning maps shall specify the maximum permitted density, determined by gross acreage for all residential uses. Where the B combining district provides two (2) numbers, the first number indicates the average allowable residential density, and the second number indicates the minimum parcel size for creation of new parcels. Where only one (1) number is provided, the number indicates the average allowable density for creation of new parcels, while the coastal zoning district indicates the minimum parcel size. Minimum front, side and rear yard requirements and the minimum parcel or lot size, if not otherwise specified, shall conform to the base district with which the B6 district is combined unless specifically approved otherwise by the planning commission.
B7	Minimum parcel or lot size shall be as specified on the recorded final or parcel maps and the parcels or lots shall not be further subdivided. The B7 combining district signifies that the lot has been frozen in order to restrict further subdivision of large remaining parcels left after approval of a clustered subdivision as provided in General Plan Policy LU-6c. A lot line adjustment may be applied for, processed, and approved pursuant to Chapter 25 of the Sonoma County Code and this chapter. Minimum front, side and rear yard requirements shall conform to the base district with which the B7 district is combined unless specifically approved otherwise by the planning commission.

B8 Minimum parcel or lot size shall be as specified on the recorded final or parcel map and the parcels or lots shall not be further subdivided. The B8 combining district signifies that the lot has been frozen for one of the following reasons:

1. The property is designated "rural residential" on the general plan land use map, but is subject to a Williamson Act contract.
2. The property lies within the designated urban service boundary surrounding a city where the county intends to limit urban development until annexation or similar occurrence pursuant to a general plan area policy.
3. The property is subject to a coastal plan policy where the county intends to limit urban development for the reasons set forth in that plan.

A lot line adjustment may be applied for, processed, and approved pursuant to Chapter 25 of the Sonoma County Code and this chapter. Minimum front, side, and rear yard requirements shall conform to the base district with which the B8 district is combined unless specifically approved otherwise by the planning commission.

(Ord. No. 5318 § 1, 2001.)

COUNTY OF SONOMA

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Permit History Search

This service provides convenient access to permit history information for properties located within unincorporated Sonoma County. For help understanding what the permit numbers mean, visit our Permit Numbering Information page.

8 permits were found

Permit Search Results

Search result as of: 3/31/2022

Permits found: 8

PARCEL NUMBER ▲	PERMIT NUMBER	START DATE	STATUS	PERMIT TYPE	DESCRIPTION

PARCEL NUMBER ▲	PERMIT NUMBER	START DATE	STATUS	PERMIT TYPE	DESCRIPTION
090-050-021	**LLA20-0032**	8/11/2020	Approved Condition Compliance	Lot Line Adjustment	Request for a Lot Line Adjustment between two parcels of 36.82 (Lot A, APN:090-050-021) acres and 3.5 acres (Lot B, APN: 090-050-002) in size, resulting in two parcels of 36.35 acres (Lot A) and 3.97 acres in size (Lot B)
090-050-021	**TVR19-0132**	9/24/2019	Done	Transient Rentals - Vacation	Request for a Zoning Permit for a two bedroom Vacation Rental in an existing Single Family Residence with a maximum overnight occupancy of 6 people. 24 hour contact information (707) 206-2847.
090-050-021	**B-149016**	7/24/1998	Finaled	Building Permit With Plan Check	RELACE SFD FIRE DAMAGE 2532 SQ FT/ DECK 300 GOOD
090-050-021	**SEP98-0141**	2/24/1998	Started	Septic Permit	FIELD CLEARANCE TO REPLACE SFD ROUTED TO SLASH 2/24/98
090-050-021	**T-022736**	10/20/1997	Complete	Temporary Utilities	TEMPORARY POWER POLE FOR FIRE DAMAGED SFD
090-050-021	**B-112479**	4/21/1992	Finaled	Building History Record	SITE REV BARN
090-050-021	**D-005492**	4/21/1992	Finaled	Building History Record	AG BARN
090-050-021	**B-100281**	5/4/1990	Finaled	Building History Record	REPAIRS

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.
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3 permits were found

Permit Search Results

Search result as of: 3/31/2022

Showing results for address: 5237 W Dry Creek Rd, Healdsburg, CA 95448

Permits found: 3

PARCEL NUMBER ▲	PERMIT NUMBER	START DATE	STATUS	PERMIT TYPE	DESCRIPTION
090-050-002	**LLA20-0032**	8/11/2020	Approved Condition Compliance	Lot Line Adjustment	Request for a Lot Line Adjustment between two parcels of 36.82 (Lot A, APN:090-050-021) acres and 3.5 acres (Lot B, APN: 090-050-002) in size, resulting in two parcels of 36.35 acres (Lot A) and 3.97 acres in size (Lot B)
090-050-021	**LLA20-0032**	8/11/2020	Approved Condition Compliance	Lot Line Adjustment	Request for a Lot Line Adjustment between two parcels of 36.82 (Lot A, APN:090-050-021) acres and 3.5 acres (Lot B, APN: 090-050-002) in size, resulting in two parcels of 36.35 acres (Lot A) and 3.97 acres in size (Lot B)
090-050-021	**TVR19-0132**	9/24/2019	Done	Transient Rentals - Vacation	Request for a Zoning Permit for a two bedroom Vacation Rental in an existing Single Family Residence with a maximum overnight occupancy of 6 people. 24 hour contact information (707) 206-2847.

Important Disclaimers

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