

water well may be required.

6. Prior to building permit issuance and vesting the Use Permit, proof of water availability must be submitted in accordance with Section 7-12 of the Sonoma County Code, Chapter 7. Provide an 8 to 12 hour yield test that indicates a minimum of 1 gallon per minute for each project activity such as each commercial facility, special events, and each tasting room, and for each residence, or second unit, conducted during the dry season (July 15 through October 1). (*Testing procedures for 1-2 project activities = 8-12 hour test, 3-4 activities = 18-24 hour test, and 72 hour test for 5 or more activities*).
7. Prior to building permit issuance and vesting the Use Permit the applicant shall abandon existing dry-hole or un-used well(s) under permit from the Well and Septic Section of PRMD. This division may review a request to upgrade the well to current standards relating to setbacks and annular well seals.
8. Prior to the issuance of any building permit and vesting the Use Permit, an easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All easement language is subject to review and approval by PRMD Project Review and County Counsel prior to recordation.

Septic:

9. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area. Portable toilets may be used for the four largest special events, and for special events where the septic system lacks sufficient design capacity consistent with PRMD Policy 9-2-31. The septic system capacity increase to accommodate special events shall be sized on the fifth largest special event as follows: 5 to 10 special events shall provide 25% of the 5th largest event, 11 to 25 special events shall provide 50% of the 5th largest event, and 26 special events or more shall require 100% of the 5th largest event. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.
10. The use of portable toilets shall meet the following minimum requirements:
 - a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.
 - b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.
 - c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
 - d. The applicant shall provide an accessible portable restroom on the job site where required by

Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

- e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.
 - f. If complaints are received by PRMD regarding the number of available portable toilets and PRMD deems as valid complaints, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the special event and at future special events as directed by PRMD. The property owner and his agent(s) are expected to maintain portable toilets and hand washing units so that:
 - (1) The holding tank does not leak or overflow.
 - (2) Toilet paper is promptly replaced when the dispenser runs out.
 - (3) Water, paper towels and soap is promptly replaced when the hand washing units run out.
 - (4) The wait to use a portable toilet shall not be so long that people use alternatives to sanitary restroom facilities.
 - (5) Reliance upon portable toilets shall not create a public nuisance.
11. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

PRIOR TO OCCUPANCY:

Consumer Protection:

12. Prior to the issuance of building permits, vesting the subject Use Permit, and the start of any on-site construction, plans and specifications for any project food facility that provides food or beverage to the public must be submitted to, and approved by, the Environmental Health Division of the Health Services Department.

If the project will operate under a Wine Tasting Exemption, the exemption requires:

- a. Proof of a State Wine Grower License (Alcoholic Beverage Control license).
- b. A statement that the wine tasting facility will not offer for sale, food or beverage for onsite consumption (with the exception of the actual wine tasting, prepackaged nonpotentially hazardous beverages and crackers).

Contact the Environmental Health Division at 565-6547 for information and instruction sheet. An e-mail of approval from the Environmental Health Division or a copy of the plan check approval shall be presented to the PRMD Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Water:

13. Prior to occupancy, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. A water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A

Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the Project Review Health Specialist at PRMD.

OPERATIONAL REQUIREMENTS:

Water:

14. A safe, potable water supply shall be provided and maintained.
15. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the PRMD determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
16. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review at least once every five years.

Septic:

17. Maintain the annual operating permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable waste discharge requirements set by the Regional Water Quality Control Board.
18. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
19. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

Consumer Protection:

Noise:

20. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2:Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₂ is the sound level exceeded 1 minute in any hour.

21. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise mitigation measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional mitigation measures needed to meet noise standards.

Mitigation Monitoring: Noise complaints will be investigated by PRMD staff. If such investigation reveals that noise standards have been or may be exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measure(s). Failure to install the additional noise control measure(s) will be considered a violation of the Use Permit conditions. If violations continue, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

22. Amplified sound and very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors except at the Outdoor Events Location when in compliance with the Noise Element of the Sonoma County General Plan. The location of the outdoor events that involve amplified sound or very loud musical instruments (such as horns, drums, and cymbals) will be limited to the area on the "Outdoor Events Location Map", dated October 2, 2009, and prepared by Ray Carlson and Associates. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors at the tasting room when in compliance with the Noise Element of the Sonoma County General Plan.

Mitigation Monitoring: Any violation of the noise standards or hours of operation will result in a review of the operating permit and a potential revocation of the permit.

Solid Waste:

23. All garbage and refuse on this site shall be accumulated or stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

TRANSPORTATION AND PUBLIC WORKS

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

24. To allow for the smooth and safe movement of passenger vehicles entering the public road that provides access to the property, entry to Meyers Grade Road shall conform to AASHTO standards. More specifically, the developer shall construct a driveway meeting the following criteria:
- a. A maximum paved throat width of 16 feet at the site exit location identified as Entry 1 in the focused Traffic Study, dated October 15, 2009,
 - b. Entrance curves having a maximum pavement radius of 25 feet,

- c. The driveway shall enter Meyers Grade Road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.
 - d. The minimum sight distance for vehicles exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Meyers Grade Road.
 - e. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. This location shall be clearly signed as "Exit Only."
 - g. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
 - h. The exit improvements shall be constructed prior to occupancy.
25. To allow for the smooth and safe movement of passenger vehicles entering the site from the public road that provides access to the property, entry to Meyers Grade Road shall conform to AASHTO standards. More specifically, the developer shall construct a driveway meeting the following criteria:
- a. A minimum paved throat width of 12 feet at the site entry location identified as Entry 2 in the focused traffic study date, October 15, 2009; if the applicant proposes two-way traffic at this location, the minimum paved width shall be increased to 18 feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet,
 - c. The driveway shall enter Meyers Grade Road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.
 - d. The minimum sight distance for vehicles exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Meyers Grade Road.
 - e. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. This location shall be clearly signed as "Entrance Only," unless it is used for two-way traffic.
 - g. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
 - h. The entrance improvements shall be constructed prior to occupancy.
26. Prior to issuance of building permits, a stabilized entrance for on-site construction activity shall be constructed to meet the following criteria:
- a. The entrance shall be of sufficient width to accommodate two-way traffic.
 - b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
 - c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with AASHTO requirements for the speed traveled on the public road(s) providing construction access.

27. Prior to issuance of a building permit for any new building or prior to any new use of an existing building, the developer shall pay Traffic Mitigation fees to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. Evidence of payment shall be submitted to the Land Development Section of PRMD prior to clearance of these conditions.
28. The developer shall obtain an encroachment permit from PRMD prior to constructing any improvements within County road right-of-way.
29. The applicant shall complete a "Winery Trip Generation" form and submit said form to the Sonoma County Department of Transportation and Public Works for review prior to clearance of these conditions.
30. "Special Event Ahead" signage shall be employed during the course of each event. Signs conforming to Sonoma County Standard Drawing No. 710 shall be placed in advance of the applicant's Meyers Grade Road entrance and exit in order to alert both northbound and southbound traffic to the possibility of traffic congestion.
31. The applicant shall provide on-site traffic control at selected events to provide for the orderly and efficient movement of vehicles entering the site to minimize public road traffic impacts. This condition shall apply to any special event that requires the use of overflow parking.
32. Special event parking along the public road shoulders is prohibited.
33. All outbound traffic shall exit the project site from Entry 1 and all inbound traffic shall access the project site from Entry 2 as identified on the Driveway Plan prepared by Bartholow Engineering, dated April 2009.

Mitigation Monitoring: Project Review staff shall inspect the site to verify that project traffic is directed onto Meyers Grade Road with necessary signage prior to issuance of an Occupancy Permit for the tasting room.

34. A "STOP" legend shall be marked on the driveway at Entry 1, as describe in the Focused Traffic Study prepared by w-trans, dated October 15, 2009.

Mitigation Monitoring: The project shall be conditioned requiring a "STOP" legend to be marked on the driveway at Entry 1.

EMERGENCY SERVICES:

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

35. The applicant shall provide emergency vehicle access to all structures on the project site in accordance with Sonoma County Fire Safe Standards and the California Fire Code.
36. The applicant shall provide knox locks/boxes at gated vehicle entrances and to the main entrance to buildings containing fire sprinkler systems or fire alarm systems.
37. The applicant shall provide an on-site fire protection system. The fire protection systems shall include a water storage tank, underground piping, fire hydrants and fire pumps as required by Sonoma County Fire Safe Standards and NFPA Installation Standards. A building permit is required for al fire protection installations.
38. If more than one fire hydrant is located on the project site a fire pump is required for the fire protection system. The water flow coming into the hydrant shall meet the requirements of the California Fire Code.

39. All new construction is required to have a fire sprinkler system with a monitored fire alarm system.

PLANNING:

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

40. This Use Permit allows the applicant to construct a new 4,991 square foot retail tasting room open to the public with 18 special events per year with a maximum of 200 people per event. There will be one full time and one part-time employee for the retail tasting room. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE09-0027 and as modified by these conditions.
41. Two of the 18 special events shall have a maximum of 200 persons per event, two of the special events shall have a maximum of 150 persons per event, and 14 of the special events shall have a maximum of 100 persons per event. All of the special events will be by invitation only, with no industry-wide events.
42. The hours of operation between December 1 and March 31 are from 10:00 a.m. to 5:00 p.m., and special events shall conclude by 5:00 p.m. The hours of operation between April 1 and November 30 are 10:00 a.m. to 6:00 p.m., and special events shall conclude one-half hour before sunset.
43. The days and hours for special events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County's direction. The applicant shall submit to the County an annual request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long-established uses and establish reasonable costs for managing the program.
44. This Use Permit (UPE09-0027) shall supercede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
45. The applicant shall pay all applicable development fees prior to issuance of building permits.
46. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
47. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
48. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no building permits shall be issued until all permit processing costs are paid in full.
49. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,010.25 (or latest fee in effect at the time of payment) because a Negative Declaration was prepared, for a total of \$2,060.25 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section

711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

50. The applicant shall include these Conditions of Approval on a separate sheet(s) of plan sets to be submitted for building and grading permit applications.
51. The applicant shall maintain a minimum of 28 parking spaces on-site to serve the tasting room. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
52. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

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

53. All new structures, parking lots, site plan, architectural plans, colors, materials, landscaping, lighting and signs shall require final design review by the Design Review Committee prior to issuance of building or grading permits. The landscaping plan shall include native plants that provide screening of the tasting room parking lot as viewed from Meyers Grade Road. All exterior finishes shall be of non-reflective materials and colors.
54. Prior to issuance of building permits, an exterior lighting plan shall be submitted for review and approval by the Design Review Committee. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot shall be full cut-off fixtures, shall be shielded, and shall not exceed 4 feet in height. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Mitigation Monitoring: PRMD shall not issue the building permit until an exterior night lighting plan has been reviewed and approved by the Design Review Committee and is consistent with the

approved plans and County Design Standards. PRMD shall not sign off the building permit for occupancy until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, PRMD shall conduct a site inspection and require the property be brought into compliance or procedures to revoke the permit and terminate the use shall be initiated.

55. The new tasting room shall be constructed using the Sonoma County Green Building Program standards or most current standards. These standards are based on LEED® rating systems and result in buildings that are more energy efficient and reduce Greenhouse Gas emissions. At the time of building documentation information must be provided that the new tasting room meet the current standard under the LEED® rating system or earn at least a 20 point rating under the LEED® rating system.

Mitigation Monitoring: PRMD shall not issue a grading or building permit until project meets the Sonoma County Green Building Program standards or most current standards.

56. Install solar panels on the roof of the tasting room or if solar panels are not feasible, then the applicant shall submit an alternative plan to PRMD to further reduce greenhouse gas emissions.

Mitigation Monitoring: Prior to issuing the Use Permit Certificate, the solar panels shall be installed and inspected by the Building Inspection Division of the PRMD. Or, prior to issuing the Use Permit Certificate, the alternative plan shall be submitted and reviewed and approved by the Project Review Division of the PRMD.

57. Ultra low flow water usage appliances and fixtures shall be installed in new tasting room constructed on the project site. The applicant shall supply specification sheet and certification that fixtures and appliances meet EPA water sense standards.

Mitigation Monitoring: PRMD staff shall ensure that the ultra low flow usage appliances and fixtures appear on the building permit.

58. Prior to Building Permit issuance, a Landscape Permit application shall be submitted for all new and rehabilitated landscaping, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Compliance with these regulations shall be verified by PRMD staff prior to Certificate of Occupancy.

Mitigation Monitoring: Verification, from a qualified irrigation specialist, that landscaping complies with the Model Water Efficiency Ordinance shall be provided prior to building permit issuance and after installation. The measures in the plan shall be implemented and verified by PRMD staff prior to Certificate of Occupancy.

59. The applicant shall prepare an idle time reduction plan to reduce the time that trucks making deliveries or picking up products spend with engines idling. For diesel engines idle times shall be no longer than five minutes.

Mitigation Monitoring: The idle time reduction plan shall be submitted to the project planner who will verify that it meets the minimum standards established by State of California Rules.

60. Prior to issuance of a grading or building permit, the applicant shall submit for review and approval the grading and drainage improvement plans necessary for the proposed project. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria and shall maintain sheet flow or existing drainage patterns to the maximum extent practicable. The Improvement Plans shall also include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and

minimize adverse impacts to the environment.

Mitigation Monitoring: The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the PRMD Grading and Storm Water Section.

61. All grading and heavy construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

Mitigation Monitoring: Signs shall be placed at the job-site and notes placed on the plan set indicating the limited hours for grading and heavy construction activities. Any complaints received will be investigated and may result in stoppage of work at the site.

62. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

63. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

64. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

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

65. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within three (3) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.