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County of Sonoma
Permit & Resource Management Department

October 8, 2026 **SENT VIA EMAIL**

Anthony Cassel
1995 El Dorado Avenue
Berkley, CA 94705

Re: File No. MNS21-0004
Site Address: 150 Cavedale Road, Sonoma CA
APN: 056-602-002

Please sign the Mitigation Measure and Monitoring Program below and return to me as soon as possible. In addition to the Mitigation Measures included in the Initial Study, there are also Conditions of Approval unrelated to CEQA. A copy of the draft Conditions of Approval has been provided for your review.

I, Anthony Cassel, am the owner and have reviewed the Initial Study for the above named project. In accordance with the California Environmental Quality Act (CEQA) Section 15070(b) (1) I agree to accept the Mitigation Measure and Monitoring Program listed in this checklist as a Condition of Approval of the proposed project and to obtain all necessary permits.

I agree to notify all employees, contractors and agents involved in project implementation, and any new owners should the property be transferred, regarding the required Mitigation Measures and conditions, and I agree to ensure compliance with such measures and conditions. I further agree to return this signed and dated affidavit to the project planner at the Permit and Resource Management Department (Permit Sonoma).

Mitigation Measure and Monitoring Program accepted by:

Signed by: Anthony Cassel
50AE2B71EACD45A... Property Owner Date: 10/12/2026

Sincerely,

Joshua Miranda
Project Planner
707-565-1948
Joshua.Miranda@sonomacounty.gov

c: Dave Brown
Tina Wallis
File No. MNS21-0004

Attach.: Attachment A- Mitigation Measure Monitoring Program 10-8-2026

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

Attachment "A"

File No. MNS21-0004

150 Cavedale Road, Sonoma

BIOLOGICAL RESOURCES:

Mitigation Measure BIO-1: Rare Plant Species:

NOTE ON THE MAP AND IMPROVEMENT PLANS: "Prior to development on proposed parcel 1, the developer shall complete a survey of the proposed development areas, including access, building envelope, and septic related footprints, during the preceding spring before construction to determine on site presence and location of any rare plant species listed in Appendix A, Table 2 of the September 29, 2021, Biological Resources Assessment for the project, and submit the results of the completed pre-construction rare plant survey as part of the initial grading permit."

Mitigation Monitoring BIO-1 Rare Plant Species:

Permit Sonoma staff shall review the map to ensure that the note is shown correctly, and on the plans related to the development permits before Permit Sonoma will allow recordation of the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the survey is reviewed for potential impacts to rare plant species and the ground disturbing activities conform to the recommendations of the completed survey results.

Mitigation Measure Mitigation BIO-2: Roosting Bats:

NOTE ON THE MAP AND IMPROVEMENT PLANS: "The site provides potential habitat for special-status bats. April through November is the maternity roosting season for this species. Prior to any initial site development or related ground disturbances planned between May 1 and August 31, the applicant shall retain a qualified biologist to implement and confirm completion of the following activities:

a. A maternity bat roost assessment of trees shall be conducted within 100 feet of construction project site to determine the likelihood of occurrence for maternity roosting bats on site.
b. If potential species occurrence is detected, nighttime emergence surveys shall be be performed for confirmation If species presence is confirmed, the biologist shall establish an appropriate exclusion zone around the maternity roost area.

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Mitigation Monitoring BIO-2:

Prior to allowing the map to record Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for roosting bats has been completed. Prior to issuance of building or grading permits, staff shall verify that construction monitoring has been conducted and that any measures recommended by the biologist to avoid sensitive habitat or species, as identified in the monitoring report have been complied with.

Mitigation Measure BIO-3 Pacific Pond Turtle:
NOTE ON THE MAP AND IMPROVEMENT PLANS: "To prevent Pacific Pond Turtle from nesting within proposed development areas, a wildlife exclusion fence should be installed in areas within 250 feet of the top of bank of Hooker Creek prior to the nesting season (beginning mid-April). This fence also serves to prevent California giant salamander and red-bellied newt from entering areas planned for disturbance activities, and should be maintained during all project activities.

a. The exclusion fence should be installed such that the fabric is a minimum of 46 inches above ground and the fabric should be buried 4-6 inches below ground.
b. The exclusion fence posts should be located on the Study area (work side) of the fence with the fabric on the outside of the Study area relative to the stakes.
c. Pre-construction surveys should be performed within 48 hours of initiation of Project activities, including exclusion fence installation and initial ground disturbing activities.
d. No construction activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Construction activities may resume 24 hours after the end of the rain event."

Mitigation Monitoring BIO-3:

Prior to allowing the map to record Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Permit Sonoma shall not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place for protection of sensitive wildlife prior to issuance.

Mitigation BIO-4: Riparian Corridor: NOTE ON MAP: "No site development or improvements shall occur within the 50-foot streamside conservation area established from the upper top of bank along either side of Hooker Creek, except as otherwise provided by County Code Section 26-65-040 or approved as part of a streamside conservation plan providing for the appropriate protection of biotic resources, water quality, floodplain management, bank stability, groundwater recharge, and other applicable riparian functions."

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

Monitoring BIO-4: Prior to allowing the map to record Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map.

Mitigation BIO-5 Streamside Conservation Plan: Applicant/owner shall submit a Zoning Permit detailing the implementation of a final streamside conservation plan mitigating construction impacts associated with installation of proposed access improvements within the riparian corridor boundaries of Hooker Creek. The conservation plan shall be prepared by a qualified professional specifying the planting of appropriate native vegetation and trees to support the enhancement and ongoing protection of both riparian and oak woodland habitat functions along the banks of Hooker Creek. The replanting specifications shall demonstrate consistency with the following minimum requirements:

a. *Restoration Size*. The minimum size of the restoration area shall be at least double the size of the total area of habitat loss: (permanent footprint area x 2); plus an equal amount for disturbed areas beyond the footprint (grading disturbed area x 1) = (total restoration area);
b. *Number of Trees*. The minimum number of oak trees required for replanting is as provided by the County's Tree Protection Ordinance under Code Section 26-88-015.
c. *Number of Plants*. The minimum number of understory plants required for planting is one plant per every 600 square feet of restoration area: (Restoration Area) x 0.006 = (total plants required);
d. *Maintenance Agreement*. Landowner shall sign and adhere to a Restoration Area Maintenance and Monitoring Agreement to ensure sufficient plant installation and irrigation for an initial period of five years from the time of initial planting.

Monitoring BIO-5: Permit Sonoma staff will withhold issuance of the development permits until a zoning permit specifying the required mitigation criteria for the streamside conservation plan is approved, and shall withhold planning clearance of final permit inspection for completed grading activities until completion of the streamside conservation plan with a signed maintenance agreement is conformed.

Mitigation BIO-6 Agency Clearance: Applicant/owner shall provide sufficient documentation of required clearances from all responsible agencies having jurisdiction over the permitting of any project related activities occurring within the streambed of Hooker Creek, including, but not limited, to the following agencies:

a. Army Corps of Engineers jurisdiction over Waters of the U.S. under Section 404 of the CWA.
b. Regional Water Quality Control Board (RWQCB) jurisdiction under Section 401 of the CWA and/or the state Porter-Cologne Act;

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c. California Department of Fish and Wildlife jurisdiction over aquatic habitat under Section 1600 of the CFGC, including requirement of a streambed Alteration Agreement for work occurring within the bed, bank or channel of the creek.

Monitoring BIO-6: Permit Sonoma staff shall not issue development permits for any ground disturbing activities on the new parcel until appropriate documentation or related correspondence confirming receipt of application for required approvals, or in pursuit thereof, from all responsible agencies having jurisdiction over the project is verified.

Mitigation BIO-7 Wetlands: Prior to issuance of any permits for fill or disturbance within any riparian or wetland conservation areas, the Applicant shall provide clearances from all responsible agencies having jurisdiction over the project, including, but not limited to:

a. Army Corps of Engineers jurisdiction over Waters of the U.S. under Section 404 of the CWA.
b. Regional Water Quality Control Board (RWQCB) jurisdiction under Section 401 of the CWA and/or the state Porter-Cologne Act;
c. California Department of Fish and Wildlife jurisdiction over aquatic habitat under Section 1600 of the CFGC, including requirement of a streambed Alteration Agreement for work occurring within the bed, bank or channel of the creek.

Monitoring BIO-7: Permit Sonoma staff will not issue permits for ground disturbing activities within riparian or wetland conservation areas until clearances are received and until proper fencing and buffers are in place as recommended by a qualified biologist.

Mitigation BIO-8 Nesting Birds and Raptors: NOTE ON THE MAP AND IMPROVEMENT PLANS:

a. If initial ground disturbance or vegetation removal occurs during the breed season (March 1 through August 31), a qualified biologist will conduct a breed bird survey no more than 14 days prior to ground disturbance to determine any birds are nesting in trees adjacent to the Study area.
b. If active nests are found close enough to the Study area to affect breed success, the biologist will establish an appropriate exclusion zone around t nest. This exclusion zone may be modified depending upon the species, n location, and existing visual buffers. Once all young have become independent of the nest, vegetation removal and grading may take place in the form exclusion zone.
c. If initial ground disturbance is delayed or there is a break in Project activities greater than 14 days within the bird-nesting season, then a follow-up nest bird survey should be performed to ensure no nests have been established in the interim.

Monitoring BIO-8: Prior to allowing the map to record Permit Sonoma staff shall review the map to ensure that the note is shown correctly on the map. Permit Sonoma staff will not issue permits for

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ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place prior to issuance.

Mitigation BIO-9 Tree Protection Standards: Permit applications involving disturbance on or within the protected perimeter of retained protected trees, including on adjacent lands and as identified for preservation in the project tree inventory report prepared by Horticultural Associates, updated June 2025, shall be subject to the following construction standards prior to initiating development activities, unless the director waives one (1) or more standards.

a. Protected trees, their protected perimeter and whether they are to be retained or removed are to be clearly shown on all improvement plans. A note shall be placed on the improvement plans as follows: NOTE ON PLANS: "Construction is subject to requirements established by Sonoma County to protect certain trees."
b. Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire, chain link fencing, orange construction fencing, or other exclusionary barrier) at the protected perimeter or limits established during the permit process. All trees to be removed shall be clearly marked and the delineated protection perimeter shall remain in place for the duration of all work.
c. A 4-inch layer of chipped bark mulch shall be placed over the soil surface within the fenced dripline prior to installing temporary fencing. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.
d. For trees specifically identified for preservation in the project tree inventory report, pruning activities to clean the canopy shall be completed per International Society of Arboriculture pruning standards.
e. Underground trenching for utilities shall avoid tree roots within the protected perimeter. If avoidance is impractical, tunnels should be made below major roots. If tunnels are impractical and cutting roots is required, it shall be done by hand-sawn cuts after hand digging trenches. Trenches shall be consolidated to serve as many units as possible.
f. Compaction within the protected perimeter shall be avoided.
g. Paving with either concrete or asphalt over the protected perimeter should be avoided. If paving over the protected perimeter cannot be avoided, affected trees shall be treated as removed for purposes of calculating arboreal values.
h. Permit applications proposing the unplanned removal of one (1) or more protected shall demonstrate that no feasible options are available to avoid removal or impacts to protected trees.
i. For trees located within or adjacent to septic system boundaries and identified for preservation, the tree protection guidelines for drip irrigation septic system installation as provided in the project tree inventory report shall be followed accordingly.
j. If any damage to a protected tree should occur during or as a result of work on the site, the county shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

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Monitoring BIO-9: Permit Sonoma Planning shall not clear for issuance any permit(s) for ground-disturbing activities until verifying the applicant's submittal of an appropriate plan or other related materials demonstrating compliance with the mitigation requirements identified under BIO-5.

Mitigation BIO-10 Protected Tree Removals: The proposed removal of protected trees in areas shall be replanted of the same native species at replacement ratios consistent with the provisions under Section 26-88-015 of the Sonoma County Code.

a. The arboreal value (AV) identified in the Preliminary Tree removal Program and associated Tree Inventory Report for the project shall be used to calculate the required replacement number or in-lieu fee payment for each removed tree.
b. Applicant/owner shall submit a final mitigation plan identifying the location of mitigation plantings on-site, off-site, or on a combination thereof, and a plan for monitoring the success of each replanted tree. All replacement trees must come from nurseries where they have been irrigated.
c. Where off-site mitigation plantings are planned, in whole or part, submit evidence acceptable to the director that suitable on-site locations are not available. Where mitigation plantings are utilized, and off-site planting is permitted, off-site locations that are geographically close to the on-site location of tree removal are encouraged, including on other lots within the subdivision.
d. Monitoring shall be required for a period of seven years to ensure the success of replanted tress. An annual report identifying the status of mitigation plantings' success shall be prepared and submitted to Permit Sonoma Planning, including confirmed replacement of any mortality that should occur during the reporting period.

Monitoring BIO-10: Planning staff shall verify of (a) owner/applicant's submittal of the Final Mitigation Plan before clearing issuance of any permits for development of the new parcel, including improvements relating to septic system, site access, storm water control, and building envelope construction, and (b) owner/applicant's submittal of sufficient evidence demonstrating completion of the required tree replacements before granting final occupancy.

Mitigation BIO-11 Oak Woodland Conversion: Owner/applicant shall apply for a zoning permit prior to the permitting of required access improvements for the eligible one-time Oak Woodland Impact or Type Conversion of up to 0.5 acres. The required zoning permit shall include a site plan identifying all footprint areas replaced by permanent improvements within the OAK Woodland boundary, including related structures, driveway access, stormwater control features, well and septic facilities, etc.

The eligible Type Conversion shall be subject to the following standards and requirements:

a. All Woodland Impact or Type Conversion activities shall be completed within two years of approval of the zoning permit.
b. No sites of rare, threatened or endangered plants or animals shall be disturbed, threatened or damaged, as determined by a qualified professional.
c. The project shall not impact significant historical or archeological sites, as determined by a cultural resources study. If project has potential to impact historical or archaeological sites, as determined by a cultural resources study, avoidance measures shall be recommended and incorporated into project design or project shall be redesigned to avoid impacts.
d. No ministerial Oak Woodland conversion shall include the cutting or removal of any native oaks greater than 36" DBH unless a registered professional forester or arborist certifies in writing that the tree poses a serious danger to persons or property.
e. No conversion activities shall be conducted during the wet weather period or during wet conditions.
f. No ministerial Oak Woodland conversion shall be conducted without a valid on-site copy of the zoning permit issued for the conversion.
g. Subsequent Woodland Impact or Type Conversion of Oak Woodlands shall be subject to discretionary review.
h. The applicant shall submit any other information that the Director deems necessary to make a decision on the application.

Monitoring BIO-11: Permit Sonoma staff shall not issue development permits until a zoning permit specifying conversion areas replaced by permanent improvements is approved.

HYDRO:

Mitigation HYDRO-1 NOTE ON MAP: **"**Well construction for Parcel 1 shall be no closer than 100 feet away from the top of bank of Hooker Creek."

Monitoring HYDRO-1: Permit Sonoma staff shall review the map to ensure that the note is shown correctly, and on the plans related to the development permits before Permit Sonoma will allow recordation of the map.

Mitigation HYDRO-2 NOTE ON MAP: **"**The screened interval of the well construction for Parcel 1 shall be a depth of at least 75 feet below the ground surface."

Monitoring HYDRO-2: Permit Sonoma staff shall review the map to ensure that the note is shown correctly, and on the plans related to the development permits before Permit Sonoma will allow recordation of the map.

NOISE:

Mitigation Measure NOI-1 Reduce Construction Noise Levels: NOTE ON MAP: All plans and specifications or construction plans shall include the following notes:

a) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

Vehicle Code. Equipment shall be properly maintained and turned off when not in use.

b) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. (use this if no nearby receptors, or 5:00 pm if nearby receptors) on weekdays and 9:00 a.m. and 7:00 p.m. (same note as above) on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.

c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, (same note as above) Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.

d) Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only (same note as above).

e) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

f) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Monitoring NOISE-1: Permit Sonoma Project Review Division staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits and listed on the subdivision map prior to recordation. Permit Sonoma staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Any noise complaints will be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

TRIBAL CULTRUAL RESOURCES:

Mitigation Measure TCR-1 NOTE ON MAP: The following note shall be printed on the parcel map:

"All building, septic, and/or grading permits shall have the following note printed on plan sheets:

a. In the event that tribal cultural resources are discovered at any time during grading, scraping, excavation, or other ground disturbing activity within the property, all work should be halted in the vicinity of the find and the applicant/operator must immediately notify Permit Sonoma Project Review staff of the find. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all byproducts of human use greater than fifty (50) years of age including backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse. Permit Sonoma staff will consult the Federated Indians of Graton Rancheria to determine if the resources qualify as Tribal Cultural Resources (as defined in Public Resource Code § 21074). If determined to be a Tribal Cultural Resource, Permit Sonoma will further consult with the Federated Indians of Graton Rancheria and project proponents in order to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence and or continue until a protection/mitigation plan is reviewed and approved by Permit Sonoma Project Review Staff. Mitigations shall include avoidance, removal, preservation and/or recordation in accordance with California law, including but not limited to PRC 21084.3.

b. If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must immediately notify the Native American Heritage Commission of this identification so that a Most Likely Descendant can be designated, and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

Monitoring TCR-1: Prior to recordation, Permit Sonoma staff shall verify that the TCR-1 measures are noted on the subdivision map. Prior to issuance of any subsequent permits for site alterations, grading, building, or subdivision improvements, Permit Sonoma staff shall verify that the TCR-1 measures are noted on the project plans.

Docusign Envelope ID: 508BFC58-0CEC-83E7-816E-57951850222F

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Mitigation Measure TCR-2 NOTE ON THE MAP: The following note shall be printed on the parcel map:

"The stacked stone wall segment located along the northwest edge, near Cavedale Road, of the proposed Designated Remainder must be avoided and undisturbed in all future development of the parcel.

Monitoring TCR-2: Prior to recordation, Permit Sonoma staff shall verify that the TCR-2 measures are noted on the subdivision map. Prior to issuance of any subsequent permits for site alterations, grading, building, or subdivision improvements, Permit Sonoma staff shall verify that the TCR-2 measures are noted on the project plans.

I/We, Anthony Cassel, the property owner(s), hereby agree to the above listed Mitigation Measures as conditions for the project approval of File No.

Signed by: Anthony Cassel 50AE2B71EACD45A...

Signed: _____ 10/12/2026

Property Owner Date

Signed: _____ _____

Property Owner Date