

## Final Conditions of Approval

**Date:** August 7, 2012  
**Applicant:** Black Point Sports Club  
**Address:** 5400 Sears Point Road, Sonoma

**File No.:** PLP11-0047  
**APN:** 068-190-005,-007, -008, -009, -013, and -017 and 068-180-008

**Project Description:** Use Permit to establish a bird hunting club and sporting clay course with new construction to include a 8,500 +/- square foot club house/dog kennel with up to 50 dogs, a 280 square foot bird house with a 5,000 square foot netted bird pen, and a 960 square foot replacement dwelling for a caretaker on seven parcels totaling 848.2 acres

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

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,101.50 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,151.50 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.

### **BUILDING:**

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

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division.

### **HEALTH:**

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

### **Water:**

4. Prior to building permit issuance and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
5. Prior to the issuance of building permits and vesting the Use Permit, the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Department of Public Health, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Department of Public Health in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon

as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50-foot annular seal.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may e-mail clearance directly to PRMD.

6. 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 staff and County Counsel prior to recordation.

Septic:

7. 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. 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.

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.

8. Prior to building permit issuance and vesting the Use Permit the applicant shall abandon existing septic tank(s) under permit and inspection from the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a copy of the "finalized" Abandonment Permit.
9. 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:

Water:

10. 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. 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 PRMD Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

Water:

11. A safe, potable water supply shall be provided and maintained.
12. 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.

13. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

14. 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.
15. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
16. 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.

Noise:

17. Noise shall be controlled in accordance with Table NE-2 as adjusted with respect to 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 <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	40	35
L25 (15 minutes in any hour)	45	40
L08 (5 minutes in any hour)	50	45
L02 (1 minute in any hour)	55	50
<sup>1</sup> 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. <sup>2</sup> This table has been adjusted down for reoccurring noises and noise exceeding the ambient noise levels by 10 dBA.		

18. 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.
19. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit. Special events may be permitted by separate zoning permit up to four times a year every other year without a modification of this use permit.

Solid Waste:

20. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid.

Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

**Confined Animal Waste:**

21. A confined dog and bird manure management plan shall be submitted for review approval prior to occupancy. Stored waste shall be covered in plastic in order to reduce fly breeding and to protect from high strength leachate production by rainfall. If waste is spread, it shall be spread at agronomic rates to avoid the overconcentration of nitrates and shall meet 100 foot setbacks from creeks and water wells.

**Medical Waste:**

22. Maintain all required Medical Waste Permits (related to the treatment of animals).

**TRANSPORTATION AND PUBLIC WORKS:**

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

23. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

**GRADING AND STORM WATER:**

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

24. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
25. If any fill is placed onsite that is not part of work directly related to a building permit, the applicant shall obtain a grading permit and provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.
26. The proposed project is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek and San Pablo Bay. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the site/grading plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at 9 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 10 feet or higher above mean sea level. The site/grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88) or provide a conversion formula.

Mitigation Monitoring: PRMD will not issue building permits for habitable structures, except in accordance with building requirements.

27. Prior to issuance of a grading permit, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

Mitigation Monitoring: The Permit and Resource Management Department will not issue a grading or building permit until evidence is submitted and approved by PRMD that the erosion/sediment control plan has been included in the project grading plans in accordance with the Grading Permit Application Contents (GRD-004) handout. If complaints are received concerning the tracking of soil or other construction debris or release of concrete waste-water into the public right-of-way, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional measures as determined by PRMD or PRMD may issue a stop work order. (Ongoing during construction)

28. Existing drainage patterns shall be maintained in such a manner that does not adversely affect surrounding properties.
29. Any drainage improvements shall require a drainage report and be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
30. All structures requiring a building permit or an agricultural exemption shall adhere to a building setback line measured, from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. If the top of the stream bank cannot be determined by visual analysis, then the building setback line shall be determined by hydraulic analysis.
31. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

**PLANNING:**

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

32. This Use Permit allows a bird hunting club and sporting clay course with new construction to include a 8,500 +/- square foot club house/dog kennel with up to 50 dogs, a 280 square foot bird house with a 5,000 square foot netted bird pen, and demolition of existing residence and replacement with a 960 square foot 2-bedroom replacement dwelling for a caretaker on seven parcels totaling 848.2 acres. Hours of operation shall not exceed 8 am to 4 pm. The employee kitchen shall not be utilized to provide food service to club members and the general public. The

use shall be operated in accordance with the proposal statement and site plan located in File No. PLP11-0047 as modified by these conditions.

33. Within 6 months of this approval, the contractor's storage shall be completely removed from the site to achieve full compliance with the Williamson Act Contract, subject to site inspection and verification by staff.
34. Any requirement or fee charged for club membership and recreational use of land as defined in Government Code 51201(n) shall be reasonable and shall not have the effect of unduly limiting its use by the public.
35. The hunting area shall be designated with a minimum setback of 900 feet from Highway 37 edge of pavement. The owner shall clearly mark the setback in the field and on a display map in the clubhouse.
36. Any sporting clay shooting stations oriented to Highway 37 shall maintain a minimum setback of 1,350 feet from the highway edge of pavement.
37. The hunting area boundary as depicted on the site plan and modified by these conditions, shall be clearly marked with post signs every 500 feet, except where the hunting boundary is already delineated by a water way.
38. Prior to issuance of building permits, an exterior lighting plan shall be submitted for staff review and approval. Flood lights are not permitted. Exterior lighting shall be low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
39. Final building designs and materials and colors shall be submitted for staff review and approval prior to building permit issuance. Building materials and colors shall be dark earth and wood tone colors.

Mitigation Monitoring: PRMD Project Review will not sign off the building permit until materials and colors are submitted for review and approval.

40. The following dust control measures shall be included on the plans and implemented during construction:
  - A. Water or other dust palliative shall be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust. Increased watering frequency during windy conditions.
  - B. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
  - C. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: PRMD will ensure that the above dust control measures are included as notes on the grading and construction plans.

41. A qualified biologist shall perform a pre-construction survey for nesting birds in trees near construction areas within 14 days prior to tree removal, demolition of the existing house, and/or ground breaking activities if these activities take place between February 1 and August 31. If nesting birds are found, the qualified biologist shall establish suitable protection and/or buffers. To prevent encroachment, the established buffer(s) shall be clearly marked by highly visible material. The buffer(s) should remain in effect until the young have fledged or the nest has been

abandoned as confirmed by a qualified biologist.

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits until the above measures have been implemented.

42. A 700-foot setback between the sporting clay shooting range and potential clapper rail habitat shall be provided as shown on the applicant's Alternative Sporting Clay proposal, unless the Department of Fish and Game agrees with a reduced setback as equivalent mitigation based on maintaining of a 10-foot tall levy situated between the sporting clay range and potential habitat.

Mitigation Monitoring: PRMD will not final building permits for any new structure or allow shooting to commence at the sporting clay range until the above measure is implemented to the satisfaction of PRMD and the Department of Fish and Game.

43. Installation of the sporting clay shooting range is prohibited between February 1 and August 31.

Mitigation Monitoring: Through communication with the applicant and site inspection as necessary, PRMD will verify that the sporting clay shooting range does not commence as noted above.

44. The setback of shooting stations from the egret and heron rookeries shall be a minimum of 350 feet, or as otherwise approve by the Department of Fish and Game.

Mitigation Monitoring: PRMD will not final building permits for any new structure or allow shooting to commence at the sporting clay range until the above measure is implemented to the satisfaction of PRMD and the Department of Fish and Game.

45. The following notes shall be included on building or grading plans for ground disturbing activities:

"If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). 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 features include hearths, firepits, or house floor depressions whereas typical mortuary features 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. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. 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 proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice.

"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 and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated."

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement to cease construction if archaeological materials are found during ground disturbing activities. The project planner shall work with the applicant in reviewing and revising construction plans if archaeological materials are found. (Ongoing during

construction)

46. Prior to issuance of grading permit, the grading and drainage plans shall include erosion and sediment control Best Management Practices in accordance with Grading and Stormwater forms GRD-004 (Grading Permit Required) and NPD-007 (Dry Season BMP's for Construction Sites). The applicant shall be responsible for notifying construction contractors about the requirements for soil, construction-debris and concrete waste-water control measures to be implemented during construction.

Mitigation Monitoring: The Permit and Resource Management Department will not issue a grading or building permit until evidence is submitted and approved by PRMD that the erosion/sediment control plan has been included in the project grading plans in accordance with the Grading Permit Application Contents (GRD-004) handout. If complaints are received concerning the tracking of soil or other construction debris or release of concrete waste-water into the public right-of-way, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional measures as determined by PRMD or PRMD may issue a stop work order. (Ongoing during construction)

47. The proposed project is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek and San Pablo Bay. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the site/grading plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at 9 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 10 feet or higher above mean sea level. The site/grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88) or provide a conversion formula.

Mitigation Monitoring: PRMD will not issue building permits for habitable structures, except in accordance with Building Division requirements.

48. 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.
49. Prior to establishment of the Kennel use, a license from the Sonoma County Animal Regulation Division shall be obtained. A copy of the approved license shall be submitted to the Project Planner.
50. The applicant shall pay all applicable development fees prior to issuance of building permits.
51. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
52. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
53. 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.



54. Construction of new non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
55. 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.
56. 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.

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

In any case where a Use Permit has not been used within two (2) year 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.