



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: October 24, 2023
Agenda Item: 7A
To: Design Review Board
From: John Jay, Associate Planner

Subject: Design Review, Sign Review, Tree removal
Recommendation: Approval with Conditions
Applicant/Owner: Patrick Slayter/Mark Recce Benedetti
File Number: 2023-036
Address: 6809 Sebastopol Ave
CEQA Status: Initial Study Negative Mitigate Declaration
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

This is the design review, sign permit, and tree removal application for the Bendetti Car wash subdivision.

This project also required approval of a Minor Subdivision, Variance (for the Floor Area Ratio), Use Permit (required for a car wash in this zoning district), and a Mitigated Negative Declaration. These approvals were granted by the Sebastopol City Council at their March 2, 2021 meeting.

Project Description:

As mentioned above this is the Design Review for the Bendetti Car Wash site which includes a two-story building of a new car wash on the ground floor and 1440 square feet of mech and storage on the second floor. The project also includes new landscaping, signage, tree removal and a potential of a sound wall mitigation as noted in the Mitigation Measures of the Mitigated Negative Declaration. The applicant has provided a preliminary design of the sound wall as it is not known of what size wall will be required until the car wash equipment is installed, and sound tests are done.

General Plan Consistency:

The project was found to be consistent with the following General Plan Goals and Policies in the approval by the City Council:

- ***Policy LU 1-3:*** *Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land*

Use Map (see Figure 2.1), and be subject to the ability to provide urban services, including paying for any needed extension of services.

- ***Policy LU 1-7:*** Encourage new development to be contiguous to existing development, wherever possible.
- ***Policy CIR 1-18:*** Consider the impacts of traffic and land use growth on the road network, especially in downtown Sebastopol, when evaluating proposals for new development.
- ***Policy CIR 2-14:*** Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.
- ***Policy COS 6-5:*** Require new development to incorporate trees in landscape plans.
- ***Policy COS 9-11:*** Promote the use of reclaimed water and other non-potable water sources.
- ***Policy N 1-1:*** Ensure the noise compatibility of existing and future development when making land use planning decisions.
- ***Policy N 1-2:*** Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.
- ***Policy SA 2-8:*** Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.
- ***Policy SA 2-9:*** Prohibit development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance criteria are met.

Zoning Ordinance Consistency:

The project site is located within the Downtown Core (CD) district of Sebastopol and car wash use requires a conditional use permit approved by the Planning Commission. As this project has been reviewed and approved by the Planning Commission and the City Council the project now meets this requirement. However, the project also requires a tree removal permit and sign permit which are to be reviewed by the Design Review and Tree Board. The project proposes to remove 10 on site trees that are in excess of 10" in diameter breast height. Of those 10 trees, 7 are Coast Redwoods and the remaining three are Oaks, two Valley Oaks and one Coast Live Oak.

Environmental Review:

An Initial Study (IS) was prepared to evaluate the environmental impacts of the Project as required by the California Environmental Quality Act (CEQA). This evaluation was supported by two independently prepared technical studies (noise and traffic). The IS concluded that the project would not have significant impacts on the environment with the implementation of the identified mitigation measures and recommended the approval of a Mitigated Negative Declaration (MND). That MND was approved by the City Council at their March 2, 2021 meeting along with the proposed mitigation measures.

Required Findings:

Tree removal permit findings from Section 8.12.060.D (one or more of the following criteria is required):

- The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.
- The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.
- The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.
- A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
- The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

Sign Review applications are required to be consistent with the following Design Review findings as set forth in Zoning Ordinance 17.450.030.B.2:

- The design of the proposal would be compatible with the neighborhood or/and with the general visual character of Sebastopol.
- The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- It would not impair the desirability of investment or occupation in the neighborhood.
- The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- It would not impair the desirability of investment or occupation in the neighborhood,
- The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

Prior Approvals

The prior approvals by the City Council approved the use and intensity (the FAR is below what would be required for a new development in downtown, but was noted that the use is somewhat of an infill on a currently developed lot) as well as a Tentative Parcel Map that would split the parcel into three separate parcels, one for each use (car wash, oil change station, and tire shop) with a shared easement for the paved areas of the site, trash, access, sidewalks, bicycle and vehicle parking, etc.

It also reviewed environmental concerns through the Mitigated Negative Declaration. The main concerns that arose through the public hearing process were potential noise from the car wash, particularly to the second story office uses to the east, and potential water overspray to the east, as the lot to the east has potential redevelopment/infill development with mixed house or housing. Other items include water quality/stormwater runoff and water usage (80% reuse required), which are/will be addressed through the technical specifications and on-going monitoring requirements.

Per the MND (and Condition of Approval #2, as noted below, on the Use Permit approval), the noise concerns will be mitigated through equipment noise level requirements; a sound wall as needed, with actual measurements to be taken after the equipment is installed so that the wall can be designed appropriate to any sound's issues; and, on-going monitoring. However, the applicant has submitted an initial design for the DRB to review and provide input on. The DRB may wish to review the final design for the sound wall, or could provide comments and authorize staff to approve at a staff level subject to any conditions from the DRB.

Modifications to the plans required by the approval of the Tentative Parcel Map include the following:

- 2) The following modifications shall be made to the approved project plans referenced above.
 - a) All project plan sheets shall be modified to identify the location of a 5-foot wide public sidewalk easement along the southern property line and shall be revised to facilitate its eventual construction without affecting the operation of, and access to, the car wash. The applicant is not required to install the sidewalk.
 - b) The project plans shall incorporate a sound barrier/wall along the east/north side of the car wash exit drive to a point adjacent to the end of the initial segment of the curved exit drive. The noise barrier/wall should be ten feet in height. The noise barrier may include a horizontal cover over the exit from the carwash. The actual length of the wall shall be determined based upon the noise reduction requirements.
 - c) The landscape plans shall be modified to incorporate additional landscaping to screen the proposed car wash building and intercept water overspray from the operation of the washing and drying equipment.

The applicant has submitted the Final Map application to the City with the required sidewalk easement and shared property easements, which is under review (this requires staff review then Council approval). The applicant has included the trees within the sidewalk easement area in the trees proposed for removal for review by the Tree Board.

Design Guideline Analysis

The project provides an infill development that respects the existing patterns as the proposal includes an additional building on site, car wash, that fits in with the current use of an auto repair

shop. The project also provides adequate vehicle circulation as it allows for two access points off Sebastopol Avenue as well as Barnes Avenue.

The trash enclosure on the site is proposed in a location that will be screened and limit visibility from the street. As part of the mitigation measures done for the MND the applicant is required to submit evidence that there will be sufficient noise mitigation from the car wash operation. Within those measures a soundwall may be required to mitigate that noise on to neighboring properties. The applicant has provided preliminary soundwall drawings for the Design Review Boards review. The project meets the mechanical equipment design guidelines as the second floor of the car wash is where the mechanical, storage, and equipment space will be located thus not needing any screening. Lighting on the site is proposed to be downlit and in dark sky compliance.

The architecture of the building is compatible with the site as it blends into the same character of the existing buildings and color scheme. The massing of the building is broken into smaller sections and is divided into smaller sections to reduce on the overall size. The building provides multiple planes to also encourage that overall reduction of size. The building also provides small vertical elements of color and material change to break up the building size and mass. The roof of the new building will include a solar array which will help provide power for the new car wash equipment.

The landscaping proposed for the project includes new material on the rear of the property towards Abbott Avenue and updates to the current landscape onsite. This landscape material will need to be in compliance with MWELO standards during the building permit phase of the project. The trees proposed within the plan set are located within the parking medians and do not block any sightlines to the buildings as well as soften the impact of the parking lot which currently does not exist.

There are site improvements that are occurring outside what will be the new parcel for the car wash, including two EV charging spaces. This was approved by the Planning Commission and City council as an appropriate method to meet these requirements, as the three parcels being created will have a shared area (easement) that includes all paved areas, and EV charging at the tire center is more logical than at a car wash which likely won't see long-term parking/charging due to the nature of the use. Addition of EV/bicycle racks at front of site

Tree removal

As the project is subject to tree removal the applicant has provided an arborist report which includes reasoning for removal along with a tree map showing the location, species, and size of the proposed trees. The application includes removal of 10 trees in total, seven of which are Coast Redwoods and the remaining three two separate Oak species. As the location map indicates the majority of the trees are placed within the center of the site and conflict with the location of the building. On the rear of the property is where the Oak trees are located and with the requirements of the project providing a future sidewalk along Abbott Avenue, these trees would need to be removed for the construction of that sidewalk. Currently the proposed landscape plans show the replanting of 14 onsite Crepe Myrtles scattered through the site.

Sign

The project also includes the approval of signage on site in the form of entry sign and wall sign and those descriptions are as follows.

- Entry sign that measures 6 feet tall and 3 feet wide to include the following text "Sebastopol Express Wash" and the sign area measuring 6 sq ft.

- Wall mounted sign measuring 15 feet in length and 1 foot in height to include the following text “Sebastopol Express Wash” for a sign area of 15 sq ft.

Per section 17.120 of the Sebastopol Municipal Code, Commercial and Office districts are allowed one free standing business identification sign that does not exceed 8 feet in height and a maximum of two window, awning, wall, or fascia business signs. As the proposed signs do not exceed what is allowed by this section the applicant does not require any exceptions from the sign ordinance.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property.

As of writing this report, the Planning Department has not received any public comment.

City Departmental Comment:

The Planning Department routed this application to the various City departments and comments have been included within the conditions of approval. Additionally, the prior conditions of approval from City Council review remain applicable.

Recommendation:

Staff believes the proposed use is compatible with the site, and recommends approval, subject to the following key conditions:

- Provide feedback to the applicant for design options on the soundwall.

If it is the consensus of the Design Review Board that the proposed use is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A - Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, and any additional or modified conditions the Design Review Board determines is appropriate.

Attachments:

Exhibit A – Findings for Approval

Exhibit B – Conditions of Approval

Exhibit C – Standard Conditions of Approval

Application materials

Approval Letter and conditions from City Council approval of Tentative Map, Variance, Use Permit, and Mitigated Negative Declaration

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL
Design Review, Tree Removal, Sign Permit
6809 Sebastopol Ave
APN 004-063-029 File #2023-036

Based on the evidence in the public record, the Design Review Board finds that:

1. The project associated with these requests was the subject of a Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act
2. The project/use/proposal is consistent with the provisions of the General Plan as follow:
 - ***Policy LU 1-3:*** *Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure 2.1), and be subject to the ability to provide urban services, including paying for any needed extension of services **in that the project develops on a vacant part of the parcel.***
 - ***Policy LU 1-7:*** *Encourage new development to be contiguous to existing development, wherever possible **in that the project is compatible with the current onsite building architecture.***
 - ***Policy CIR 1-18:*** *Consider the impacts of traffic and land use growth on the road network, especially in downtown Sebastopol, when evaluating proposals for new development **in that the project offers two entrance and exit points and traffic was considered during the Mitigated Negative Declaration.***
 - ***Policy CIR 2-14:*** *Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees **in that the project proposes on site bicycle parking.***
 - ***Policy COS 6-5:*** *Require new development to incorporate trees in landscape plans **in that the project incorporates new landscaping and trees.***
 - ***Policy COS 9-11:*** *Promote the use of reclaimed water and other non-potable water sources **in that the project proposes to reuse 80% of the water from the car wash operation.***
 - ***Policy N 1-1:*** *Ensure the noise compatibility of existing and future development when making land use planning decisions **in that noise was considered as part of the Mitigated Negative Declaration and appropriate conditions have been recommended.***
 - ***Policy N 1-2:*** *Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development **in***

that the project incorporates conditions of approval and design elements to comply with acceptable noise levels part of the Mitigated Negative Declaration.

- **Policy SA 2-8:** *Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding **in that the project incorporates measures to retain onsite stormwater runoff consistent with City standards.***
 - **Policy SA 2-9:** *Prohibit development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance **criteria are met in that as conditioned the project will meet the 100-year flood zone requirements.***
3. The project is compliant with Section 17.310.030.B.2 of the Zoning Ordinance establishing the following Design Review Procedure. In considering an application for design review, the Design Review Board finds that, as conditioned:, has:
- *The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol. **In that the project is compatible with the neighborhood as the building matches in materials, colors and architectural design with the other buildings on site.***
 - *The design provides appropriate transitions and relationships to adjacent properties and the public right of way. **In that the proposed building is away from the public right of way and incorporates both pedestrian and vehicular routes within the site. Additionally, the project incorporates landscaping buffering to help mitigate water overspray from the car washing and drying equipment and soundwall at the curved exit of the car wash to mitigate noise issues to the property to the east.***
 - *The design is internally consistent and harmonious. **As conditioned will be met.***
 - *The design is in conformity with any guidelines and standards adopted pursuant to this Chapter. **As conditioned will be met.***
4. The project is compliant with Section 8.12.060.D of the Tree Protection Ordinance and states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:
- *The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years. **Not applicable.***
 - *The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods. **Not applicable.***
 - *The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim. **Not applicable.***
 - *A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar*

*energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal. **As the project design is in a way that the trees on site must be removed for the placement of the new building and frontage improvements on the rear of the property the Tree Board finds that this criteria would be met as designed.***

- *The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features. **Not applicable.***

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Design Review, Tree Removal, Sign Permit
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1. Plans and elevations shall be in substantial conformance with plans prepared by Patrick Slayter, and stamped received on May 8, 2023, and on file at the City of Sebastopol Planning Department, except as modified herein:
 - a)
2. All conditions of approval from Resolution No.6332-2021 and conditions of approval for application 2019-027 shall remain applicable.
3. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
4. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
5. This Sign Permit is valid for a period of two (2) years. However, the applicant may request one, one-year extension of this approval from the Planning Director, pursuant to Zoning Ordinance Section 17.250.050. If the sign installation does not occur within the designated time frame, the approval will be considered null and void with no further action required on the part of the City.
6. The sign installation shall be consistent with the application materials date-stamped: Date. No other signs regulated by the Sign Ordinance shall be installed or displayed without the prior written approval of the Planning Department.
7. An Encroachment Permit may be required prior to sign installation. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
8. A Building Permit is required for the installation of most signs. Please contact the Building and Safety Department for Building Permit application information at (707) 823-8597.
9. The Tree Removal Permit shall be valid for a period of two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
10. An Encroachment Permit may be required prior to the removal of the trees. Please contact the Engineering Department prior to removal if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is (707) 823-2151.

11. Tree removals shall only take place during the following hours: Monday to Friday, from 7:00 A.M. to 8:00 P.M., and Saturday and Sunday, from 8:00 A.M. to 5:00 P.M. Additionally, no tree shall be removed on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Christmas Day, and Thanksgiving Day.
12. The applicant shall plant six (6) onsite replacement trees of a type and number approved by the City Arborist for each protected tree, within 365 days of this letter. A site plan indicating the replacement trees, and/or receipts of the trees shall be submitted to the Planning Department upon tree replacement approval and selection. Alternately, the applicant may opt to allow the City to retain the per-tree replacement deposit of \$450.00, which will be transferred into the City's Tree Fund.
13. Any replacement trees that will reach a height greater than 20 feet at maturity shall not be planted within 20' (measured horizontally) of overhead utility lines.
14. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
15. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL
Design Review, Tree Removal, Sign Permit
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1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
6. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing (if applicable)
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project's Specific Conditions of Approval.

A 24-inch by 36-inch weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day. A minimum of 11' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
10. A pre-construction meeting is required with city staff for projects that:
 - a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
 - b) Have 5 dwelling units or more; or
 - c) Have a total of 5,000 square feet of building or more; or
 - d) Have a creek setback requirement; or
 - e) Are required to have a pre-construction meeting under a specific condition of approval.
11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.
16. For projects with new foundations or retaining walls less than 10' away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.
17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point

possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.

26. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.
32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.
33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
37. Retaining walls and retaining curbs may be required to protect damage to trees as

determined by a licensed Arborist. All retaining structures shall be designed and constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
 - a) Cut or fill exceeding 50 cubic yards
 - b) Cut or fill greater than 3 feet in depth
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent
47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
51. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
53. If the proposed project is located in or adjacent to a waterway, within an area

designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
57. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- Administrative Permit Review
Alcohol Use Permit/ABC Transfer
Conditional Use Permit
Design Review
Lot Line Adjustment/Merger
Preapplication Conference
Preliminary Review
Sign Permit
Temporary Use Permit
Tree Removal Permit
Variance
Other

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin
Design Review/Tree Board
Planning Commission
City Council
Other

APPLICATION FOR

Street Address: 6809 Sebastopol Avenue
Assessor's Parcel No(s): 004 - 063 - 029
Present Use of Property: Commercial
Zoning/General Plan Designation: Central Core

APPLICANT INFORMATION

Property Owner Name: Mark Reece, Project Owner / Benedetti-Madsen-Polley Family Trust, Property Owner
Mailing Address: 6809 Sebastopol Avenue
City/State/ZIP: Sebastopol, CA 95472
Signature: [Handwritten Signature]
Date: 04/24/23

Authorized Agent/Applicant Name: Patrick Slayter Architect C30700
Mailing Address: Post Office Box 941
City/State/ZIP: Sebastopol, CA 95473
Signature: [Handwritten Signature]
Date: 04/24/23

Contact Name (If different from above):
Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Construction of a new automatic carwash; please see the included project statement for additional information.
The project has an approved and final Conditional Use Permit, Variance and Tentative Map.
The Final Map has been submitted to City Engineering for plancheck.

CITY USE ONLY

Table with 3 columns: Fill out upon receipt, Action, Action Date. Rows include Application Date, Planning File #, Received By, Fee(s), Completeness Date, Staff/Admin, Planning Director, Design Review/Tree Board, Planning Commission, City Council.

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	See Attached	See Attached
Use	N/A	See Attached	See Attached
Lot Size	6000 Sq. Ft. Min.	See Attached	See Attached
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>	N.A.	See Attached	See Attached
Floor Area Ratio (F.A.R)	1.0 Min. / 2.5 Max. FAR	See Attached FAR	See Attached FAR
Lot Coverage	100 % of lot	See Attached % of lot	See Attached % of lot
	N.A. sq. ft.	See Attached sq. ft.	See Attached sq. ft.
Parking	See Attached	See Attached	See Attached
Building Height	40 Ft. Max.	See Attached	See Attached
Number of Stories	2 Stories	See Attached	See Attached
Building Setbacks – Primary			
<i>Front</i>	0 Ft.	See Attached	See Attached
<i>Secondary Front Yard (corner lots)</i>	0 Ft.	See Attached	See Attached
<i>Side – Interior</i>	0 Ft.	See Attached	See Attached
<i>Rear</i>	0 Ft.	See Attached	See Attached
Building Setbacks – Accessory			
<i>Front</i>	N.A.	N.A.	N.A.
<i>Secondary Front Yard (corner lots)</i>	N.A.	N.A.	N.A.
<i>Side – Interior</i>	N.A.	N.A.	N.A.
<i>Rear</i>	N.A.	N.A.	N.A.
Special Setbacks (if applicable)			
<i>Other ()</i>	N.A.	N.A.	N.A.
Number of Residential Units	N.A. Dwelling Unit(s)	N.A. Dwelling Unit(s)	N.A. Dwelling Unit(s)
Residential Density	1 unit per N.A. sq. ft.	1 unit per N.A. sq. ft.	1 unit per N.A. sq. ft.
Useable Open Space	N.A. sq. ft.	N.A. sq. ft.	N.A. sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds. See Attached
Impervious Surface Area	N/A	See Attached % of lot	See Attached % of lot
		See Attached sq. ft.	See Attached sq. ft.
Pervious Surface Area	N/A	See Attached % of lot	See Attached % of lot
		See Attached sq. ft.	See Attached sq. ft.

SITE DATA TABLE

<p>ZONING DISTRICT</p> <ul style="list-style-type: none"> • CD - CENTRAL CORE 		
<p>LOT SIZE: LOT SIZE, IF THE LOT SIZE IS PROPOSED TO CHANGE IDENTIFY THE EXISTING AND PROPOSED.</p> <ul style="list-style-type: none"> • EXISTING LOT SIZE: 62,776 SQ. FT. • PROPOSED SUBDIVISION CREATES (3) PARCELS <ul style="list-style-type: none"> LOT 1: 24696 SQ. FT. (EXISTING CUSTOMER SERVICE AND SHOP) LOT 2: 13578 SQ. FT. (EXISTING EXPRESS LUBE) LOT 3: 24502 SQ. FT. (PROPOSED CAR WASH) 		
<p>USE: EXISTING AND PROPOSED USES.</p> <ul style="list-style-type: none"> • EXISTING: AUTOMOTIVE MAINTENANCE & SERVICE • PROPOSED: EXISTING USE TO REMAIN, ADDING AN AUTOMATIC CAR WASH 		
<p>BUILDING FLOOR AREA: EXISTING AND PROPOSED (TOTAL SQ. FT., FLOOR SQ. FT./PER FLOOR AND GARAGE SQ. FT.).</p> <ul style="list-style-type: none"> • LOT 1 EXISTING CUSTOMER SERVICE & SHOP: 6700 SQ. FT. • LOT 2 EXISTING EXPRESS LUBE: 1400 SQ. FT. • LOT 3 PROPOSED CAR WASH: 4210 SQ. FT. TOTAL <ul style="list-style-type: none"> 2770 SQ. FT. FIRST FLOOR 1440 SQ. FT. SECOND FLOOR 		
<p>FLOOR AREA RATIO (FAR): FOR PROJECTS IN INDUSTRIAL AND COMMERCIAL ZONES, PROVIDE EXISTING, PROPOSED, AND MAXIMUM ALLOWED.</p> <ul style="list-style-type: none"> • EXISTING F.A.R. FOR AREA OF NEW LOT 3: 0.0 (UNDEVELOPED PARCEL) • PROPOSED F.A.R.: <ul style="list-style-type: none"> 0.17 FOR CAR WASH BUILDING 0.32 FOR CAR WASH BUILDING & VACUUM STATION SHADE STRUCTURES • MINIMUM/MAXIMUM ALLOWED F.A.R.: 1.0 MIN. / 2.5 MAX. 		
<p>LOT COVERAGE: EXISTING, PROPOSED, MAXIMUM ALLOWED.</p> <ul style="list-style-type: none"> • EXISTING: UNDEVELOPED PARCEL • PROPOSED: <ul style="list-style-type: none"> 17% FOR CAR WASH BUILDING 33% FOR CAR WASH BUILDING & VACUUM STATION SHADE STRUCTURES • MAX. ALLOWED: NOT APPLICABLE 		
<p>PARKING SPACES: EXISTING, PROPOSED, AND REQUIRED.</p> <ul style="list-style-type: none"> • SEE PARKING TABULATION, FOLLOWING SHEETS 		
<p>HEIGHT: EXISTING, PROPOSED, AND MAXIMUM ALLOWED.</p> <ul style="list-style-type: none"> • EXISTING: UNDEVELOPED PARCEL • PROPOSED: 32'-0"+/- • MAX. ALLOWED: 40 FT. 		
<p>NUMBER OF STORIES</p> <ul style="list-style-type: none"> • EXISTING: 0 (UNDEVELOPED PARCEL) • PROPOSED: 2 		

SITE DATA TABLE

<p>SETBACKS: EXISTING, PROPOSED, AND REQUIRED SETBACKS.</p> <ul style="list-style-type: none"> • EXISTING: UNDEVELOPED PARCEL • PROPOSED: <ul style="list-style-type: none"> FRONT (NORTH): 20'-0" REAR (SOUTH): 61'-8"+/- SIDE (EAST): 8'-0" SIDE (WEST): 78'-9"+/- • MIN. REQUIRED: <ul style="list-style-type: none"> FRONT: 0'-0" REAR: 0'-0" SIDE: 0'-0" 		
<p>SETBACKS: ACCESSORY</p> <ul style="list-style-type: none"> • NOT APPLICABLE 		
<p>SPECIAL SETBACKS</p> <ul style="list-style-type: none"> • NOT APPLICABLE 		
<p>NUMBER OF RESIDENTIAL UNITS</p> <ul style="list-style-type: none"> • NOT APPLICABLE 		
<p>USEABLE OPEN SPACE</p> <ul style="list-style-type: none"> • NOT APPLICABLE 		
<p>GRADING: PROPOSED GRADING IN CUBIC YARDS (CUT, FILL, IMPORT, AND OFF-HAUL).</p> <ul style="list-style-type: none"> • NOTE: ALL THESE CALCULATIONS ARE PRELIMINARY AND ESTIMATED - THE GRADING PLAN WILL NOT BEEN FINALIZED UNTIL THE CONSTRUCTION DOCUMENT PHASE. • CUT: <ul style="list-style-type: none"> SAND OIL SEPARATOR & PIPING: 120 CUBIC YARDS UTILITIES JOINT TRENCH: 80 CUBIC YARDS FOOTINGS: 55 CUBIC YARDS WASHBAY TRENCH: 44 CUBIC YARDS CANOPY FOOTINGS: 18 CUBIC YARDS TOTAL CUT: 317 CUBIC YARDS • FILL: <ul style="list-style-type: none"> REUSE CUT MATERIAL ON SITE: 317 CUBIC YARDS SPECIFIC SPECIAL UTILITY TRENCH BACKFILL: 60 CUBIC YARDS • IMPORT: 60 CUBIC YARDS • OFF-HAUL: 0 CUBIC YARDS 		
<p>IMPERVIOUS SURFACE AREA</p> <ul style="list-style-type: none"> • EXISTING: 41% OF LOT / 9,980 SQ. FT. • PROPOSED: 75% OF LOT / 18,352 SQ. FT. 	<p>PERVIOUS SURFACE AREA</p> <ul style="list-style-type: none"> • EXISTING: 59% OF LOT / 14,522 SQ. FT. • PROPOSED: 25% OF LOT / 6,150 SQ. FT. 	<p>THESE AREAS ARE FOR WHAT WILL BECOME PARCEL 3. IMPERVIOUS AREA INCLUDES THE PROPOSED BUILDING.</p>

PARKING CALCULATION - LOT 1 - EXISTING AUTOMOTIVE SERVICE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CD): ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.	
NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 15 PERCENT OF THE TOTAL AREA.	
EXISTING BUILDING GROSS AREA:	6,700 SQUARE FEET
EXISTING BUILDING NET AREA:	6,700 SQUARE FEET (0.85) = 5,695 SQUARE FEET
PARKING REQUIRED:	5,695 SQUARE FEET / 500 SQUARE FEET PER SPACE = 11.4 SPACES REQUIRED
PARKING PROVIDED:	9 SPACES IN THE SHOP WORKBAYS + 12 SURFACE = 17 SPACES PROVIDED
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	11 SPACES (0.20) = 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES

PARKING CALCULATION - LOT 2 - EXISTING EXPRESS LUBE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CD): ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.	
NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 15 PERCENT OF THE TOTAL AREA.	
EXISTING BUILDING GROSS AREA:	1,400 SQUARE FEET
EXISTING BUILDING NET AREA:	1,400 SQUARE FEET (0.85) = 1,190 SQUARE FEET
PARKING REQUIRED:	1,190 SQUARE FEET / 500 SQUARE FEET PER SPACE = 2.4 SPACES REQUIRED
PARKING PROVIDED:	2 SPACES IN THE EXPRESS LUBE WORKBAYS + 11 SURFACE = 13 SPACES PROVIDED
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	2 SPACES (0.20) = 0 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	0 SPACES

PARKING CALCULATION - LOT 3 - PROPOSED CAR WASH

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR AN AUTOMATIC CAR WASH FACILITY: SPACES EQUAL TO (6) TIMES THE CAPACITY OF THE WASHING FACILITY ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS.	
PROPOSED AUTOMATIC CAR WASH CAPACITY:	2 CARS
REQUIRED SPACES DEDICATED TO THE CAR WASH, ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS:	2 CARS (6) = 12 SPACES REQUIRED
PROPOSED CAR WASH PARKING PROVIDED:	
PROPOSED VACUUM STATION / CLEANUP / EMPLOYEE SPACES:	17 SPACES
PROPOSED CAR WASH CUSTOMER STAGING SPACES:	14 SPACES
TOTAL PROPOSED CAR WASH PARKING PROVIDED:	17 + 13 = 31 SPACES
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	12 SPACES (0.20) = 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES
ELECTRIC VEHICLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	12 SPACES (0.20) = 2 ELECTRIC VEHICLE SPACES REQUIRED
ELECTRIC VEHICLE PARKING PROVIDED (VIA AN ACCESS EASEMENT):	2 SPACES

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____

Date: 04/24/23

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____

Date: 04/24/23

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

All neighboring property owners will be notified of this application.

The conditional use permit, variance and tentative map hearings, and ultimate city council approval, there was robust public outreach to the project neighbors.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



City of Sebastopol

DESIGN REVIEW PROJECT

Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Design Review Board within 3 to 6 weeks. The Design Review Board meets on the first and third Wednesday of each month at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA at 4:00pm.

The Applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

In most cases site plans for a major use permit or design review application must be prepared, stamped, and signed by a licensed architect, landscape architect, civil engineer, land surveyor, or building designer whose name, address and phone number must appear on the plan.

For small projects requirements may be waived by the Planning Department.

Size Limit: Plans shall not be larger than 30"x42" trimmed. All plans shall be collated and folded into a 9"x11" size. **Unfolded plans will not be accepted.**

Scale: the scale used on submittal plans shall generally be at 1/8" = 1'0" for architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

			(# of copies)
X		Application Form: Completed and signed by applicant and property owner.	(1)
X		Complete Design Review Project Checklist: Complete and sign this checklist.	(1)
X		Location Map: Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.	(1)
X		Written Statement: Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If there will be multiple uses on the site, indicate the location and square footage of the different uses. Describe the project in detail, including any other entitlements/permits requested such as variances, tree removal permits, concessions/incentives, etc.	(1)

☒	<p>Site Photographs: Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a photomontage (series of overlapping photographs) of the surrounding neighborhood and that shows a panoramic view. Digital photos on a CD, flash drive, drop box, google drive, etc. are acceptable.</p>	(1)
☐	<p>Preliminary Title Report: A preliminary title report, prepared within three months of filing application, including a complete legal description. This item may not be required for all projects. Please check with the Planning Department.</p>	(3)
☐	<p>Copy of Deed(s): This item may not be required for all projects. Please check with the Planning Department.</p>	(1)
☒	<p>Reductions: One ½-size reduction of the project plans (50% scalable). For smaller projects 8.5"x11" may be suitable, please confirm with the Planning Department.</p>	(1)
☒	<p>Electronic Copy of plans: An electronic copy may be provided as a CD, flash drive, drop box, google drive, etc.</p>	(1)
☒	<p>Materials and Colors Board: A material and color board shall be submitted showing building colors and materials to be used.</p>	(1)
PROJECT PLANS		
☒	<p>Site Data: A site data table shall be provided on the cover sheet or site plan and is required to identify the following information:</p> <ol style="list-style-type: none"> 1. <u>Zoning District</u> 2. <u>Use:</u> Existing and proposed uses. 3. <u>Lot Size:</u> Lot size, if the lot size is proposed to change identify the existing and proposed. 4. <u>Lot Coverage:</u> Existing, proposed, maximum allowed. 5. <u>Number of units:</u> provide the existing and proposed number of residential units (if applicable). 6. <u>Building Floor Area:</u> Existing and proposed (Total sq. ft., floor sq. ft./per floor and garage sq. ft.). 7. <u>Floor Area Ratio (FAR):</u> For projects in industrial and commercial zones, provide existing, proposed, and maximum allowed. 8. <u>Parking Spaces:</u> Existing, proposed, and required. 9. <u>Height:</u> Existing, proposed, and maximum allowed. 10. <u>Setbacks:</u> Existing, proposed, and required setbacks. 11. <u>Landscaping:</u> Existing, proposed, and required landscaping. 12. <u>Trees:</u> Number of trees proposed for removal and to be planted (regulated trees will require a tree removal permit). 13. <u>Grading:</u> Proposed grading in cubic yards (Cut, Fill, Import, and Off-haul). 	(10)
☒	<p>Survey: A signed, stamped and professional survey is required for any project submitted for Design Review that adds additional square footage. The survey shall be submitted</p>	(11)

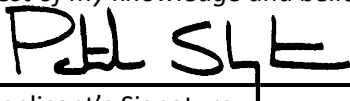
	<p>as a standalone plan and incorporated into the plans. The data on the site plan (lot size, property lines, right-of-way, easements, setbacks, etc.) shall be consistent with the survey data. The survey shall show all existing trees with a diameter at breast height (DBH) of 6" or greater. Flat sites with an average slope of 5% or less, show 1-foot topographic contours. Sites with an average slope greater than 5%, show 2-foot topographic contours. All legal boundaries, property lines and easements from a current (within three months) preliminary title report shall be shown and labeled. All existing structures shall be shown.</p>	
<p>xi</p>	<p>Site Plan: Site plans of the project shall be scaled, fully dimensioned, accurately drawn, include a north arrow, scale and a bar scale on all plans. The plans shall contain the following basic information listed below.</p> <ol style="list-style-type: none"> 1. <u>Legal Boundaries:</u> Identify all boundary lines, easements (identify size and type), rights-of-way, trails, paths, utility poles, etc. 2. <u>Setbacks:</u> Identify all required setbacks on the plans. 3. <u>Topography:</u> Identify the topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas. 4. <u>Buildings/Structures:</u> Identify all existing and proposed buildings and structures. This should include all retaining walls, bicycle racks, trash enclosures, storage sheds and other accessory structures. Include the outside dimensions, height (ground to top of roof), location and use. 5. <u>Streets, Driveways and Parking:</u> Identify existing and proposed streets (public and private), driveways, parking lots, off-street parking spaces and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking spaces, drive aisles, roads, driveways, and maneuvering areas. Turning diagrams may be required by staff if there are sight distance limitations, topography or other unsafe circumstances. 6. <u>Right-of-Way:</u> Identify all adjacent streets (name of street), off-site parking on both sides of the street, adjacent driveways, and offsite improvements (curbs, gutters, sidewalks, street trees, etc.). 7. <u>Tree protection:</u> The site plan shall identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. The plans shall clearly identify trees proposed to be removed with an "X". A separate Tree Protection Plan shall also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department. 8. <u>Creeks:</u> Identify "top of bank" and required 30-foot setback, if applicable. 9. <u>Phasing:</u> Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space. 10. <u>Utilities:</u> Identify existing and proposed utilities (gas, electric, water, sewer, underground conduit location, etc.) and connection locations. 	<p>(10)</p>

X	<p>Demolition Plan: The demolition plan may be combined onto the Survey or Site Plan and shall include the following:</p> <ol style="list-style-type: none"> 1. Clearly identify structures, site features, and trees intended for demolition/removal. 2. Indicate all surfaces to be removed (foundations, floors, interior walls, exterior walls, roof, siding, windows, etc.). <p>The City may require a report by a structural engineer.</p>	(10)
X	<p>Building Elevations: For projects involving exterior building changes, the following minimum information required:</p> <ol style="list-style-type: none"> 1. Existing and proposed elevations for all sides of the structure(s), to scale and dimensioned. 2. Existing and proposed elevations for each side of the structure should be plotted on the same sheet (e.g., east proposed elevation on the same sheet as the east existing elevation). 3. Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted. 	(10)
X	<p>Streetscape Elevations: A “Streetscape Elevation” showing the proposed project frontage in context with existing structures on adjoining properties on both sides of the proposed project site, including street trees. A streetscape elevation is required for a property which has one or more structures on either side within 50’ of the property lines. Corner properties and properties with multiple frontages will require a street elevation for each frontage.</p>	(10)
X	<p>Renderings: On commercial and large residential projects, the City will require 3-D (color) renderings of the project to be incorporated into the plans. A streetscape rendering is required to be one of the projects renderings.</p>	(10)
X	<p>Floor Plans:</p> <ol style="list-style-type: none"> 1. Existing and proposed floor plans showing floor levels, areas, walls, windows, doors, equipment (stove, water heater, furnace, etc.), rooms, and uses. 2. Location, dimensions and square footage of project area. 3. Additions shall identify the project area with outlines or shading. 	(10)
X	<p>Sections:</p> <ol style="list-style-type: none"> 1. Site and Building Sections showing existing grades and new proposed grades. For remodel projects, show lightly dashed lines of existing improvements. A minimum of one section in each direction is required, additional sections may be required by Planning Staff. 2. <u>Building sections</u> shall show roof and finished floor elevations, total height measure from natural grade, site slope, basements, crawl space, storage, underground garage, penthouse, natural grade, etc. 3. <u>Site sections</u> are required in each direction, with the number and location of section cuts to be confirmed by staff. The site sections shall show adjacent properties in order to indicate any grade differential to show 	(10)

		<p>fence height, retaining walls, ground slope, approximate neighboring structures and trees.</p> <p>4. The section locations shall be referenced on the site, floor, and elevation plans.</p>	
☒		<p>Roof Plan: The existing and proposed roof plan shall show the following:</p> <ol style="list-style-type: none"> 1. Property lines 2. Outline of building footprint 3. Direction of drainage 4. Location of drainage collectors 5. Rooftop structures (e.g., vents, equipment, screening, access) 6. Material 7. Ridge 8. Various roof levels (heights/elevations) 9. Slope 	(10)
☒		<p>Grading/Drainage Plan: A preliminary grading/drainage plan shall clearly show existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad, finished elevations, and retaining walls (with height and materials specified). Grading with retaining walls greater than 2' shall provide a cross section of 50' from retaining wall limits. Appropriate cross sections shall be shown to indicate slopes.</p>	(10)
☒		<p>Preliminary Landscape Plan: A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit.</p> <p>The preliminary landscape plan shall indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture. The plan must adhere to the City's Water Reduction in Landscaping Ordinance.</p>	(10)
☒		<p>Sign Plans: If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review. See Sign Plan application checklist available at the Planning Department.</p>	(10)
REPORTS AND STUDIES			
☒		<p>Arborist Report: An Arborist Report is required for trees with a DBH of more than 10" are slated to be removed on a commercial, industrial, or multi-family property. On a single-family residential property, a report will be required for the proposed removal of four or more trees with a DBH of 20". The Arborist Report should include:</p>	(2 physical & 1 digital)

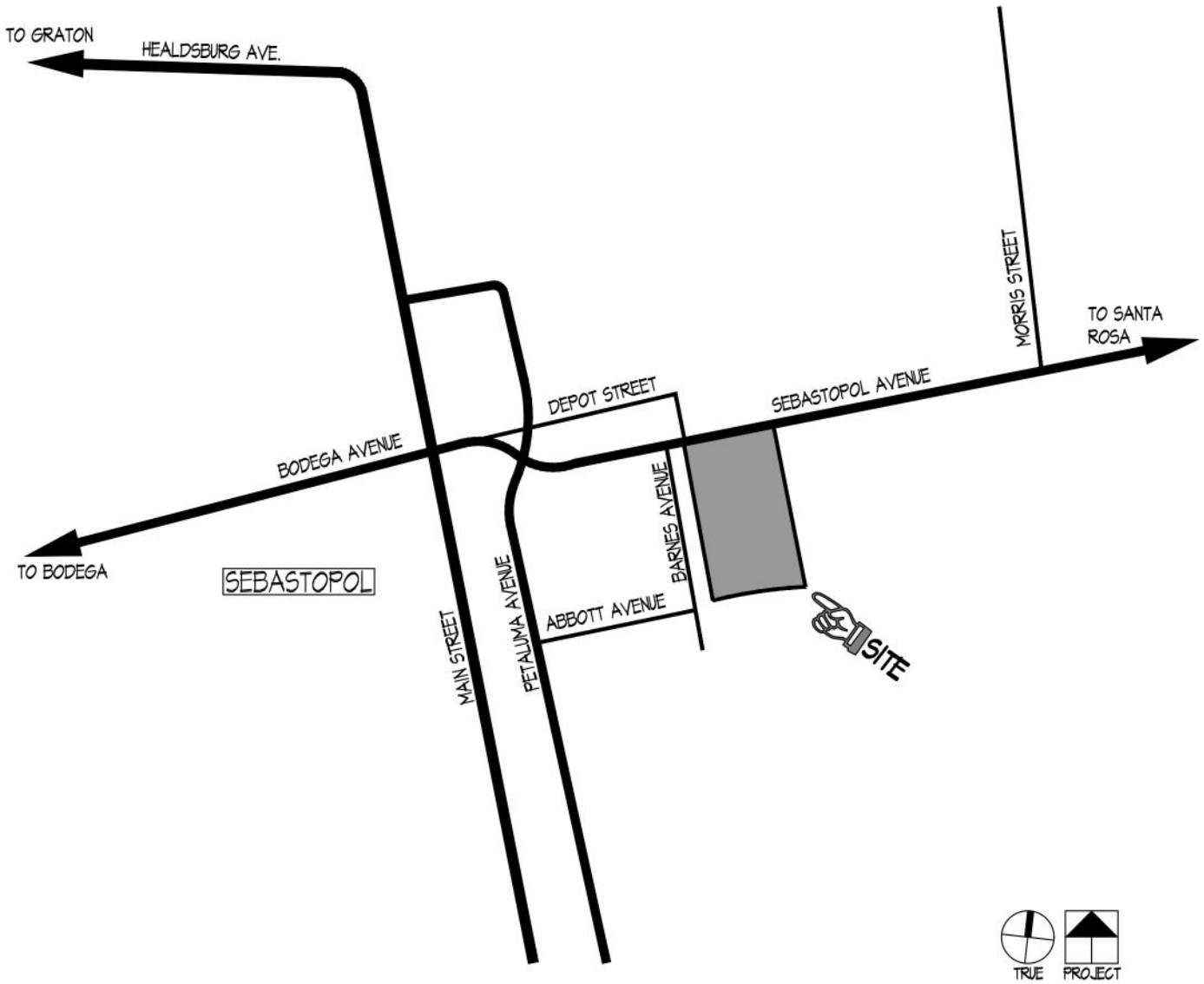
	<ol style="list-style-type: none"> 1. Type of tree, location, size, health and recommendations for alternatives to removal. 2. Map of site with the location of all trees of interest outlined in the report. Each tree should be numbered in the report and correspond to the trees shown graphically on the map. Photos of affected trees shall be included in the report. 3. Tree protection measures recommended before, during and after construction. 4. Each tree mentioned in the Arborist Report within the project area shall be clearly marked with tape on the site 10 days prior to the hearing. <ul style="list-style-type: none"> • Red Tape = Tree Proposed to be removed • Yellow Tape = Tree within the project area that will be preserved using the tree protection measures. 	
<input type="checkbox"/>	Photometric Study/Plan A Photometric Study may be required for new or proposed lighting at commercial/industrial parking lots, sports courts, gas stations or other uses which may require significant lighting levels.	(1 physical & 1 digital)
<input type="checkbox"/>	Other Reports or Studies may be required to comply with the California Environmental Quality Act (CEQA) or other City Policies and Regulations. Any reports or studies submitted by the applicant may require peer review by a City-retained expert at the applicant's expense. As an alternative the applicant may request that the City have the report prepared in order to avoid the additional cost and time of a peer review. A report done under the auspices of the City will also be at the applicant's expense. These reports may include: <ul style="list-style-type: none"> <input type="checkbox"/> Historical Analysis <input type="checkbox"/> Soils/Geotechnical <input type="checkbox"/> Structural <input type="checkbox"/> Biological <input type="checkbox"/> Archaeological <input type="checkbox"/> Parking Study <input type="checkbox"/> Traffic <input type="checkbox"/> Noise <input type="checkbox"/> Solar/shadow <input type="checkbox"/> Visual Impact Analysis <input type="checkbox"/> Hydrological <input type="checkbox"/> Shadow Diagram 	(1 physical & 1 digital)

If there are any questions regarding the submittal requirements, please contact the planning Department at (707)823-6167

Certification of Application Submittal	
<i>I, the undersigned applicant, have read this application for a development permit and certify that the information, drawings and specifications checked above and submitted herewith are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.</i>	
	04/28/23
Applicant's Signature	Date

Staff Use only: Received By: _____ Submittal Date: _____

VICINITY MAP
NOT TO SCALE



PATRICK SLAYTER ARCHITECT
POST OFFICE BOX 941 SEBASTOPOL CALIFORNIA 95473 707.828.8080

PROJECT STATEMENT

For an existing automotive service business, the proposed project is the construction of a new automatic car wash facility. The existing automotive tire and repair business has been in operation in this location since 1992 and in 1999 an express lube component was added. The project location is the currently unimproved south end of the existing single parcel and consists of site improvements to include the construction of a new building to fully house the car wash, an outdoor area with vacuum stations and related driveway and landscaping improvements. Primary access to and egress from the car wash facility is located at the southwest corner of the parcel from Abbott Avenue and Barnes Avenue with additional internal site circulation provided.

A subdivision is underway for the existing single parcel, creating three parcels with one structure per parcel. This process will simplify the business and property ownership into the future and provide distinct Conditional Use Permits for the businesses, to the benefit of the City. This property is in the Central Core zone and a Conditional Use Permit, Variance, and Tentative Map for the proposed use have been granted, and are final. The parcel is not adjacent to any residential zones or residential uses. Parking requirements for the three proposed lots are individually met, although planned to be shared through the establishment of a shared maintenance and use agreement that is part of the Final Map review and recordation. Electric vehicle charging and bicycle parking are planned to be shared amenities. Sharing of these facilities will allow for optimal and logical placement as well as ease of installation. The shared maintenance and use agreement will clearly delineate maintenance obligations for shared site improvements and amenities (parking, drive aisles, EV charging stations, trash enclosure and service, storm drainage, etcetera). The agreement will assign proportionate costs and responsibilities as agreed to by the parcel and/or business owner(s).

Extensive new landscaping throughout the site, including the Sebastopol Avenue frontage, will be installed. The installation of new City standard street trees is planned along Sebastopol Avenue, which will add needed streetscape continuity to the eastern part of the downtown. The project will require the removal of seven 18"-24" non-native, non-heritage, but protected, redwood trees as well as three small oak trees along the south property line. City-approved replacement trees will be installed throughout the site. Please see the Demolition Plan for the location of the proposed tree removals and the Landscape Plan for the location of the proposed replacement trees.

It is estimated the facility will initially serve between 125 to 150 customers daily with an upper ceiling of around 200 customers per day. The car wash facility will require two to three employees during operation and is proposed to operate between the hours of 8:00 a.m. to 7:00 p.m. on Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday. The hours of operation are a condition of approval for the Conditional Use Permit as approved by the City Council.

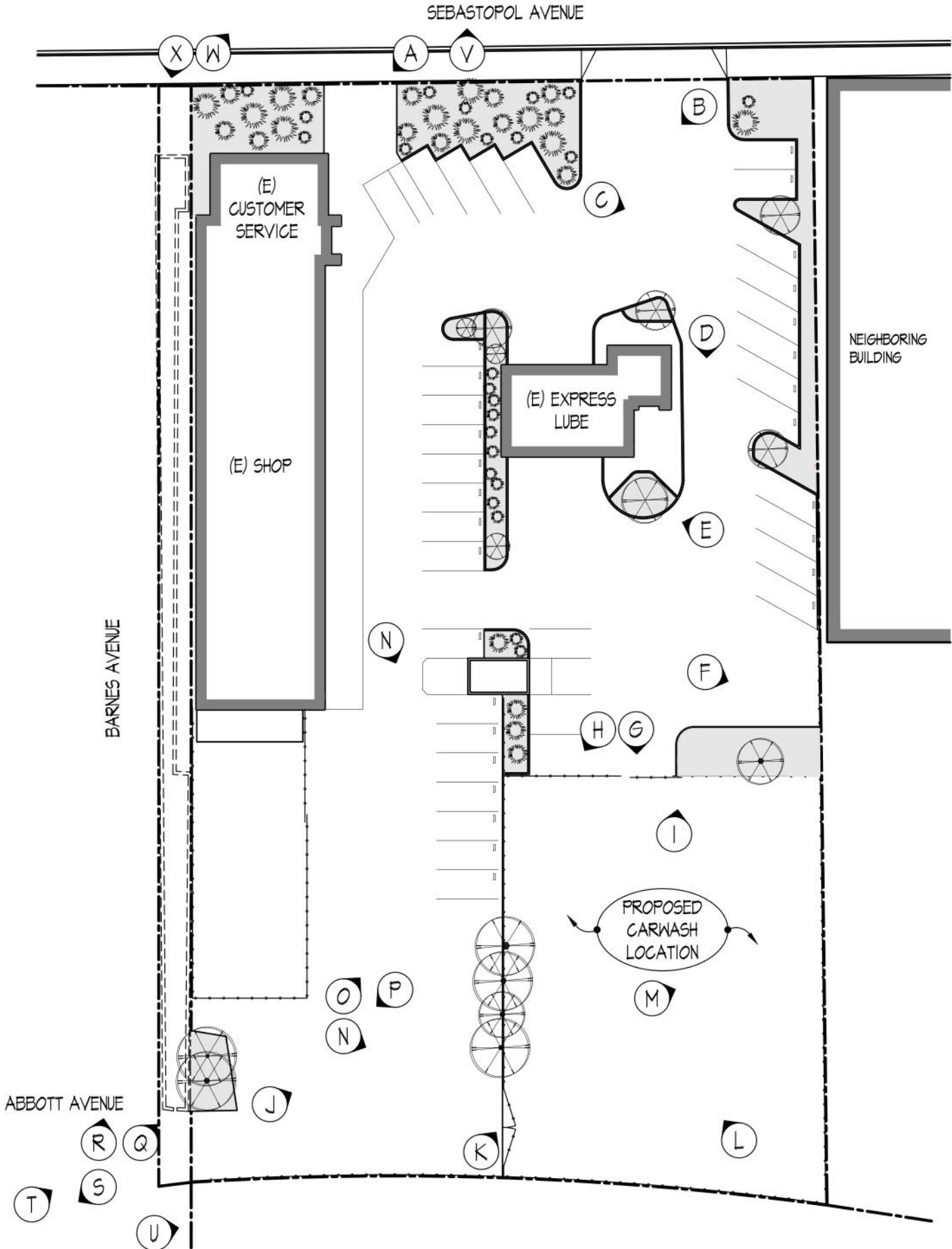
Building forms, colors and architectural features of the proposed building will be similar to the existing structures on the site and compatible with structures on adjacent parcels. Insulated concrete form construction is planned, which will significantly reduce noise, be fire and flood resistant, and provide a durable, appropriate building form. The parcel is located within Flood Zones AE and X, and the proposed construction materials are chosen to allow the building to flood, with all sensitive equipment located in elevated locations, well above the base flood elevation.

The facility will not require significant signage; a single new freestanding sign is proposed at the southwest entrance. The design of this element uses simple forms and coordinates colors and materials found in the proposed building design. Additionally, the business name will be located on the fascia of the entrance canopy at the west and south sides. The fascia signage is proposed to be individual letters mounted with two inch stand-offs. Sign lighting is not proposed.

The wash equipment will be state of the art with low noise levels, contaminate collection systems and other environmental protection measures. All of the mechanical equipment, including the vacuum station machinery, will be fully enclosed within the building. A full access 2,000 gallon sand and grease separator will be installed, including a flow meter to monitor the equipment efficacy.

For the wash facility, a water reclamation system will be installed which reclaims a minimum of 80% of the water used in a wash cycle. The proposed wash equipment uses approximately 5 gallons of water per wash cycle, although newly developed equipment may lower this figure to 3-4 gallons per cycle.

The existing buildings feature a 50,000kw photovoltaic system which provides 85% of the business' current electrical needs. The proposed building will include a photovoltaic system that will produce approximately 40,000kw to supply the demands of the car wash equipment.



SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY



(A)



(B)



(C)

PATRICK SLAYTER ARCHITECT
POST OFFICE BOX 841 SEBASTOPOL CALIFORNIA 95473 707.828.0000



D



E



F



G



H



I

PATRICK SLAYTER ARCHITECT
POST OFFICE BOX 841 SEBASTOPOL CALIFORNIA 95473 707.828.0000



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SEBASTOPOL EXPRESS WASH
 6809 SEBASTOPOL AVENUE
 SEBASTOPOL, CALIFORNIA 95472
 PROPOSED NEW CARWASH FACILITY



(P)



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SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY



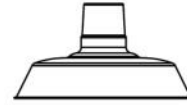
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SPS-0448 REV C

THE ORIGINAL™ INTEGRATED LED SERIES

JOB NAME: _____ FIXTURE TYPE: _____



BLE -	G	-	WHS20	-	106	-	G22	-	NA	-	NA	-	NA	-
	A		B		C		D		E		F		G	
	NA		NA		LED21		3000K		FL					
	H		I		J		K		L					

Order Example: BLE - G - WHS16 - 600 - G22 - 980 - NA - ACR - 600 - NA - LED38 - 2700K - DL

A - MOUNTING STYLE

- C Cord Hung
- CN Chain Hung
- F Flush Mount¹
- G Gooseneck**
- S Stem Mount

B - SHADE SIZE

- THE ORIGINAL™:*
- WHS12 12" Shade
 - WHS14 14" Shade
 - WHS16 16" Shade
 - WHS18 18" Shade
 - WHS20² 20" Shade**

C - SHADE FINISH

PORCELAIN FINISHES³:

- 150 Black
- 250 White
- 350 Vintage Green
- 355 Jadite
- 455 Cherry Red
- 550 Yellow
- 650 Bronze
- 750 Cobalt Blue
- 765 Delphite Blue
- 850 Graphite
- 950 Metallic Chrome

POWDER COAT FINISHES⁴:

- 100 Black
- 105 Textured Black
- 106 Matte Black**
- 200 White
- 206 Matte White
- 300 Dark Green
- 307 Emerald Green
- 311 Jadite
- 370 Mint
- 380 Chartreuse
- 390 Teal
- 400 Barn Red
- 420 Orange
- 470 Watermelon
- 480 Blush Pink
- 490 Magenta
- 495 Sherbet Orange
- 500 Buttery Yellow
- 570 Sunflower
- 600 Bronze
- 601 Chocolate
- 605 Rust
- 615 Oil-Rubbed Bronze

C - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES⁴:

- 700 Royal Blue
- 705 Navy
- 710 Cobalt Blue
- 715 Delphite Blue
- 790 Lavender
- 800 Industrial Grey
- 805 Charcoal Granite
- 810 Graphite
- 975 Galvanized

NATURAL METALS⁵:

- 995 Raw Copper
- 996 Weathered Copper
- 997 Raw Brass
- 998 Weathered Brass
- 999 Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in Section A, please select NA

- NA Not Applicable

CSA LISTED CORDS:

- SBK Standard Black
- SWH Standard White
- CSB Black Cloth
- CSW White Cloth
- CMG Grey Cloth
- CSR Red Cloth
- CRZ Red Chevron Cloth
- CSBB Black & Brown Cloth
- CSRW Red & White Cloth
- CSGW Gold & White Cloth
- CSBG Black & Gold Cloth
- CSBW Black & White Cloth
- CSBP Black & Pink Cloth
- CSUW Blue & White Cloth

CHAIN MOUNT OPTIONS²:

- CN36 3' of Chain
- CN48 4' of Chain
- CN60 5' of Chain
- CN72 6' of Chain

D - MOUNTING (CONTINUED)

GOOSENECK OPTIONS:

- | | | |
|-------------------|------------------|------------------|
| G1 ¹ | G11 ² | G26 ² |
| G2 ² | G12 ² | G32 |
| G3 ^{2,6} | G13 | G34 ² |
| G4 ⁶ | G14 | G35 ² |
| G5 ² | G15 | G36 ² |
| G6 | G16 ² | G64 ² |
| G7 | G17 | G65 ² |
| G8 | G22 | |
| G9 | G24 | |
| G10 | G25 | |

STEM MOUNT OPTIONS:

- ST506 .5" Stem Mount, 6"²
- ST512 .5" Stem Mount, 12"²
- ST518 .5" Stem Mount, 18"²
- ST524 .5" Stem Mount, 24"²
- ST536 .5" Stem Mount, 36"²
- ST548 .5" Stem Mount, 48"²
- ST706 .75" Stem Mount, 6"
- ST712 .75" Stem Mount, 12"
- ST718 .75" Stem Mount, 18"
- ST724 .75" Stem Mount, 24"
- ST736 .75" Stem Mount, 36"
- ST748 .75" Stem Mount, 48"

E - MOUNTING FINISH

Please Note: See Section C for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Except G36, G64 & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish
 (I) If Cord Hung [C], selection identifies canopy finish
 (II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable
 (III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish
 (IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

- 980 Brushed Aluminum

F - CORDS⁷

Please Note: See Section D for all applicable CSA Listed Cord Options

- NA Not Applicable

G - SHADE ACCESSORIES²

- NA None
- WC Wire Cage
- ACR Acrylic Diffuser^{8,9}

H - SHADE ACCESSORY FINISH

Please Note: See Section C for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

- NA Not Applicable

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

- NA None/Not Applicable
- HSC Hang Straight Canopy^{2,10}
- LDBPC LED Decorative Backing Plate Cover^{11,12}
- LDCHX LED Decorative Backing Plate Cover & Hex Cover^{11,12}

J - LIGHT SOURCE

- LED11 850 Lumen, 11W LED
- LED16 1250 Lumen, 16W LED
- LED27 2000 Lumen, 27W LED**
- LED38 3000 Lumen, 38W LED
- LED43 4000 Lumen, 43W LED¹

K - COLOR TEMPERATURE

- 2700K 2700K, Warm White
- 3000K 3000K, Neutral White**
- 3500K 3500K, Bright White
- 4000K 4000K, Cool White

L - LED LENS

- DL Domed Lens
- FL Flat Lens**

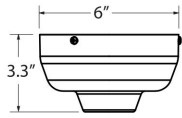
IMPORTANT: (1) Not available with Acrylic Diffuser shade accessory (2) Not available in Natural Metals (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (6) Not compatible with 16" shade size and larger (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Selection Limits: 2000 Max for 12" and 14" shades; 3000 Max for 16" through 20" shades (9) Fixture is CSA Listed for Damp Location with Acrylic Diffuser (10) Only applicable if Stem Mounting Style is selected in Section A (11) Not available with G3, G4, G11, G15, G26, & G36 Gooseneck option (12) Only applicable if Gooseneck Mounting Style is selected in Section A

BARN LIGHT ELECTRIC CO.

THE ORIGINAL™ INTEGRATED LED SERIES SPS-0448 REV C

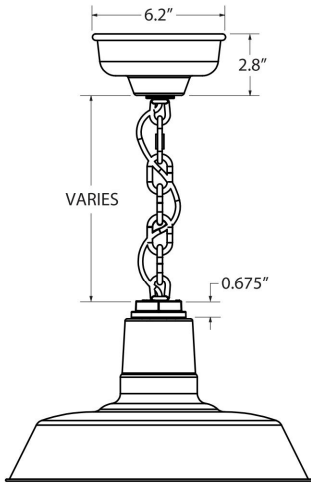
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



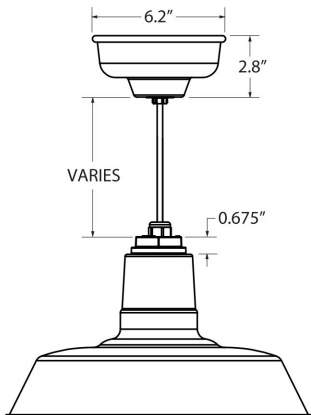
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



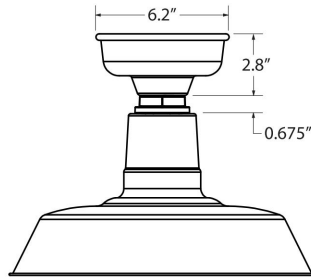
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



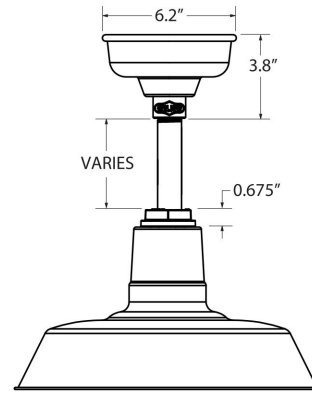
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



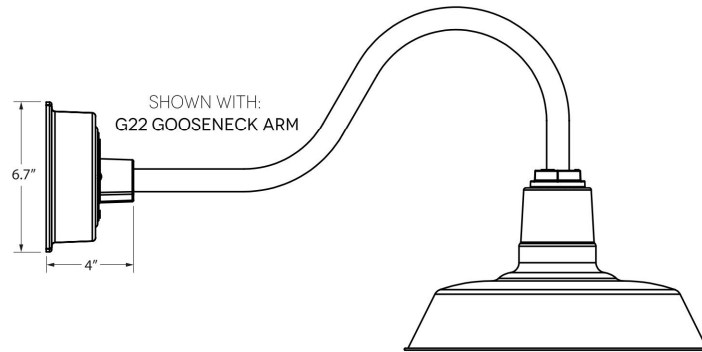
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

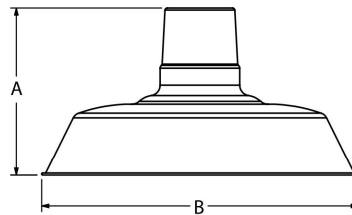


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"

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LIGHT SOURCE

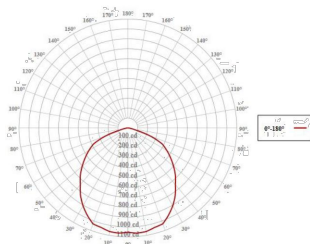
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

	LUMENS		850		1250		2000		3000		4000	
	Wattage		11		16		27		38		43	
	Optics	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	
WHS12	FLAT	846	74	1244	78	1997	74	2996	79	3995	93	
	DOMED	824	72	1212	76	1936	72	2904	76	3872	90	
WHS14	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	823	72	1210	75	1904	71	2856	75	3808	88	
WHS16	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	822	72	1209	75	1902	70	2854	75	3805	88	
WHS18	FLAT	843	74	1240	77	1978	73	2967	78	3956	92	
	DOMED	819	72	1204	75	1895	70	2843	75	3791	88	
WHS20	FLAT	841	74	1237	77	1973	73	2959	78	3945	91	
	DOMED	815	72	1199	75	1887	70	2830	74	3773	87	

*Acrylic Diffuser option reduces lumens delivered and LPW

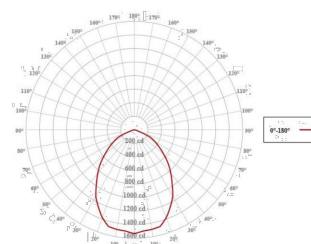
LIGHT DISTRIBUTION

DOMED LENS (DL)

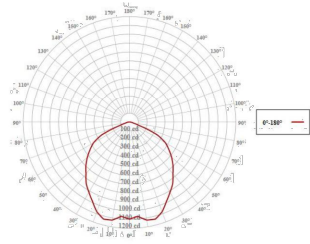


Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)

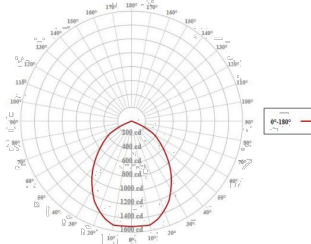
FLAT LENS (FL)



Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)

BARN LIGHT ELECTRIC CO.

THE ORIGINAL™ INTEGRATED LED SERIES SPS-0448 REV C

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
 Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
 Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
 Includes All Gooseneck, Stem and Flush Mounting Styles
 Acrylic Diffuser is CSA Listed for Damp Locations for Gooseneck
 and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
 Includes All Chain and Select Cord Hung Mounting Styles
 Acrylic Diffuser is CSA Listed for Damp Locations for Chain and
 Cord Hung Mounting Styles

LIMITED WARRANTY
 For Additional Information on Our Limited Warranty, Please See
 Our Terms & Conditions

OPERATING TEMPERATURE
 -30°C to 40°C

CONSTRUCTION & FINISH

POWDER COAT SHADE
 Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
 Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
 Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
 Polyester Powder Coat Finishes Are Electro-Statically Applied and
 Thermocured

PORCELAIN FINISHES
 Applied by Hand and Fired in a High Temperature Oven

COPPER
 Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
 Hand-Spun from High Purity C2600-O60 Brass

STEM
 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Mounting Stem. Custom Lengths Available upon
 Request.

GOOSENECK
 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Gooseneck

CORD
 Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth
 Cord, +/- For Socket Orientation

CHAIN
 4-Gauge Chain Complete with Quick Link for On-Site Adjustments
 to Chain's Length

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE
 INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS
 L90(6K) > 36,300 HOURS
 AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
 Custom Temperatures Available upon Request
 90+ CRI
 2 STEP MACADAMS ELLIPSE
 EFFICACY: UP TO 93 LPW
 High Efficacy Available upon Request, Consult Factory for
 Additional Information

ELECTRICAL/LED DRIVER

DRIVER TYPE: ERP ESS/T & ESP/T
 POWER FACTOR > 0.9
 EFFICIENCY: UP TO 87% TYPICAL
 INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)
 IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING
 PROTECTIONS
 Output Open Load, Over-Current and Short-Circuit (hiccup), and
 Over-Temperature with Auto Recovery
 CONDUCTED AND RADIATED EMI
 Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A
 (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac
 COMPLIANT WITH
 Complies with Energy Star® DLR (DesignLight Consortium®) and CA
 Title 24 Technical Requirements

DIMMING

TRI-MODE DIMMING™
 Compatible with TRIAC (forward-phase or leading-edge), ELV
 (reverse-phase or trailing-edge) and 0-10 V Dimmers
 DIMMING RANGE 1-100%
 The Dimming Range Is Dependent on Each Specific Dimmer. May
 Not Be Able to Achieve 1% Dimming with Some Dimmers.
 TRIAC AND ELV DIMMING ONLY AT 120 VAC
 ELV DIMMING AT 230 VAC
 Available by Request
 COMPATIBLE DIMMERS
 Consult Factory for Additional Information on Dimming



City of Sebastopol

SIGN REVIEW INDIVIDUAL OR MAJOR Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department will determine if the application is complete and will schedule a hearing before the Design Review Board within six to ten weeks. The Design Review Board meets on the first and third Wednesday of every month at Sebastopol City Hall, City Hall Conference Room., 7120 Bodega Avenue, Sebastopol, CA at 4:00 p.m.

It is important that the applicant and/or his representative must be present for all meetings. Failure to do so may result in continuance of the application.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. **Unfolded plans will not be accepted.**

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

(# of copies)

- 1. **Application Form:** See Design Review Application (1)
Completed and signed by applicant and property owner.
 - 2. **Fee:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol.
 - 3. **Location Map:** See Design Review Application (1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.
 - 4. **Sign Inventory:** No existing signs(1)
A sign inventory of all existing signs to remain as well as new signs must be submitted for any sign evaluation. This should include the type (freestanding, wall, projection, etc.), height, width, depth, area, height above finished grade, locations of all existing and proposed signs, type of material(s), and method of illumination.
- Example of Sign Inventory:**
Sign #1: Wall sign, (proposed), 25 square feet, 5'x 5'. Sign is plywood, lettering is red on white background. Sign is not illuminated. Sign will be mounted on front of building next to main entrance to business.
- 6. **Sign Details:** See Design Review Application(10 sets)
Detailed drawings of all proposed signs, indicating the letter style, color scheme, cabinet colors, and material specifications (minimum scale 1/4"=1'0"). Height above finished grade must also be shown.

- [] 7. **Site Photographs:** See Design Review Application..... (1 set)
 Clearly show the views of and from the project, including existing signs, and if necessary, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. Polaroids or digital photos on a CD are acceptable.
- [] 8. **Site Plans:** See Design Review Application.....(10 sets)
 Site plans of the project shall be fully dimensioned and accurately drawn. The plans shall contain the following basic information unless the Planning Department determines that additional information is necessary to properly evaluate the project. Use as many sheets as necessary. You may combine information so long as the plans are easy to read. If details are not reviewed during the approval process, they will be subject to review and approval prior to issuance of building permits.
- Site plans shall include the following information.
- For small projects some of these requirements may be waived. Check with the Planning Department.*
- a. Signs on Buildings: All existing and proposed signage for buildings, and structures. Include their outside dimensions, height, location and use. Include the length of building frontage(s) onto a public right of way. (If building has more than one frontage, identify length of each frontage).
 - b. Exterior lighting: Show the location, height, size and type of exterior lights to be used for signs.
 - c. Elevations: Fully dimensioned building elevations showing sizes and locations of existing and/or proposed wall signs (minimum scale 1/8" = 1'0), Signs shall be dimensioned. Photos with signs superimposed may satisfy this requirement.
- [] 9. **Reduction:** See Design Review Application..... (1)
 An 8 1/2" x 11" reduction of each plan.



City of Sebastopol

TREE REMOVAL PERMIT Application and Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Planning File #: _____
Date Filed: _____
Total Fee Paid:\$ _____
Received by: _____
Date Application Deemed Complete: _____

PROJECT INFORMATION

ADDRESS: 6809 Sebastopol Avenue

ASSESSOR'S PARCEL #: 004-063-029

Applicant's Information

Name: Patrick Slayter Architect
Address: P.O. Box 941
City, State, Zip: Sebastopol, CA 95473
Phone#: 707 - 829 - 9090
Fax #: none
Email: ps@slayterarchitect.com

Signature:

Date:

April 13, 2023

Owner's Information

Project Owner: Mark Reece
Property Owner: Benedetti Trust
Address: 6809 Sebastopol Ave.
City, State, Zip: Sebastopol, CA 95472
Phone#: 707 - 953 - 4173
Fax #: none
Email: btsinc@sbcglobal.net

Signature:

Date:

April 13, 2023

Location Key	Species of Tree	Diameter at 4 feet	Protected Species?	Heritage Tree?	Area from where tree is to be removed?	Reason for Removal?	Proposed Replacement
1	Sequoia Sempervirens	19.3"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	Please see the landscape plan for proposed tree replacement. All replacement trees will be in conformance with S.M.C.8.12.060(E) and current City Street Tree standards.
2	Sequoia Sempervirens	19.4"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
3	Sequoia Sempervirens	17.9"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
4	Sequoia Sempervirens	18.9"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
5	Sequoia Sempervirens	18.9"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
6	Sequoia Sempervirens	25.1"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
7	Sequoia Sempervirens	19.1"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	unimproved parking area	proposed construction	
8	Quercus Lobata	11"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	property line	proposed construction	
9	Quercus Lobata	12" / 12"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	property line	proposed construction	
10	Quercus Agrifolia	11" / 10" / 11"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	property line	proposed construction	

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. Once the application has been deemed complete, the project can be scheduled before the Tree Board. The Tree Board meets on the 1st and 3rd Wednesday of each month at Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, at 4:00 p.m.

The applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. **Unfolded plans will not be accepted.**

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

- 1. **Application Form:**(1)
Completed and signed by applicant and property owner.
- 2. **Fee:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol.
- 3. **Location Map:** **See Design Review Application**(1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" x 11" map.
- 4. **Written Statement:** **See Arborist report**(1)
Written Statement providing a description of tree(s) proposed to be removed.
- 5. **Site Plans:** **See Arborist report**(1 set)
Clearly show the location of the tree(s) proposed to be removed on the property.
- 6. **Site Photographs:** **See Design Review Application** (1 set)
Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant's Signature PLL SLE **Date Signed** April 13, 2023 **Planning File No.** _____

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

PSL SLYE
Signature

Patrick Slayter
Printed Name

Public Notification of Tree Removal

Trees proposed for removal shall be marked by THE APPLICANT with a form prescribed by the City (attached). Notice of a Tree Removal Permit application shall be posted on the subject parcel on affected tree(s), and in at least two public places within 300 feet of the affected trees, at least ten (10) calendar days prior to the date of the Sebastopol Tree Board meeting at which the application will be considered.

THIS IS TO CERTIFY THAT I, THE APPLICANT, AM RESPONSIBLE FOR POSTING THE TREE(S) PROPOSED FOR REMOVAL WITH THE ATTACHED FORM WITHIN 5 DAYS OF FILING THIS TREE REMOVAL APPLICATION. FAILURE TO POST THE PROPOSED TREE(S), AS REQUIRED, MAY RESULT IN THE APPLICATION BEING CONTINUED OR DENIED.

If you need help in posting the proposed tree(s), please contact the Planning Department at
707-823-6167

Please sign and acknowledge you have been notified of the Posting of Tree(s) Requirement

PSL SLYE
Signature

Patrick Slayter
Printed Name



City of Sebastopol

NOTICE OF REQUEST FOR APPROVAL TO REMOVE TREES

Species: _____

Address: _____

Diameter at Breast Height (per tree): “ d.b.h.

Date Posted: _____ (5 days from filing of application)

Designation: Protected Native or Heritage Size

An application has been submitted to the Sebastopol Tree Board to remove a tree(s). Anyone who holds an interest in this tree may call the Sebastopol Planning Department at 707-823-6167.

_____ at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol at 4:00 p.m.

IT IS A MISDEMEANOR TO DEFACE OR REMOVE THIS NOTICE.

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
555 Fifth Street, Suite 300-B Santa Rosa, CA 95401

ARBORIST'S REPORT

6809 SEBASTOPOL AVENUE

SEBASTOPOL, CALIFORNIA

September 16, 2022

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
555 Fifth Street, Suite 300-B Santa Rosa, CA 95401

September 16, 2022

Patrick Slayter
P.O. Box 941
Sebastopol, CA 95473

**Re: Arborist's Report for the Benedetti Tire Car Wash Located at 6809
Sebastopol Avenue, Sebastopol, CA (APN 004-063-029).**

INTRODUCTION

This Report has been prepared to address the Sebastopol Tree Protection Ordinance, as described in Chapter 8.12 of the Sebastopol Municipal Code. The subject property is approximately 0.56 acres. It currently houses the Benedetti Tire & Express Lube. The proposal is to create a new Car Wash structure.

In conformance with the Sebastopol Tree Protection Ordinance, all Protected Trees that would be impacted by the proposed construction were observed to determine their species, trunk size, and current condition. This includes adjacent trees that are not on the subject property. A detailed description of each tree can be found in the Tree Evaluation section. A Tree Exhibit showing the location of the existing trees and their identification numbers is included. A definition of terms used is included as the last section of this Report.

A total of 10 Protected Trees were evaluated for this Report, all are proposed to be removed to accommodate the development proposal. Trees #8, #9, and #10 are located south of the existing fence, so the observations were limited to what could be seen from the subject property. These trees were not part of the survey provided, therefore their locations, driplines, and sizes are approximate. The impacts are based upon the Subdivision Improvement Drawings provided by Adobe Associates, dated June 23, 2022.

METHODS

The field observations were performed on September 8, 2022 by Gary Balcerak, International Society of Arboriculture (ISA) Certified Arborist. All tree diameters were recorded using a standard diameter tape with units in feet and tenths of feet. All diameters given are as measured at 54" off grade – Diameter at Breast Height (DBH), unless otherwise noted.

A detailed analysis was not requested nor performed. The evaluations are based upon a visual inspection of the trees, from ground level. No crown explorations or climbing inspections were performed. The evaluations are based upon the external defects present at the time of the

observation; therefore, the analysis is not exhaustive. The condition of the trees will continue to change over time.

The Evaluations provide an assessment of the overall condition of each tree as characterized by its vigor and structure. Vigor is an indication of the overall health and general condition of the tree. Structure refers to the physical form of the tree, this includes branch attachment, presence of decay, or mechanical damage the tree has suffered. Each tree was rated, in each category, using a value of good, fair, or poor.

LIMITATIONS

The observations and preparation of this report has been done in accordance with the generally accepted standards of the arboricultural profession. No warranty, either expressed or implied is given. The services provided were limited to the scope of work outlined above and specifically excluded other services.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Please feel free to contact me if further discussion of these items is necessary, or if you have any questions.

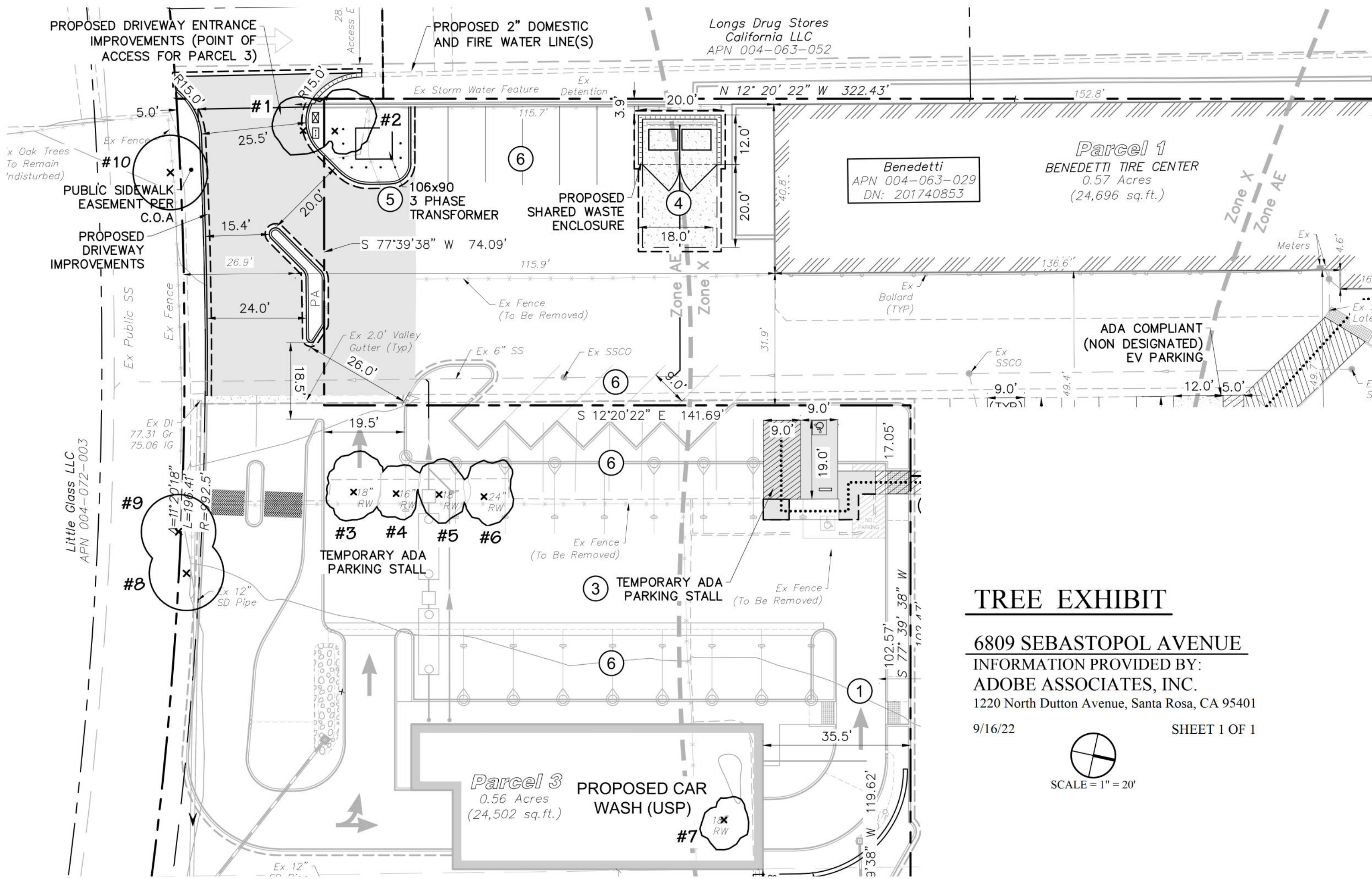
Respectfully,
BALCERAK DESIGN



Gary Balcerak
Landscape Architect C-3704
Certified Arborist WE-3069A
Certified Urban Forester 125

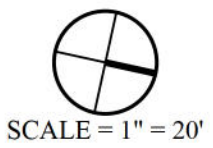
TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
1	<i>Sequoia sempervirens</i> (coast redwood)	19.3"	Good/Fair	Good	Remove	Somewhat drought stressed. No overt defects noted.
2	<i>Sequoia sempervirens</i> (coast redwood)	19.4"	Good	Good	Remove	No overt defects noted.
3	<i>Sequoia sempervirens</i> (coast redwood)	17.9"	Good/Fair	Good	Remove	Somewhat drought stressed. No overt defects noted.
4	<i>Sequoia sempervirens</i> (coast redwood)	18.9"	Good	Good	Remove	Somewhat drought stressed. No overt defects noted.
5	<i>Sequoia sempervirens</i> (coast redwood)	18.9"	Good	Good	Remove	Somewhat drought stressed. No overt defects noted.
6	<i>Sequoia sempervirens</i> (coast redwood)	25.1"	Good	Good	Remove	No overt defects noted.
7	<i>Sequoia sempervirens</i> (coast redwood)	19.1"	Good	Good	Remove	Limbs present to grade level, limited access. No overt defects noted.
8	<i>Quercus lobata</i> (valley oak)	±11"	Fair	Good/Fair	Remove	Located south of the boundary fence, limited access. Codominate leaders at ±8', wide angle of attachments, no included bark noted.
9	<i>Quercus lobata</i> (valley oak)	±12", ±12"	Good	Poor	Remove	Located south of the boundary fence, limited access. Codominate leaders at ±3', included bark with swelling – indicating an internal crack.
10	<i>Quercus agrifolia</i> (coast live oak)	±11", ±10", ±11"	Good	Poor	Remove	Located south of the boundary fence, limbs present to grade level limited access. Codominate leaders at ±1.5', included bark noted. Boundary fence is growing through the tree and has compromised the structural integrity of the trunk.



TREE EXHIBIT

6809 SEBASTOPOL AVENUE
 INFORMATION PROVIDED BY:
ADOBE ASSOCIATES, INC.
 1220 North Dutton Avenue, Santa Rosa, CA 95401
 9/16/22 SHEET 1 OF 1



Definition of Terms

arborist: professional who possesses the technical competence to provide or supervise the management of trees and woody plants.

branch bark ridge: swelling of bark tissue on the upper side of the branch junction; normal pattern of development (contrast with embedded and included bark).

branch collar: wood which forms around a branch attachment, frequently more pronounced below the branch.

canker: a necrotic lesion in the bark of the stem or root; also, the scar left after shedding of bark tissues killed by localized disease or environmental injury.

codominate: equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown; in the context of crown class, trees whose crowns form the bulk of the upper layer of the canopy but which are crowded by adjacent trees.

compaction: compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space.

compartmentalization: physiological process which creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

conk: fruiting or spore producing body of a group of fungi.

crown: parts of the tree above the trunk, including leaves, and branches.

decay: process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

dripline: the width of the crown, as measured by the lateral extent of the foliage.

exotic: introduced from another place or region; non-native.

habit: the general characteristic appearance of a plant.

included bark: pattern of development at branch junctions where bark is turned inward rather than pushed out.

mechanical injury: injury caused by human activities as opposed to natural forces like wind, snow, or ice loads.

necrotic: dead

node: the often swollen or modified part of the stem that normally bears a bud.

reaction wood: specialized secondary wood, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

root collar: flared area at the tree base where the roots and trunk come together .

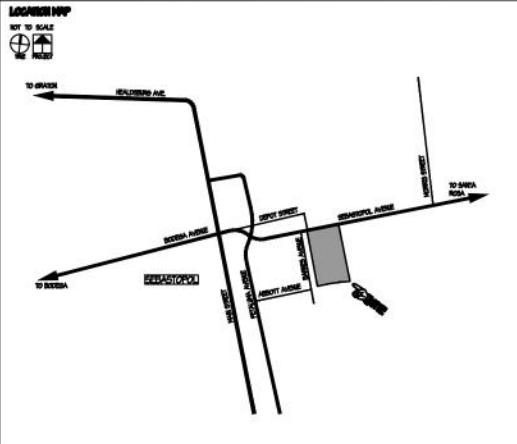
scaffold limb: primary structural branch of the crown.

structural root: a large woody root located at the base of the trunk which helps to support the tree.

trunk flair: transition zone from the trunk to the roots where the roots expand into buttress or structural roots.

woundwood: lignified, partially differentiated tissue that develops from the callus associated with wounds.

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SHEDDING REQUIREMENTS
FOR THE REQUEST TO CONSTRUCT AN AUTOMATIC CAR WASH AT 8001 SEBASTOPOL AVENUE, THE CITY COMMISSION APPROVED THE CONDITIONAL USE PERMIT, VARIANCE, TENTATIVE MAP AND MODIFIED SEBASTOPOL DECLARATION (SDM) APPLICATION (COM-23) AT THE HEARING 2, 2023 MEETING.

THIS APPROVAL IS FINAL.

ADDITIONAL APPROVALS
A SEBASTOPOL FINAL MAP APPLICATION HAS BEEN SUBMITTED IN ACCORDANCE WITH THE PROJECT'S CONDITIONS OF APPROVAL.

DESIGN REVIEW AND TREE REMOVAL APPLICATIONS ARE REQUIRED PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

PROJECT DATA

- ZONING DISTRICT**
 - LOT 1 - DISTRICT CORE
- USE, EXISTING AND PROPOSED USES**
 - EXISTING: ARCHITECTIVE MAINTENANCE & SERVICE
 - PROPOSED: EXISTING USE TO REMAIN ACCORDING AN AUTOMATIC CAR WASH
- LOT SIZE, LOT SIZE, IF THE LOT SIZE IS PROPOSED TO CHANGE IDENTIFY THE EXISTING AND PROPOSED, EXISTING LOT SIZE, PROPOSED REDIVISION CREATED (S) PARCELS**
 - EXISTING LOT SIZE: 6079 SQ. FT.
 - PROPOSED REDIVISION CREATED (S) PARCELS:

LOT 1	2496 SQ. FT.	EXISTING GUESTCHER AND SHOP
LOT 2	3979 SQ. FT.	EXISTING EXPRESS LANE
LOT 3	2604 SQ. FT.	PROPOSED CAR WASH
- LOT COVERAGE, EXISTING, PROPOSED, MAXIMUM ALLOWED, UNDEVELOPED PARCEL, PERCENTAGE FOR CAR WASH BUILDING, MAXIMUM ALLOWED, EXISTING, UNDEVELOPED PARCEL, PERCENTAGE FOR CAR WASH BUILDING & VAGIM STATION SHED STRUCTURES**
 - MAX. ALLOWED: NOT APPLICABLE
- NUMBER OF UNITS, PROVIDE THE EXISTING AND PROPOSED NUMBER OF RESIDENTIAL UNITS (IF APPLICABLE), NOT APPLICABLE - NO RESIDENTIAL USE**
 - EXISTING F.A.R. FOR AREA OF NEW LOT 3: 8000 SQ. FT.
 - LOT 1 EXISTING GUESTCHER SERVICE & SHOP: 1400 SQ. FT.
 - LOT 2 EXISTING EXPRESS LANE: 4000 SQ. FT. TOTAL
 - LOT 3 PROPOSED CAR WASH: 2700 SQ. FT. FIRST FLOOR, 1440 SQ. FT. SECOND FLOOR
- FLOOR AREA RATIO (FAR) FOR PROJECTS IN INDUSTRIAL AND COMMERCIAL ZONES, PROVIDE EXISTING, PROPOSED, AND MAXIMUM ALLOWED, EXISTING F.A.R. FOR AREA OF NEW LOT 3, LOT 1 FOR CAR WASH BUILDING, LOT 2 FOR CAR WASH BUILDING & VAGIM STATION SHED STRUCTURES**
 - EXISTING F.A.R.: 0.0 (UNDEVELOPED PARCELS)
 - PROPOSED F.A.R.: 0.11 FOR CAR WASH BUILDING, 0.02 FOR CAR WASH BUILDING & VAGIM STATION SHED STRUCTURES
 - MAXIMUM ALLOWED F.A.R.: 1.0 MIN. 1.25 MAX.
- PARKING SPACES, EXISTING, PROPOSED, AND REQUIRED, SEE PARKING TABULATION THIS SHEET**
 - EXISTING: UNDEVELOPED PARCEL
 - PROPOSED: 37-074
 - MAX. ALLOWED: 40 FT.
- SETBACKS, EXISTING, PROPOSED, AND REQUIRED SETBACKS, UNDEVELOPED PARCEL, FRONT YARDS: 20'-0", REAR YARDS: 8'-0", SIDE YARDS: 8'-0", SIDE (WEST): 28'-0", FRONT: 0'-0", REAR: 0'-0", SIDE: 0'-0"**
 - MIN. REQUIRED: 0'-0"
- LANDSCAPING, EXISTING, PROPOSED, AND REQUIRED LANDSCAPING, SEE LANDSCAPE PLAN SHEET L-1**
 - TREES: NUMBER OF TREES PROPOSED FOR REMOVAL AND TO BE PLANTED (REGULATED TREES WILL REQUIRE A TREE REMOVAL PERMIT), TREES TO BE REMOVED: (4)
 - TREES TO BE PLANTED: (4)
 - NOTE: THESE TOTALS ARE FOR LOTS 1, 2 & 3 COMBINED. ALL THREE LOTS WILL BE RE-LANDSCAPED AS PART OF THIS PROJECT.
- GRADING, PROPOSED GRADING IN CIRCULAR YARDS (SEE FILL, IMPROVE, AND OFF-HALL), NOTE: ALL THESE CALCULATIONS ARE PRELIMINARY AND ESTIMATED - THE GRADING PLAN WILL NOT BE FINALIZED UNTIL THE CONSTRUCTION DOCUMENT PHASE, CFT**
 - EXISTING: UNDEVELOPED PARCEL
 - PROPOSED:

GRAVEL OIL SEPARATOR & PIPING	80 CUBIC YARDS
UTILITIES JOINT TRENCH	80 CUBIC YARDS
FOOTINGS	38 CUBIC YARDS
MANHOLE TRENCH	44 CUBIC YARDS
CANOPY FOOTINGS	38 CUBIC YARDS
TOTAL CFT:	31 CUBIC YARDS
 - FILL:

REUSE GGT MATERIAL ON SITE	87 CUBIC YARDS
SPECIFIC SPECIAL UTILITY TRENCH BACKFILL	80 CUBIC YARDS
IMPROVE	80 CUBIC YARDS
OFF-HALL	0 CUBIC YARDS

PARKING CALCULATION - LOT 1 - EXISTING ARCHITECTIVE SERVICE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CCZ): ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA. NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 5 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA	6700 SQUARE FEET
EXISTING BUILDING NET AREA	6700 SQUARE FEET (0.95) = 6365 SQUARE FEET
PARKING REQUIRED	5945 SQUARE FEET / 500 SQUARE FEET PER SPACE = 11.89 SPACES REQUIRED
PARKING PROVIDED:	4 SPACES IN THE SHOP WORKBAYS + (2) SURFACE + (5) SPACES PROVIDED
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT:	1 SPACES (0.20) + 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES

PARKING CALCULATION - LOT 2 - EXISTING EXPRESS LANE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CCZ): ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA. NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 5 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA	1400 SQUARE FEET
EXISTING BUILDING NET AREA	1400 SQUARE FEET (0.95) = 1330 SQUARE FEET
PARKING REQUIRED:	1330 SQUARE FEET / 500 SQUARE FEET PER SPACE = 2.66 SPACES REQUIRED
PARKING PROVIDED:	2 SPACES IN THE EXPRESS LANE WORKBAYS + (1) SURFACE = 3 SPACES PROVIDED
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT:	2 SPACES (0.20) + 0 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	0 SPACES

PARKING CALCULATION - LOT 3 - PROPOSED CAR WASH

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR AN AUTOMATIC CAR WASH FACILITY: SPACES EQUAL TO (A) TIMES THE CAPACITY OF THE WASHING FACILITY ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS.

PROPOSED AUTOMATIC CAR WASH CAPACITY:	2 CARS
REQUIRED SPACES DEDICATED TO THE CAR WASH, ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS:	2 CARS (A) + (2) SPACES REQUIRED
PROPOSED CAR WASH PARKING PROVIDED:	
PROPOSED VAGIM STATION / CLEANUP / EMPLOYEE SPACES:	11 SPACES
PROPOSED CAR WASH GUESTCHER STAGING SPACES:	14 SPACES
TOTAL PROPOSED CAR WASH PARKING PROVIDED:	11 + 14 = 25 SPACES
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT:	(2) SPACES (0.20) + 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES
ELECTRIC VEHICLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT:	(2) SPACES (0.20) + 2 ELECTRIC VEHICLE SPACES REQUIRED
ELECTRIC VEHICLE PARKING PROVIDED (VIA AN ACCESS ELEMENT):	2 SPACES

PROJECT SPONSOR

OWNER: MARK REESE 8001 SEBASTOPOL AVENUE SEBASTOPOL, CA 95412 707-526-0880	ARCHITECT: PATRICK SLAYTER ARCHITECT P.O. BOX 94 SEBASTOPOL, CA 95415 707-526-4900
CAR WASH EQUIPMENT: TIMEL VISION 853 BLAIR 140 MILLER ROAD SANTA ROSA, CA 95405 916-462-1250	CIVIL ENGINEER: ACORE ASSOCIATES 2342 RICE PROJECT MANAGER 1220 NORTH DUTTON AVENUE SANTA ROSA, CA 95401 707-546-2500
MEP ENGINEER: PRO ENGINEERING / CONSULTING INC. 2122 LAKER AVENUE WEST ROOMS CARLSBAD, CA 92008 959-240-4960	STRUCTURAL ENGINEER: DAVE GORDEN ENGINEERING P.O. BOX 530 SELA, OR 97138 541-391-4901
LANDSCAPE DESIGNER: GARDENS OF EASE POST OFFICE BOX 2541 SEBASTOPOL, CA 95415 707-526-0478	

SHEET INDEX

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A005	3D MODELING
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A03	FIRST FLOOR PLAN
A04	SECOND FLOOR PLAN
A05	ROOF PLAN
A06	NORTH ELEVATION, SOUTH ELEVATION
A002	EAST ELEVATION, NORTH ELEVATION
A005	STREETSCAPE ELEVATIONS
A06	SECTION A, SECTION B, SECTION C, SECTION D
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A002	MONUMENT SIGN
L1	LANDSCAPE PLAN
G1	SURVEY
C2	PRELIMINARY GRADING PLAN

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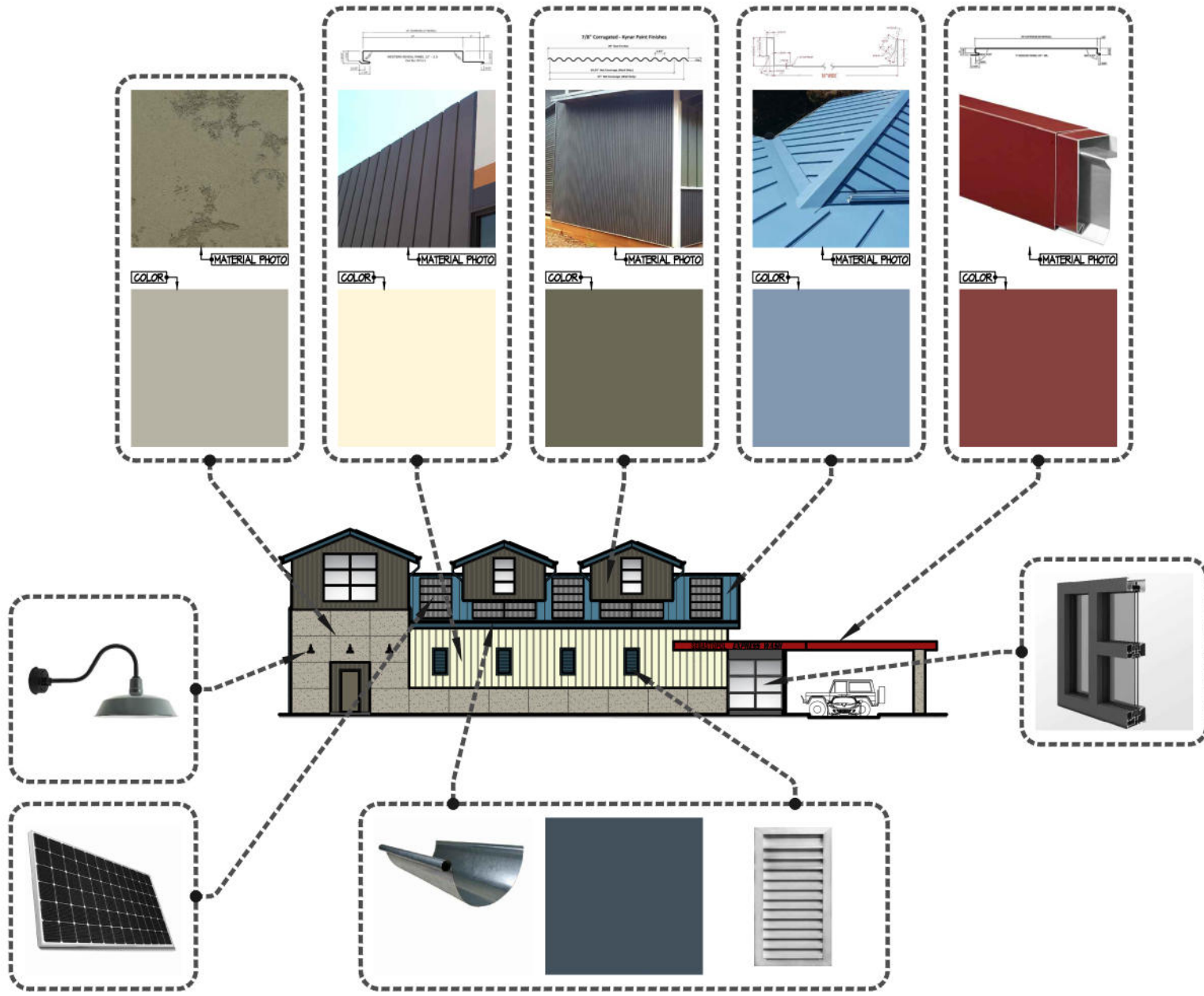
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SUBMIT NUMBER: 2023
SHEET NUMBER:

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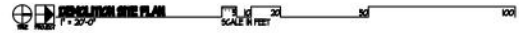
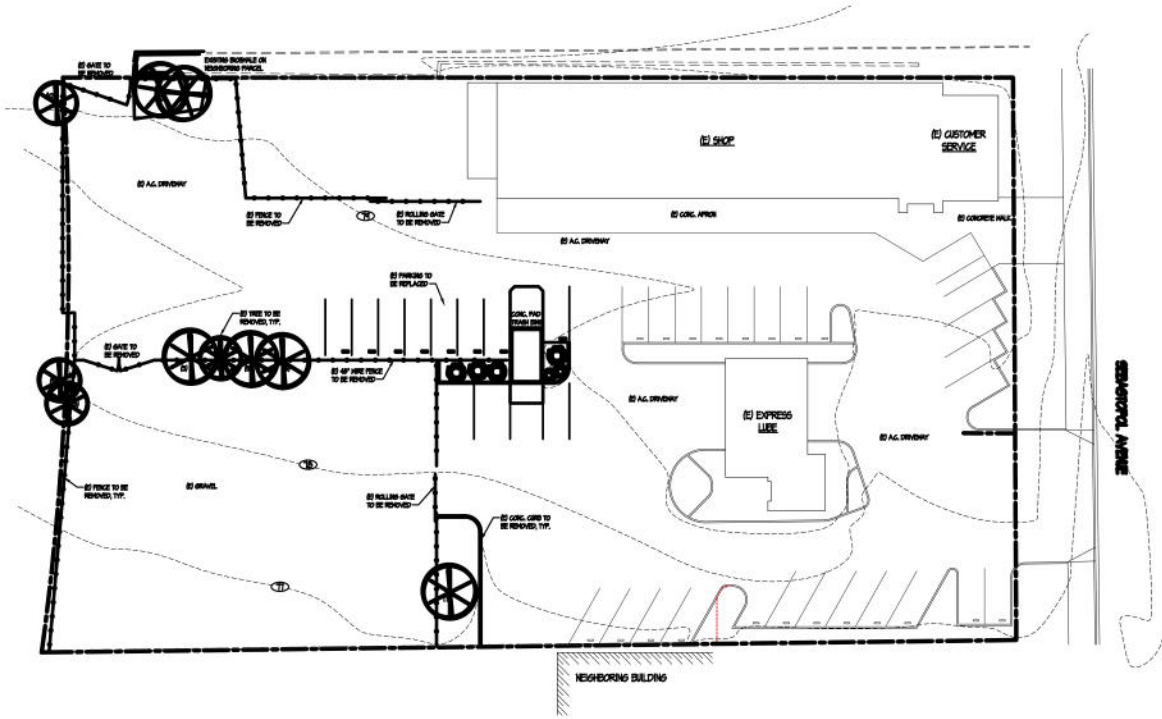
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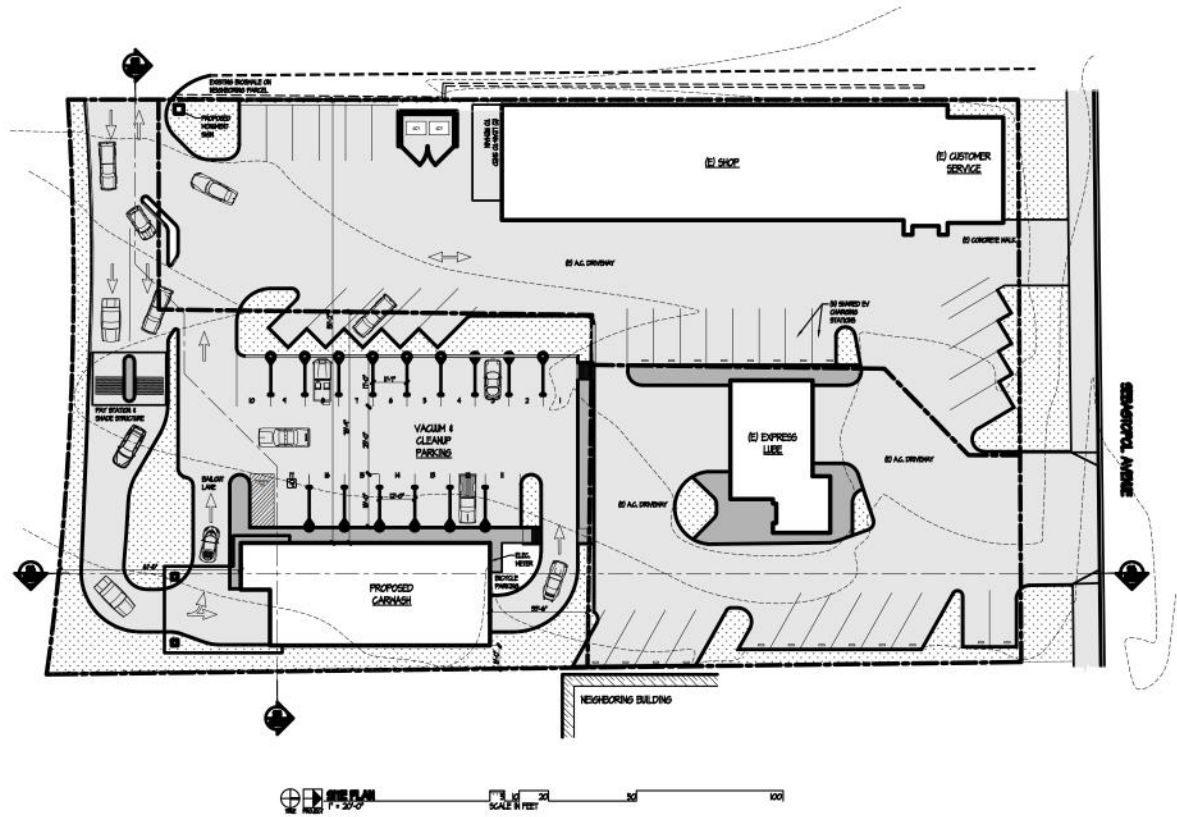
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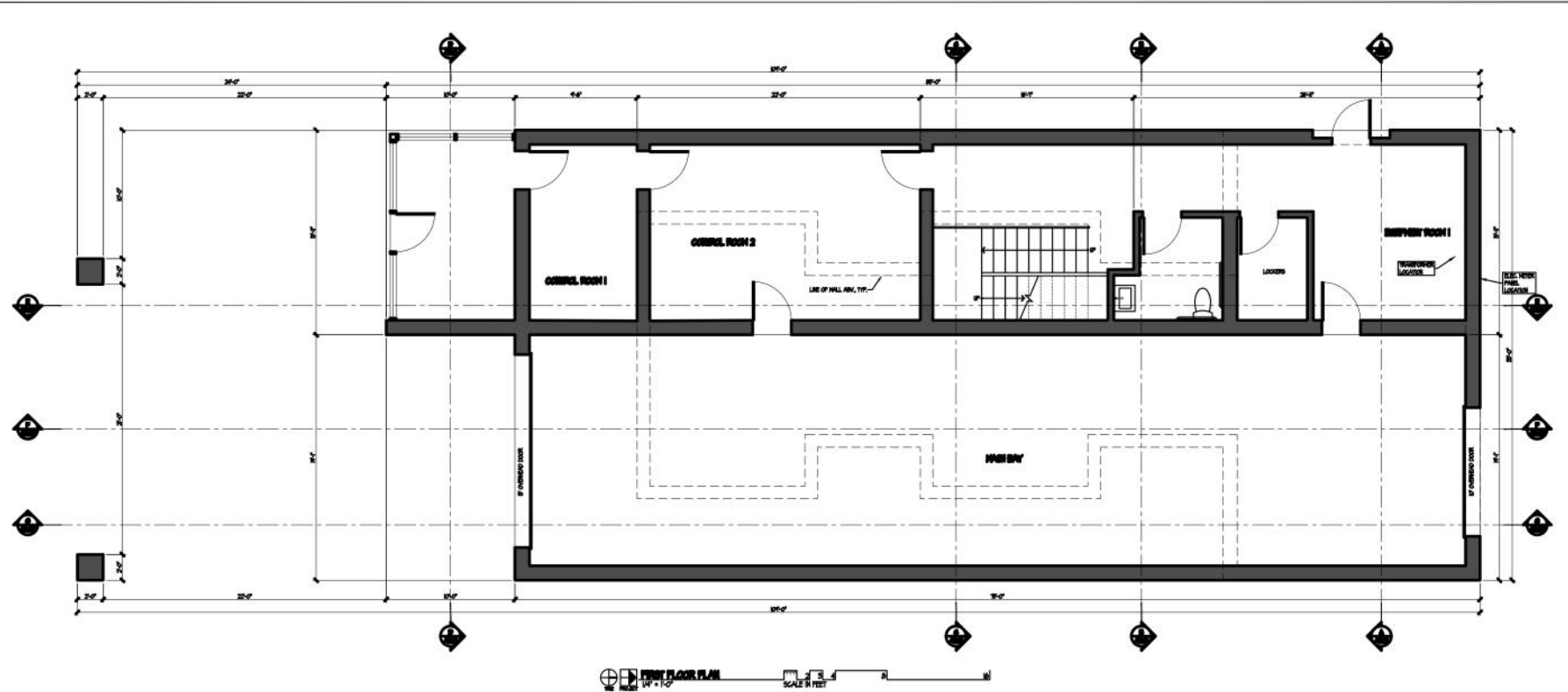
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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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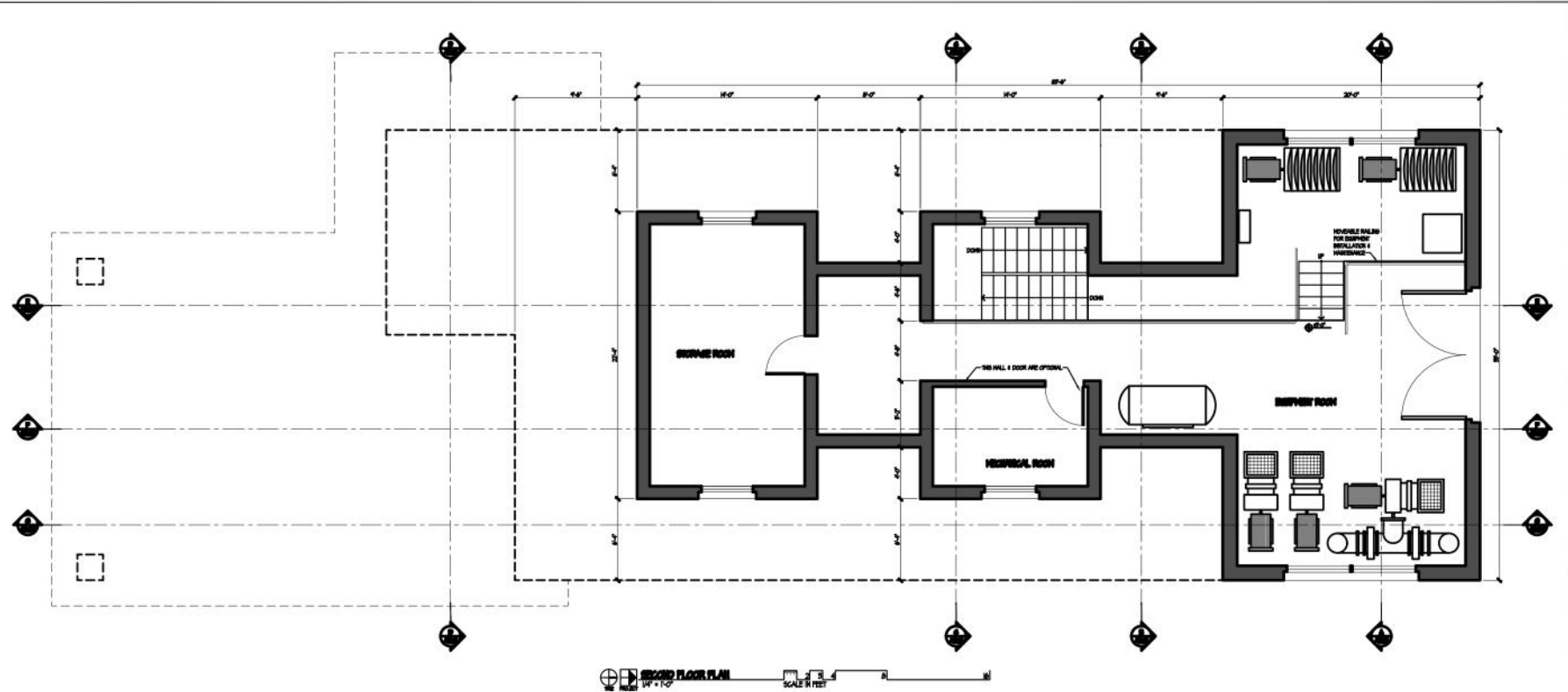
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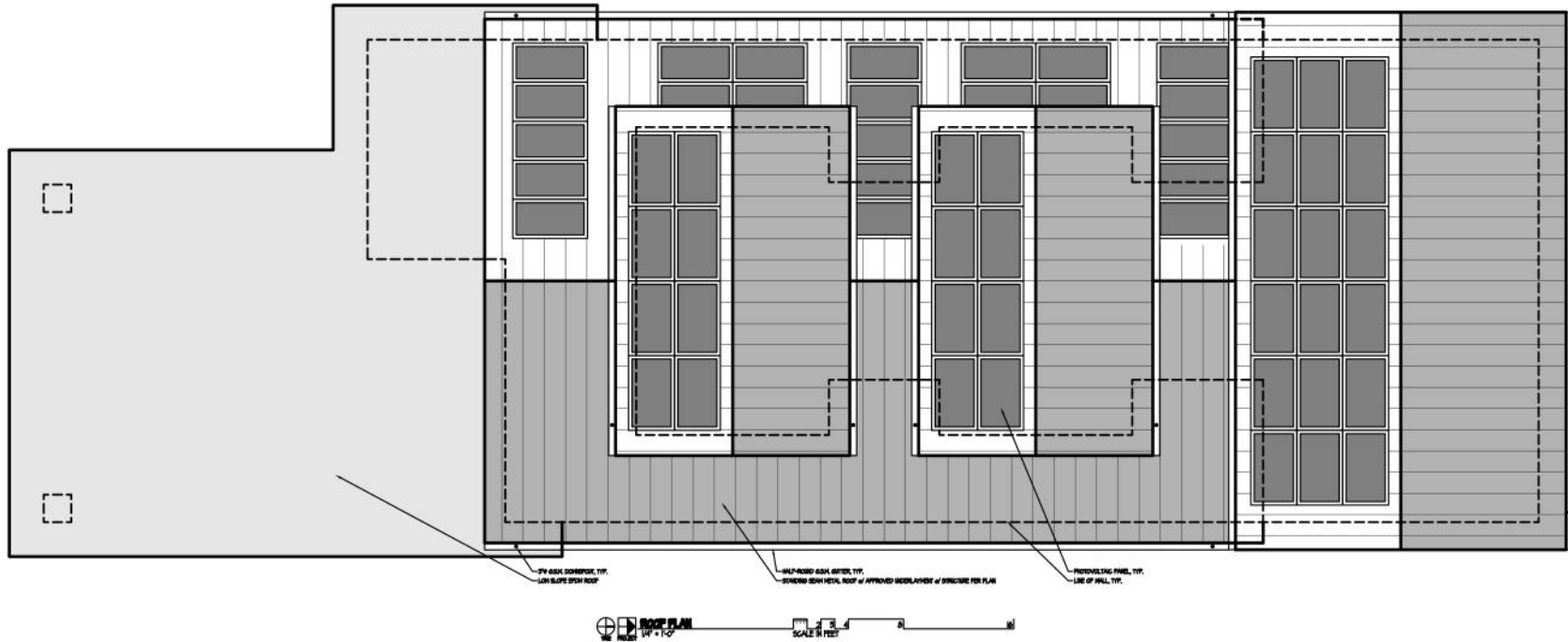
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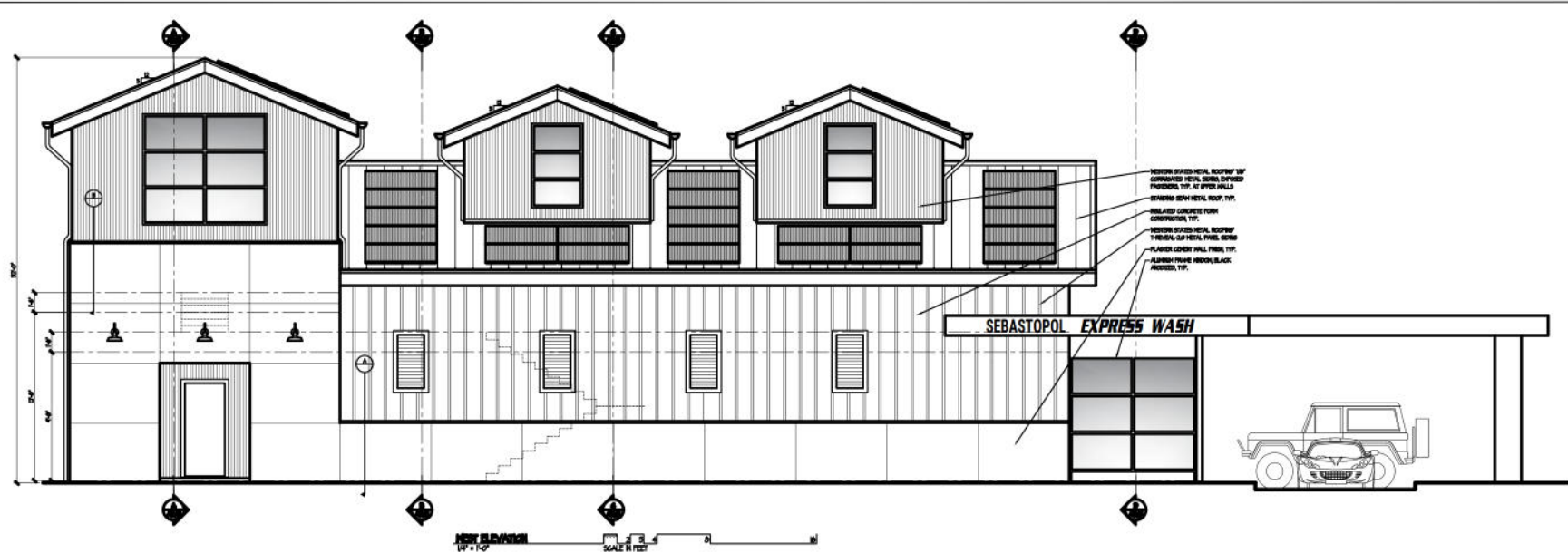
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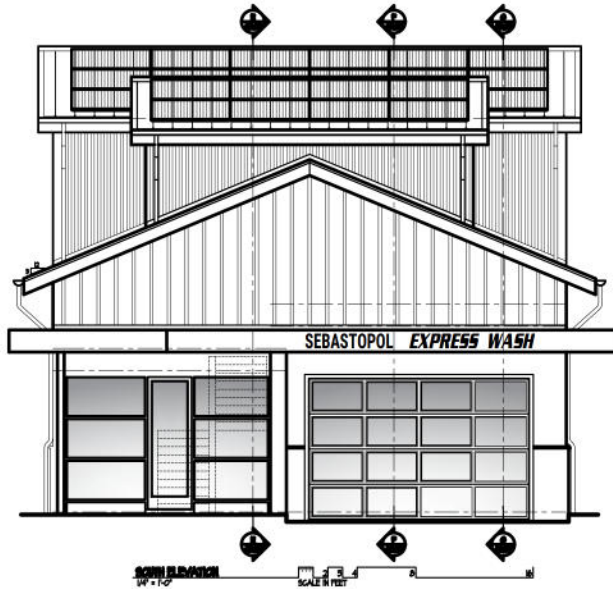
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NEW SECTION
1/4" = 1'-0"
SCALE IN FEET



SECTION ELEVATION
1/4" = 1'-0"
SCALE IN FEET

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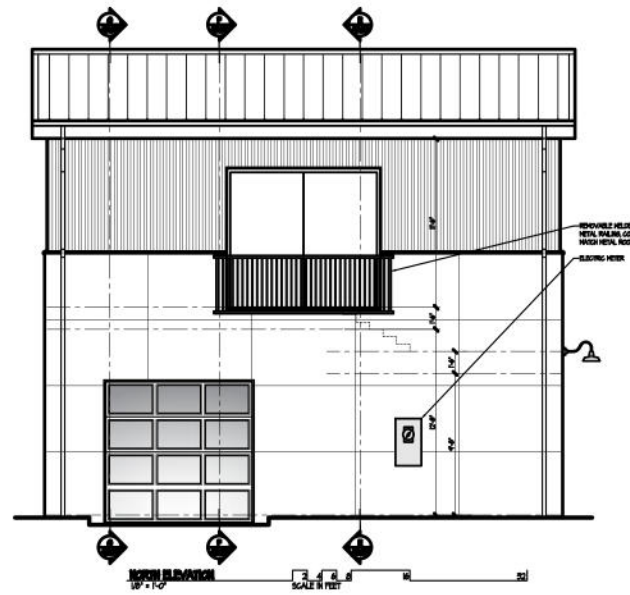
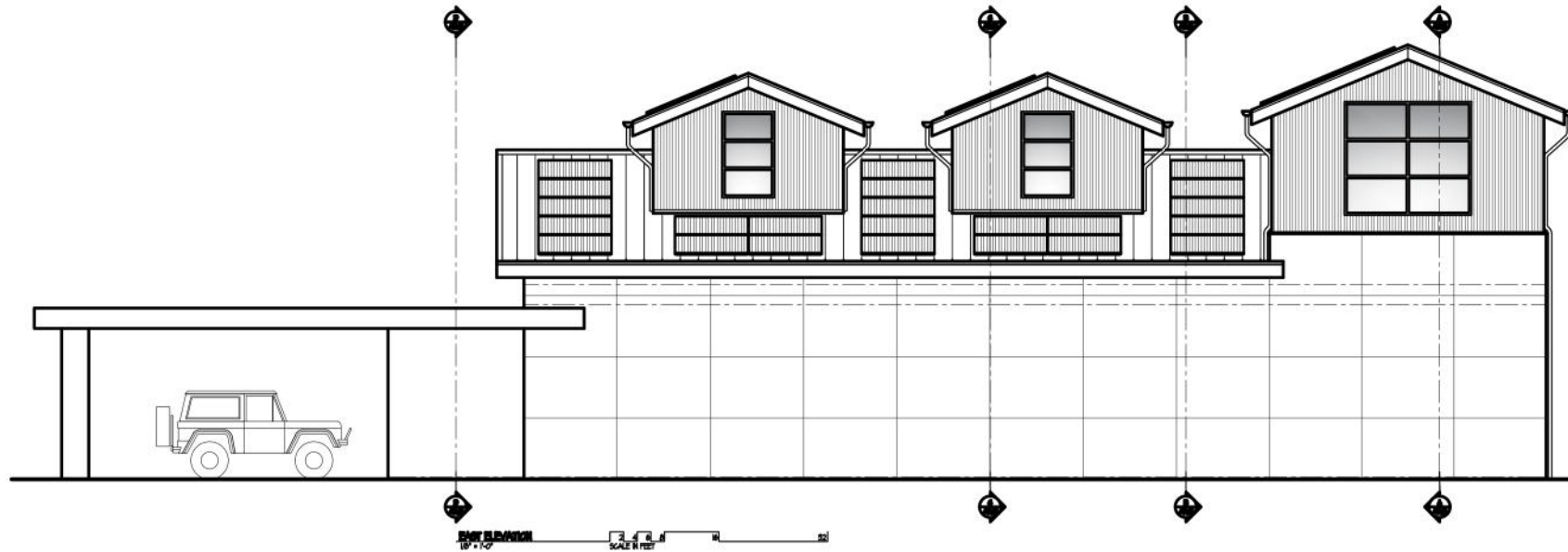
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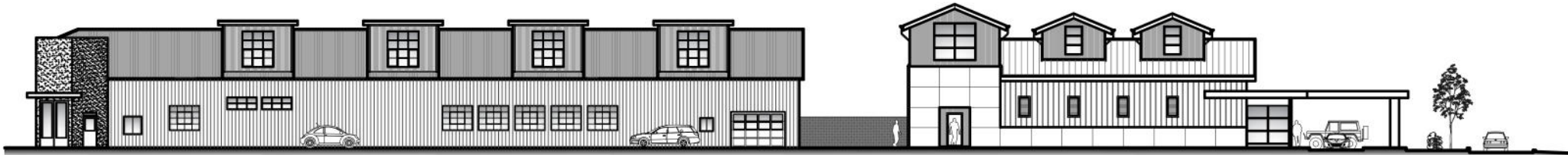
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SEBASTOPOL EXPRESS WASH FACILITY ELEVATION
1" = 10'-0" SCALE IN FEET



SEBASTOPOL EXPRESS WASH FACILITY ELEVATION
1" = 10'-0" SCALE IN FEET



SEBASTOPOL EXPRESS WASH FACILITY ELEVATION
1" = 10'-0" SCALE IN FEET

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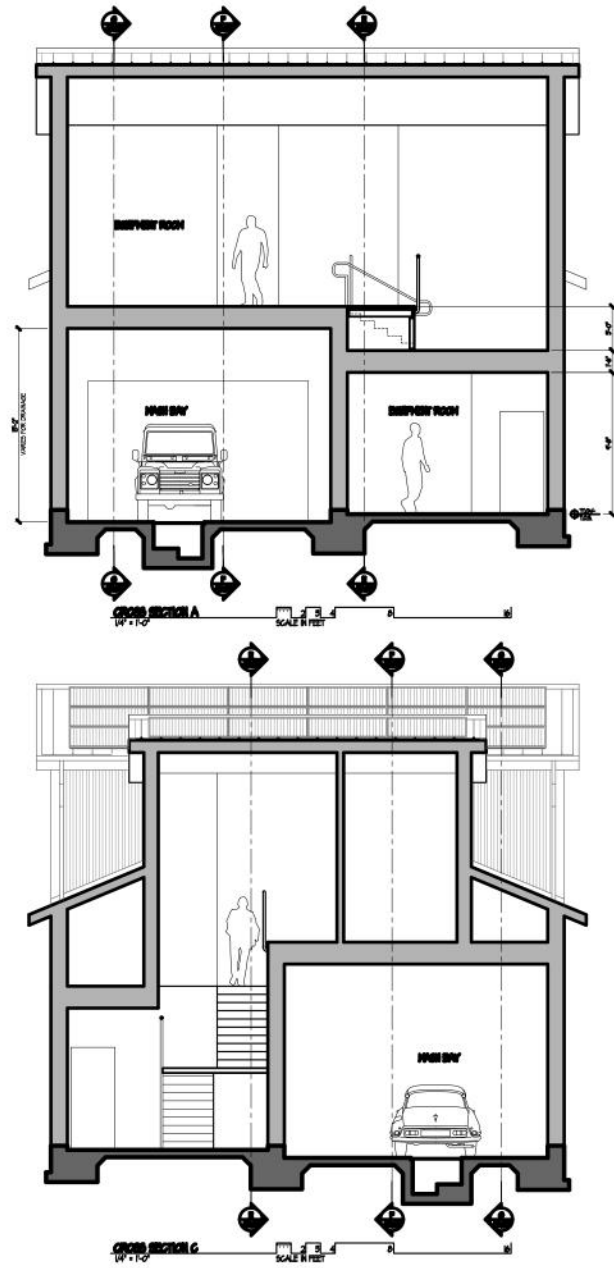
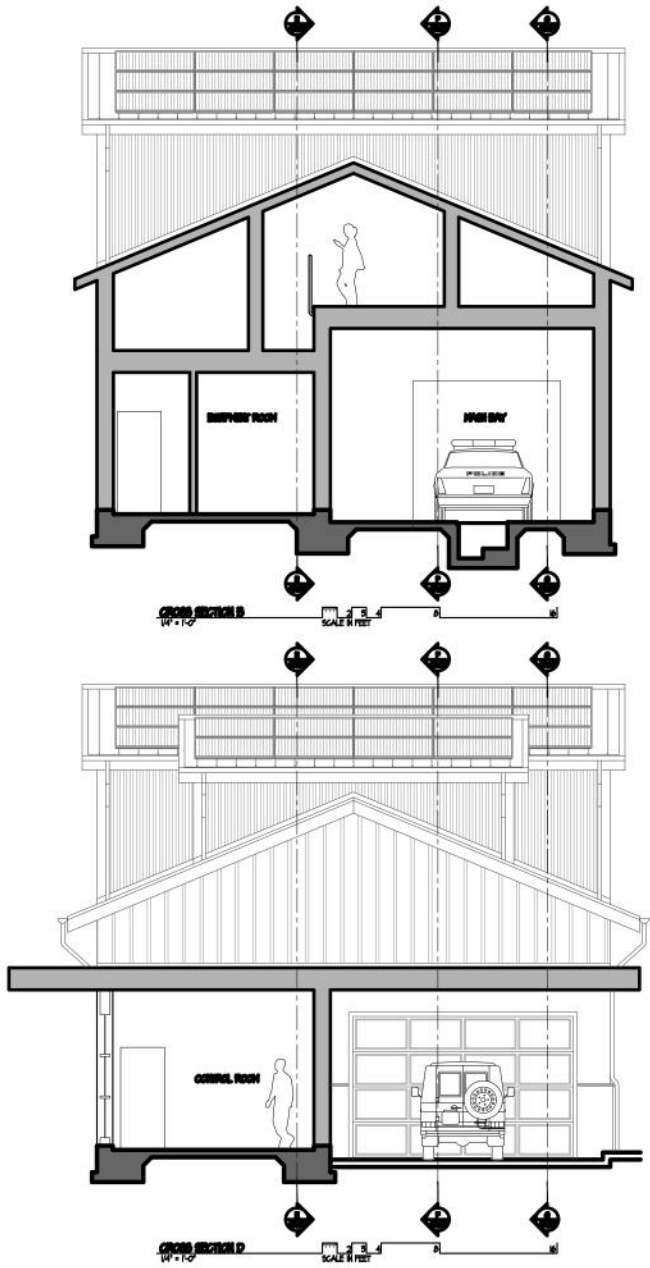
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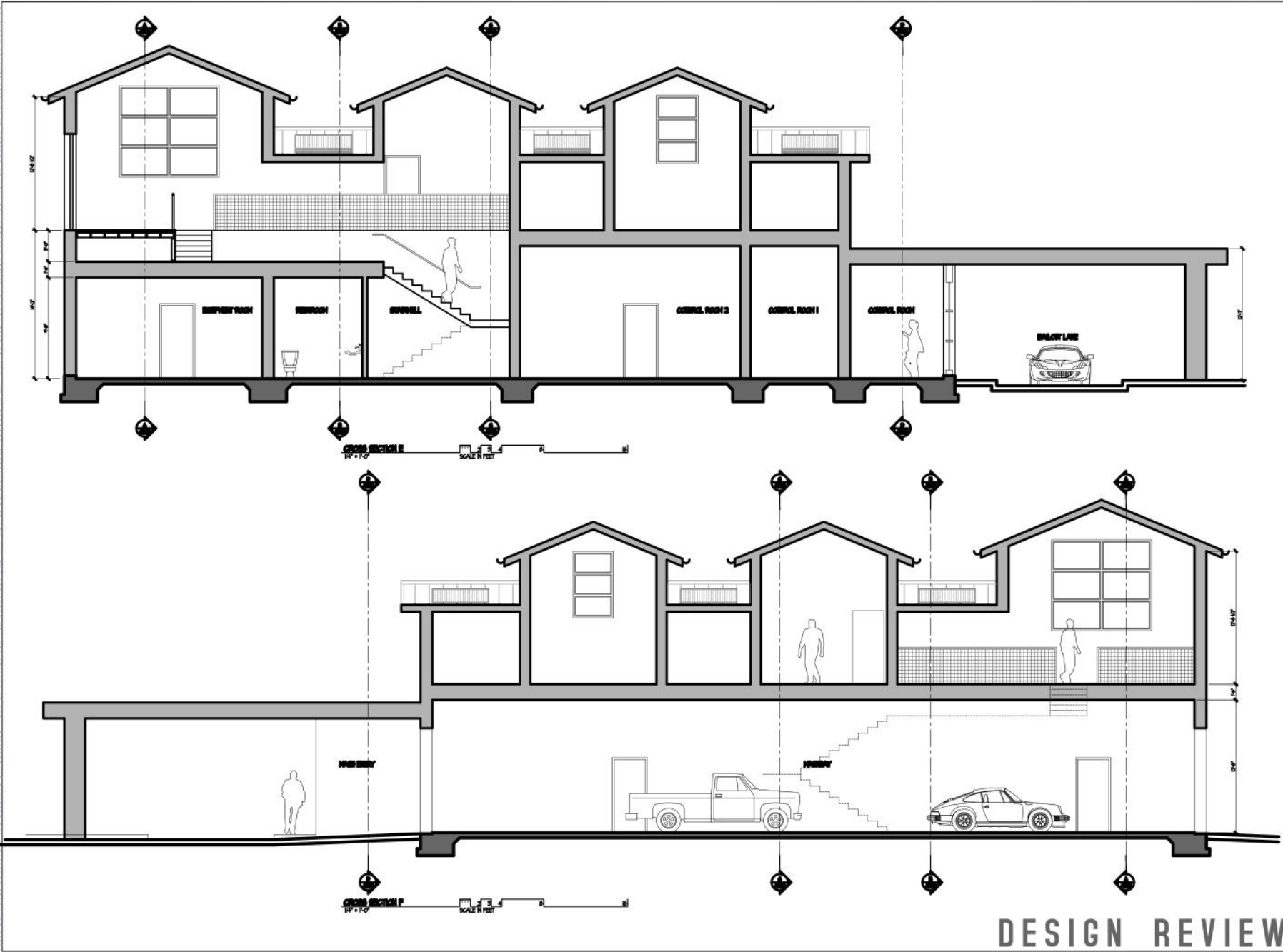
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**PATRICK
SLAYTER
ARCHITECT**
POST OFFICE BOX 941
SEBASTOPOL, CALIFORNIA 95472
707 . 828 . 8888

PRINT DATES
DESIGN REVIEW APPLICATION 04/28/21

REVISIONS

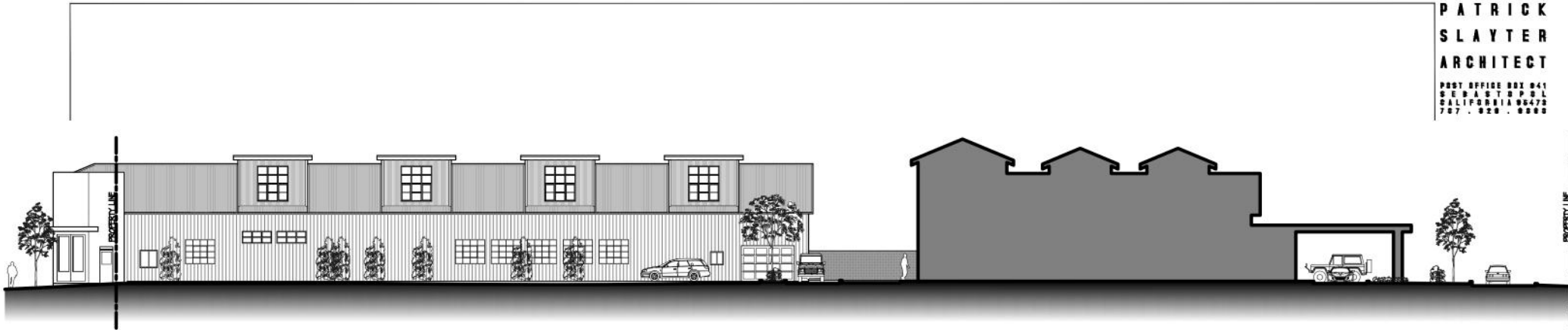
SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02
DATE PLOTTED 2021
SHEET NUMBER

DESIGN REVIEW A3.02
10/10/2021

**PATRICK
SLAYTER
ARCHITECT**

POST OFFICE BOX 941
SEBASTOPOL, CALIFORNIA 95472
707 . 828 . 8888



THE GRAND SECTION 1A
7' = 10'-0" SCALE IN FEET 10 20 100



THE GRAND SECTION 1B
7' = 10'-0" SCALE IN FEET 10 20 100

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PRINT DATES
DESIGN REVIEW APPLICATION 04/28/21

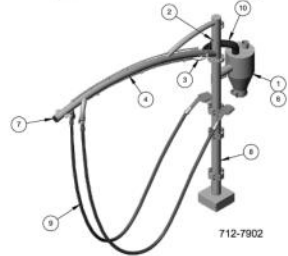
REVISIONS

SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02
COPYRIGHT 2021
SHEET NUMBER

DESIGN REVIEW A3.03
10/10/2021

**L3 ARCH - DOUBLE DROP ASSEMBLY
(14 TOTAL REQUIREMENTS)**



712-7902

**L3 ARCH - SINGLE DROP ASSEMBLY
(4 TOTAL REQUIREMENTS)**

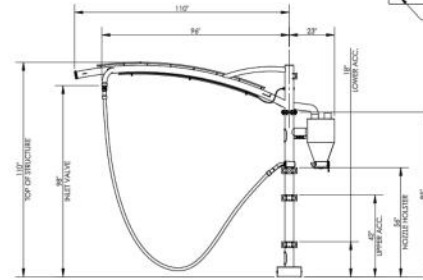


712-7901

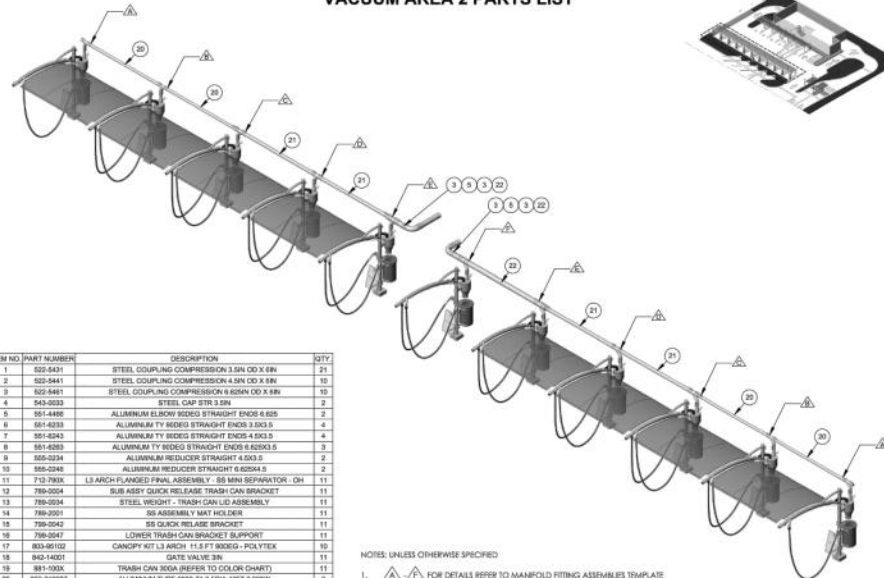
ITEM NO.	PART NUMBER	DESCRIPTION	712-7901/ QTY	712-7902/ QTY
1	370-39301	SS MINI SEPARATOR - 1 AXIS - REAR POST MOUNT - OH - ARCH	1	1
2	415-00001	STRAIN RELIEF CORD GRIP - PLASTIC - FOR 0.20 - 0.472	1	1
3	418-10001	10' LED POWER CORD FOR USE TB LEDS W/ P/N 431-3000X	1	1
4	431-6000X	6' LED 2650 LUMENS TB W/ INTEGRATED DRIVER	1	1
5	517-6822	ABS PLUG THREADED 2	1	-
6	522-5451	STEEL COUPLING COMPRESSION 3.5IN OD X 8IN	1	1
7	543-9203	3M CAP 3IN	1	1
8	712-7000	L3 ARCH FLANGED FINAL ASSEMBLY - OH	1	1
9	802-1100X	VACUUM HOSE KIT 1.5IN X 15FT - FOR DETAILS REFER TO INVOICE	1	2
10	848-341XX	HOSE VACUUM 3IN - FOR DETAILS REFER TO INVOICE	1	1

NOTES: UNLESS OTHERWISE SPECIFIED
1. COLORS AND ACCESSORIES REFLECTED ARE FOR REPRESENTATION PURPOSES ONLY. REFER TO INVOICE FOR SPECIFIC REQUIREMENTS.

L3 BASE PLATE



VACUUM AREA 2 PARTS LIST



ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	525-5451	STEEL COUPLING COMPRESSION 3.5IN OD X 8IN	21
2	522-5441	STEEL COUPLING COMPRESSION 4.5IN OD X 8IN	10
3	522-5441	STEEL COUPLING COMPRESSION 4.5IN OD X 8IN	10
4	544-0203	STEEL CAP 3IN 1.5IN	2
5	551-4886	ALUMINUM ELBOW 90DEG STRAIGHT ENDS 6.825X3.5	2
6	551-4833	ALUMINUM T Y REDUC STRAIGHT ENDS 3.5X3.5	4
7	551-4242	ALUMINUM T Y REDUC STRAIGHT ENDS 4.5X3.5	4
8	551-4263	ALUMINUM T Y REDUC STRAIGHT ENDS 6.825X3.5	3
9	555-2234	ALUMINUM REDUCER STRAIGHT 4.5X3.5	2
10	555-2246	ALUMINUM REDUCER STRAIGHT 6.825X4.5	2
11	712-7900	L3 ARCH FLANGED FINAL ASSEMBLY - SS MINI SEPARATOR - OH	11
12	789-0004	SUB ASSEY QUICK RELEASE TRASH CAN BRACKET	11
13	789-0234	STEEL WEIGHT - TRASH CAN LID ASSEMBLY	11
14	789-0251	SS ASSEMBLY MET HOLDER	11
15	789-0242	SS QUICK RELEASE BRACKET	11
16	789-0247	LOWER TRASH CAN BRACKET SUPPORT	11
17	833-6102	CANOPY KIT L3 ARCH 11.5 FT BODYS - POLYTEX	10
18	842-1401	GATE VALVE 3IN	11
19	881-100X	TRASH CAN 30GA (REFER TO COLOR CHART)	11
20	892-3160P	ALUMINUM TUBE 68X-T1 3.00X 10FT 6.09IN	6
21	892-31610	ALUMINUM TUBE 68X-T1 4.50X 10FT 6.09IN	4
22	892-32913	ALUMINUM TUBE 68X-T1 8.250X 12FT 6.109IN	2

NOTES: UNLESS OTHERWISE SPECIFIED

1. FOR DETAILS REFER TO MANFOLD FITTING ASSEMBLY TEMPLATE
2. TWO (2) CANOPYES ARE NOT SHOWN FOR CLARITY
3. REFER TO INVOICE FOR ELECTRICAL REQUIREMENTS

DESCRIPTION: L3 ARCH FLANGED FINAL ASSEMBLY SS MINI SEPARATOR - OH
PROJECT NUMBER: 712-7901 / 712-7902
DRAWING NUMBER: 17-02
DATE: 02-28-2023

CLIENT APPROVAL:
PROJECT NO.: AVIQ27004
DATE: 02-28-2023

PROJECT FILE: Turnkey Vision
Sebastopol Express Wash
PROJECT ADDRESS: 6809 Sebastopol Ave
Sebastopol, CA 95472

REVISIONS:
DATE: 02-28-2023
BY: [Signature]

**PATRICK
SLAYTER
ARCHITECT**
POST OFFICE BOX 241
SEBASTOPOL CALIFORNIA 95472
707 . 820 . 0800

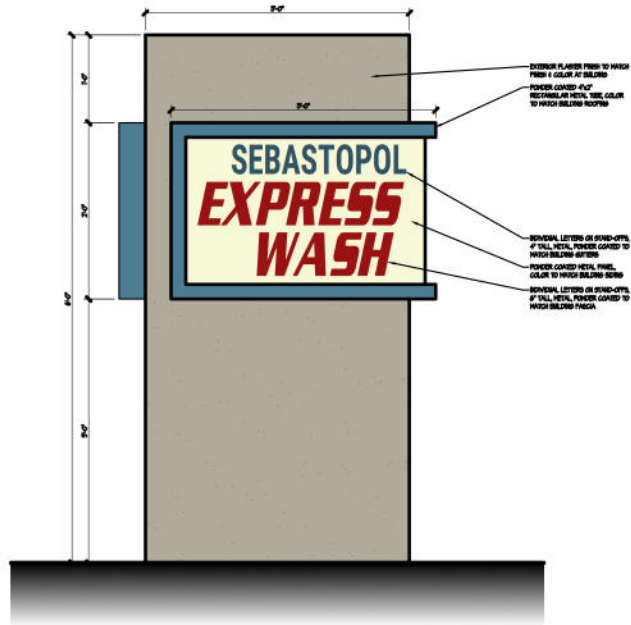
PRINT DATES
DESIGN REVIEW APPLICATION: 04/28/23

REVISIONS:
DATE: 02-28-2023
BY: [Signature]

SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER: 17-02
DATE: 02-28-2023
SHEET NUMBER: **A 4.01**

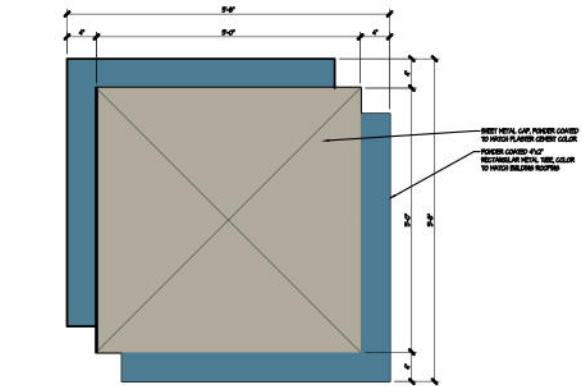
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SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET

**PATRICK
SLAYTER
ARCHITECT**
 POST OFFICE BOX 941
 SEBASTOPOL
 CALIFORNIA 95472
 707 . 820 . 0000

PRINT DATES
 DESIGN REVIEW APPLICATION 04/28/21

REVISIONS

SEBASTOPOL EXPRESS WASH
 6809 SEBASTOPOL AVENUE
 SEBASTOPOL, CALIFORNIA 95472
 PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02
 COPYRIGHT 2021
 SHEET NUMBER

DESIGN REVIEW A 4.02
 04/10/2021



GENERAL NOTES:

- THIS PLAN IS TO BE USED AS A PLANTING CONCEPT ONLY.
- STRUCTURAL NOTES ARE TO BE IN THE PERVIEW OF SITE CONTRACTORS
- EXISTING UTILITY LINE PLACEMENTS ARE TO BE DETERMINED BEFORE ANY EXCAVATION
- INCORPORATE ORGANIC COMPOST TO ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6"
- APPLY CLEAN GREEN MULCH 4" DEEP TO ALL PLANTING BEDS TO SUPPRESS WEEDS AND REDUCE WATER EVAPORATION
- EXISTING TREES ARE TO BE REMOVED

	1-10 Tender and deciduous tree NETT BROWN LEAF ADD L, 20" MORNING GLORY		1-10 Small tree with WHITE FLOWERS ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK
	1-10 Colorful shrub with flowers, Dotted foliage and red flowers ADD L, 20" EVENING PRIMROSE		1-10 Colorful shrub with white flowers ADD L, 20" MORNING GLORY BLACK TREE TRUNK

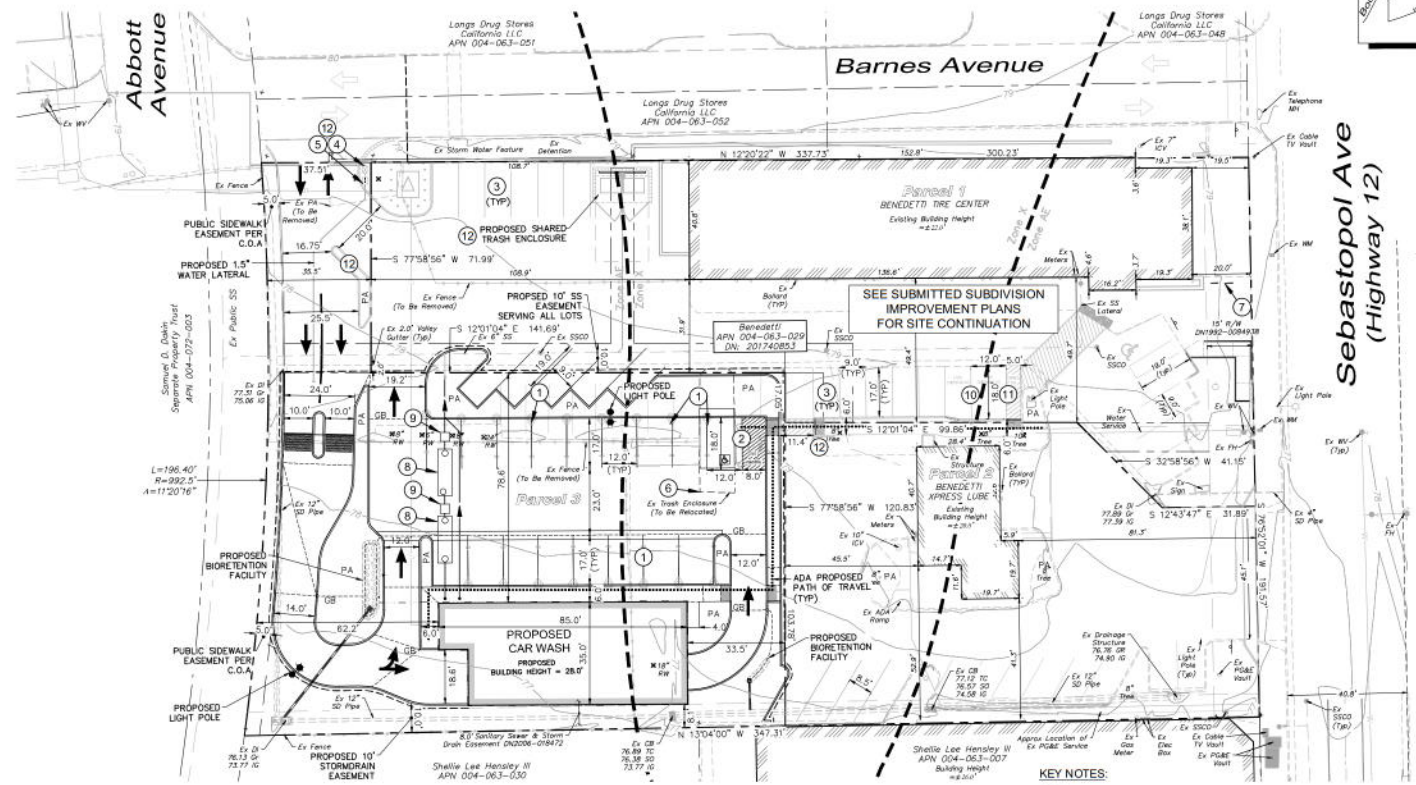
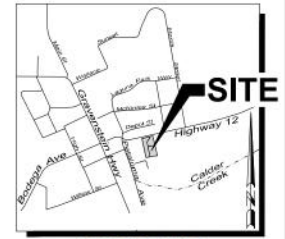
GARDEN OF EASE
P.O. BOX 2347 SEBASTOPOL, CA 95473
GAYLEEN BROWN
GAYLEEN@GARDENOFEASE.COM (415) 608-0480

CONCEPT: 5
SCALE: 1:16
DATE: 2/2/22

**MARK REECE/
BENEDETTI TIRE PROS.**
6809 SEBASTOPOL, CA 95473

GRADING PLAN FOR PARCEL 3 OF THE BENEDETTI MINOR SUBDIVISION

6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

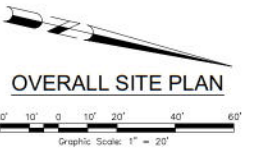


DEMOLITION LEGEND:
 X Tree to be removed
 () Structure to be removed

ADA LEGEND:
 ***** ADA ACCESSIBLE PATH OF TRAVEL (PAT)

THE PATH OF TRAVEL (PAT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE. ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ACCESSIBLE AND STRUCTURAL REPAIRS. PATHS OF TRAVEL MUST BE: (1) CONTIGUOUSLY ACCESSIBLE, (2) HAVE A MINIMUM 7'2" CHANGES IN ELEVATION OR PROVIDE CURB RAMP'S COMPLYING WITH CBC 118-402; (3) ARE A MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 3% (i.e., 20:1), SHALL HAVE PREDRIVEN RAMPS COMPLYING WITH CBC 118-402; CBC 118-202.4, 118-206.2.2, 118-305.1, 118-403.5, AND 118-406.

PURPOSE STATEMENT
 TO OUTLINE PRELIMINARY DESIGN CONCERNING PARCEL 3 & THE IMPACT TO THE ADJACENT PARCELS, & BUSINESS. SEE THE BENEDETTI MINOR SUBDIVISION TENTATIVE MAP APPLICATION FOR MORE DETAILS. (UNDER SEPARATE PERMIT).



HATCHING LEGEND:
 [Hatched Box] 0.21' AC OVER 0.67' CL II AB
 [Dotted Box] HARDSCAPE (SLO)

- KEY NOTES:**
- 1 16 PROPOSED VACUUM PARKING STALL
 - 2 1 PROPOSED ADA VACUUM PARKING STALL
 - 3 PROPOSED SHARED STANDARD PARKING STALL
 - 4 PROPOSED WATER METER FOR NEW DEVELOPMENT
 - 5 PROPOSED REVERSE PRESSURE BACKFLOW PREVENTOR FOR NEW DEVELOPMENT
 - 6 DEMO EXISTING TRASH ENCLOSURE AND RELOCATE
 - 7 PROPOSED SHARED BICYCLE STORAGE AREA
 - 8 20SD-COLLON JENSEN PRECAST MODEL #P20DKEE-SO SAND AND GREASE INTERCEPTOR/CLARIFIER (USP)
 - 9 CONTROL SAMPLING MANHOLE
 - 10 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION (STALL TO BE GRAZED FOR ADA ACCESSIBILITY)
 - 11 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION
 - 12 SEE SUBMITTED SUBDIVISION IMPROVEMENT PLANS FOR SITE CONTINUATION

J:\0184 PRODUCTION\1857\1857.dwg Author: Designer User: Permit\1857 - 21.0 - 21.0 - Plot Date: 3/29/2023 3:28:52 PM

Revisions	Description	Approved

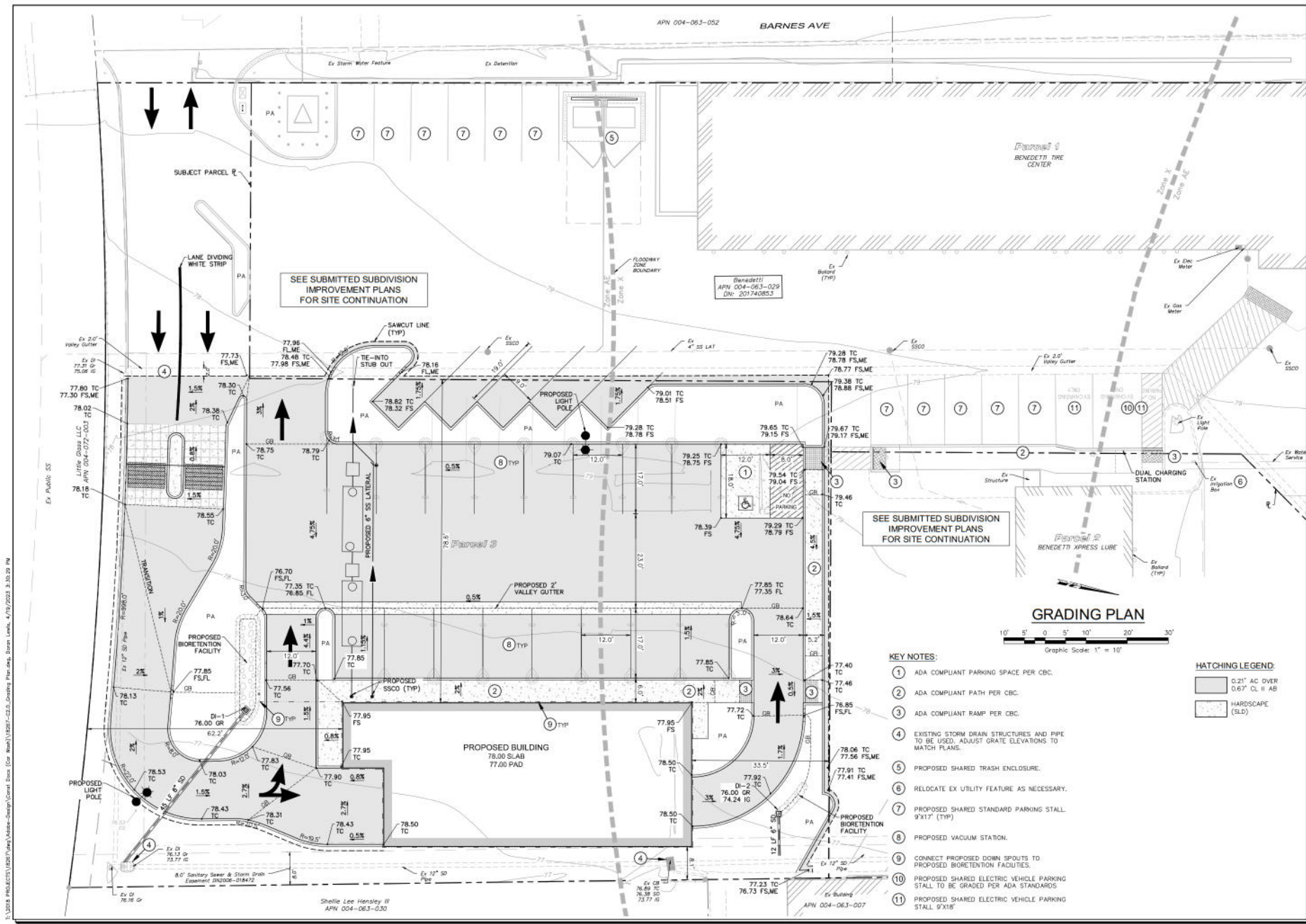
adobe associates, inc.
 civil engineering/land surveying/landscape
 1230 N. DeSoto Ave., Suite 205, CA 94944
 P: (707) 541-2300 F: (707) 941-2301
 Website: www.adobeassoc.com
 *A. Samek You Can Count On!



Grading Plan
for Parcel 3 of the
Benedetti Minor Subdivision
 6809 Sebastopol Avenue
 Sebastopol, California
 APN 004-063-029

SCALE: AS NOTED
Date: April 17th, 2023
Design by: DJR/BSC
Drawn by: TRG
Checked by: ur

Sheet
C1.0
 1 of 2 Sheets
 Job 18267



SEE SUBMITTED SUBDIVISION
IMPROVEMENT PLANS
FOR SITE CONTINUATION

SEE SUBMITTED SUBDIVISION
IMPROVEMENT PLANS
FOR SITE CONTINUATION

GRADING PLAN



KEY NOTES:

- 1 ADA COMPLIANT PARKING SPACE PER CBC.
- 2 ADA COMPLIANT PATH PER CBC.
- 3 ADA COMPLIANT RAMP PER CBC.
- 4 EXISTING STORM DRAIN STRUCTURES AND PIPE TO BE USED. ADJUST GRATE ELEVATIONS TO MATCH PLANS.
- 5 PROPOSED SHARED TRASH ENCLOSURE.
- 6 RELOCATE EX UTILITY FEATURE AS NECESSARY.
- 7 PROPOSED SHARED STANDARD PARKING STALL 9'X17' (TYP)
- 8 PROPOSED VACUUM STATION.
- 9 CONNECT PROPOSED DOWN SPOUTS TO PROPOSED BIORETENTION FACILITIES.
- 10 PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL TO BE GRADED PER ADA STANDARDS
- 11 PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL 9'X18'

HATCHING LEGEND:

- 0.21' AC OVER
0.67' CL II AB
- HARDSCAPE (SLD)

**Grading & Drainage Plan
for Parcel 3 of the
Benedetti Minor Subdivision**

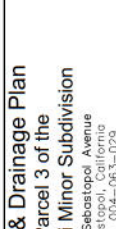
SCALE: AS NOTED
Date: April 17th, 2023
Design by: TRG
Drawn by: TRG
Checked by: TRG

Sheet
C2.0
2 of 3 Sheets
Job 18267

Revisions	No.	Date	Description	Approved

1 adobe associates, inc.
civil engineering (land surveying) / wastewater
1220 N. DeSoto Ave., Suite 200, CA 94111
P: (979) 541-2300 F: (979) 941-2301
Website: www.adobeassociates.com

Tracylynn L. Schram, RCE, 678902
My license expires 6/30/2023



D:\3385 PROJECTS\18267\Plan\Grading-Design\Draw - Civil - 18267-022 - Grading Plan.dwg, Date Plotted: 4/19/2023 2:38:29 PM

Shellee Lee Hensley III
APN 004-063-030

APN 004-063-007

ABBREVIATIONS:

AAI ADOBE ASSOCIATES, INC.	LP LOW POINT
AC ASPHALT CONCRETE	MAX MAXIMUM
AE ACCESS EASEMENT	MH MANHOLE
APH ASSESSORS PARCEL NUMBER	MIN MINIMUM
BM BENCHMARK	N/S NOT TO SCALE
CB CATCH BASIN	OHW OVERHEAD WIRE
C CENTERLINE	PL PROPERTY LINE
CO CLEANOUT	PS PLANTER STRIP
DI DROP INLET	PUE PUBLIC UTILITY EASEMENT
DN DOCUMENT NUMBER	PVT PRIVATE
EG EXISTING GROUND	RCE REGISTERED CIVIL ENGINEER
EP EDGE OF PAVEMENT	SD STORM DRAIN
EZ ELEVATION	SF SQUARE FEET
ESM EASEMENT	SO SIDE OPENING
EX EXISTING	SS SANITARY SEWER
FG FINISH GRADE	SSE SANITARY SEWER EASEMENT
FH FIRE HYDRANT	SSCO SANITARY SEWER CLEANOUT
FS FINISHED SURFACE	STD STANDARD
GB GRADE BREAK	SWE SIDEWALK EASEMENT
GR GRAZE	TC TOP OF CURB
HP HIGH POINT	TYP TYPICAL
IG INVERT GRADE	W WATER
LF LINEAR FEET	WE WATER EASEMENT

SITE TOPOGRAPHY
LANDS OF BENEDETTI et. al.
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA

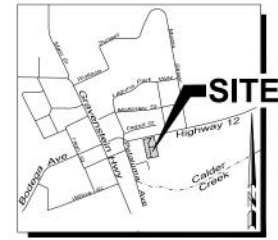
APN 004-063-029

SURVEY/ENGINEER

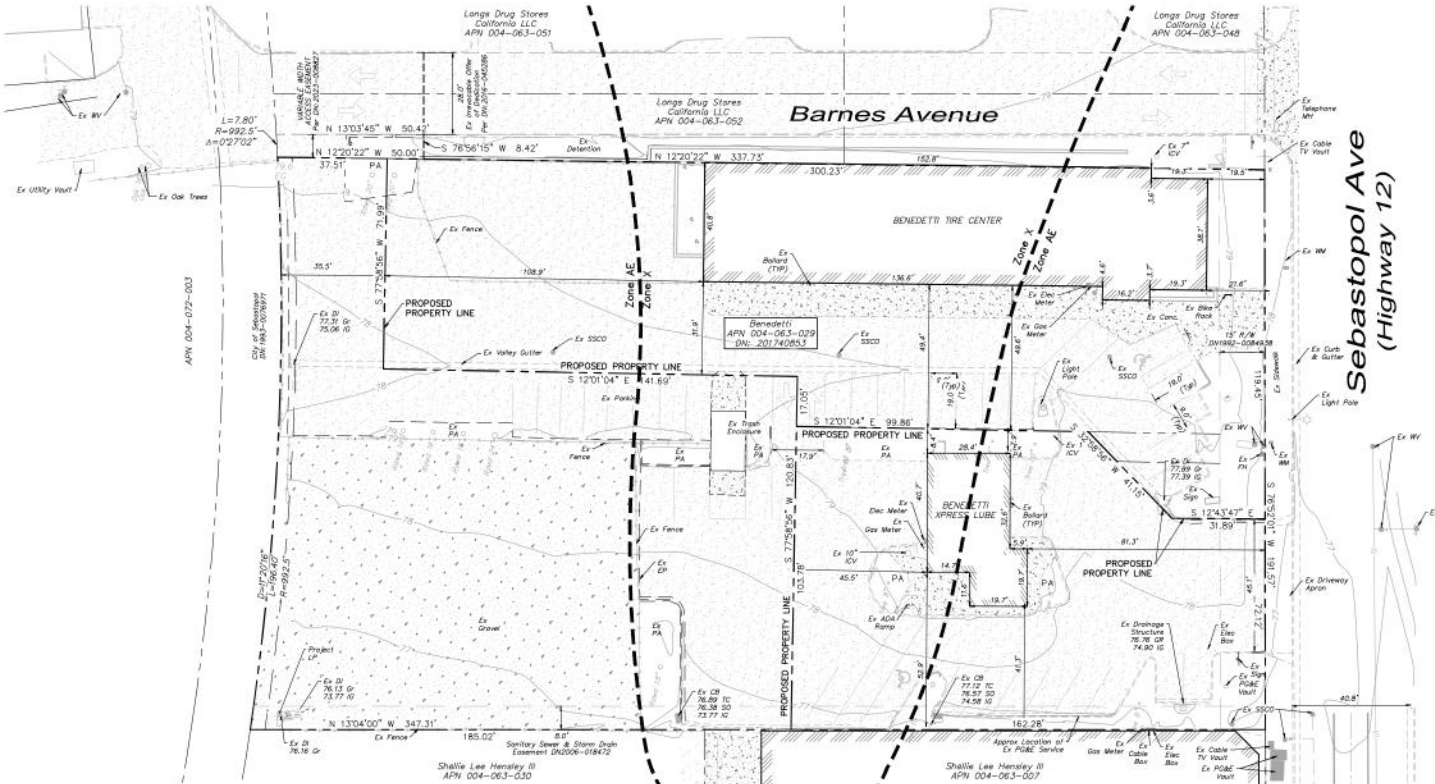
ADOBE ASSOCIATES, INC.
 1220 N. DUTTON AVENUE
 SANTA ROSA, CALIFORNIA 95401
 PHONE: (707) 541-2300
 FAX: (707) 541-2301

OWNER/APPLICANT

BENEDETTI TRUST
 6809 SEBASTOPOL AVE.
 SEBASTOPOL, CA. 95472
 (707) 829-0909



LOCATION MAP
NTS



Legend:

- PROPERTY BOUNDARY
- - - CURB & GUTTER
- - - SANITARY SEWER & MANHOLE
- - - WATER MAIN & GATE VALVE
- FIRE HYDRANT
- STORM DRAIN & CATCH BASIN (CB)
- - - EXISTING FENCE
- - - OVERHEAD WIRES
- - - LIMIT OF ZONE AT FLOODWAY AS SHOWN ON FEMA FIRM PANEL 060305050E
- UTILITY POLE
- (Size) EXISTING TREES INDICATING SIZE AND TYPE
- Found Monument As Shown
- Found 2" Brass Disc and Punch in Street
- Catch Basin
- Electric Box
- Fence, as noted
- Fire Hydrant
- Flow Line
- Guy Wire
- Street Light
- Overhead Wires
- Utility Pole
- Drilings of trees
- Water Box
- Water Valve
- Concrete
- Gravel
- Pavement
- - - Ex Building Outlines

Revision No.	Description	Date	By	Approved

1 adobe associates, inc.
 civil engineering (land surveying) / landscape architecture
 1220 N. Dutton Ave., Suite 200, Santa Rosa, CA 95401
 P: (707) 541-2300 F: (707) 541-2301
 Website: www.adobeinc.com

Amor R. Smith
 Amor R. Smith, PLS 7907
 LICENSED PROFESSIONAL SURVEYOR
 APN 11-11-11

SITE TOPOGRAPHY
 6809 Sebastopol Avenue
 Sebastopol, California
 APN 004-063-029

BENCHMARK

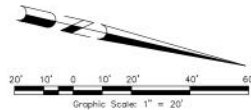
BENCHMARK IS A FOUND 2.5" DISK STAMPED "Y 204 1935 RESET 1949" BASED UPON DATA FROM THE NGS. ELEVATION OF THIS DISK IS 69.80 NAVD 89 DATUM. DISK IS LOCATED ON THE SOUTHEAST HEADWALL OF THE BRIDGE AT HIGHWAY 12 AND LAJUNA DE SANTA ROSA.

BASIS OF BEARINGS

BASIS OF BEARING IS BASED UPON MONUMENTATION FROM THAT MAP TITLED "PARCEL MAP NO. 99" FILED IN BOOK 358 OF MAPS, PAGES 10-11, SONOMA COUNTY RECORDS.

BOUNDARY DESCRIPTION

LOT 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS



GENERAL NOTES

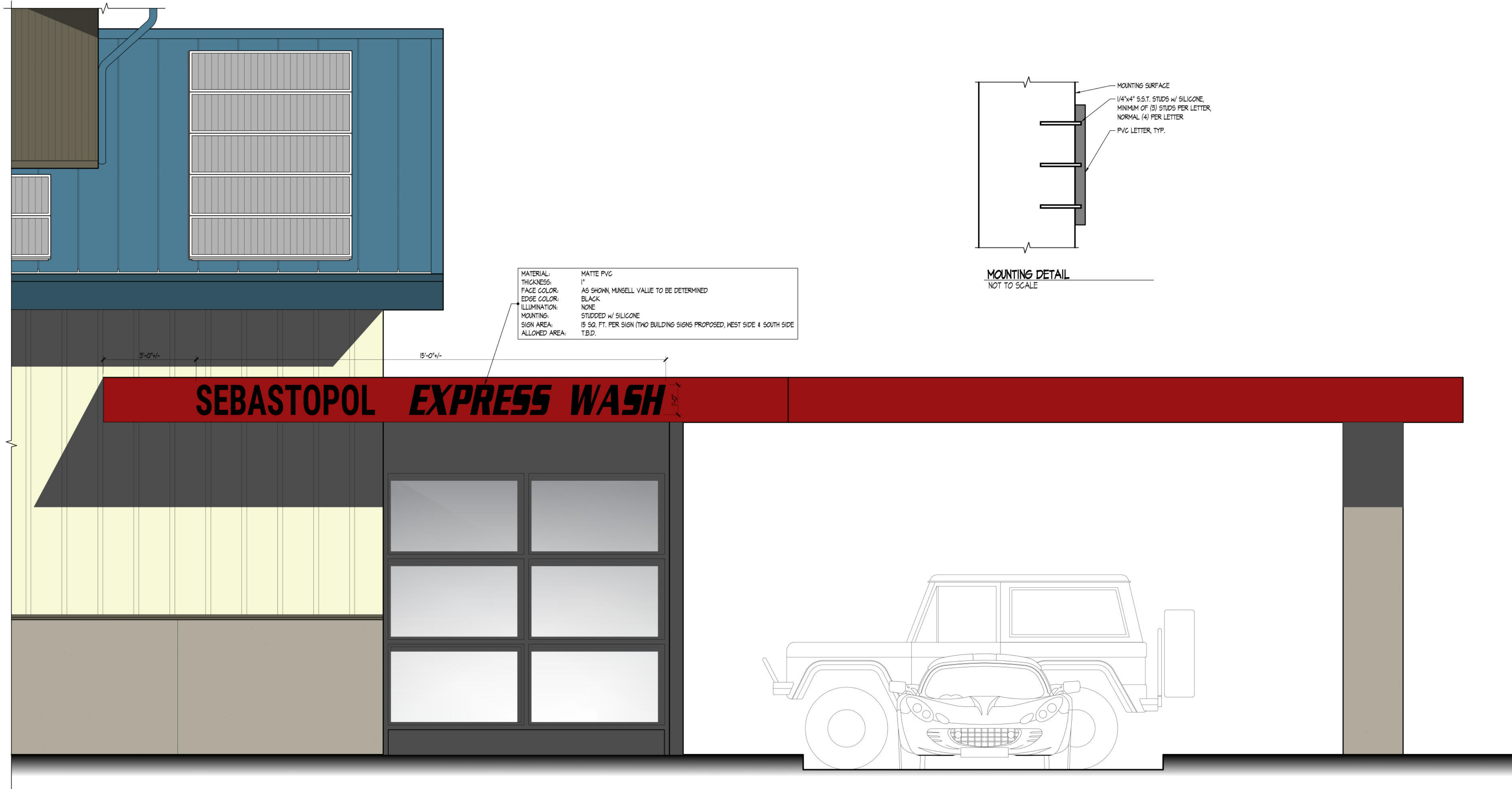
PROPERTY OWNER INFORMATION IS BASED UPON THAT "GRANT DEED" RECORDED MAY 5, 2017 UNDER DOCUMENT NUMBER 2017-040853 OF OFFICIAL RECORDS OF SONOMA COUNTY. PROPERTY LINES SHOWN HEREON ARE BASED UPON FOUND MONUMENTATION AND DELINEATED FROM THAT MAP TITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS.

A FIELD SURVEY WAS PERFORMED BY ADOBE ASSOCIATES, INC. AUGUST OF 2018. FEATURES SHOWN HEREON ARE EXISTING AS OF THE DATE OF THE FIELD SURVEY PERFORMED BY ADOBE ASSOCIATES, INC.

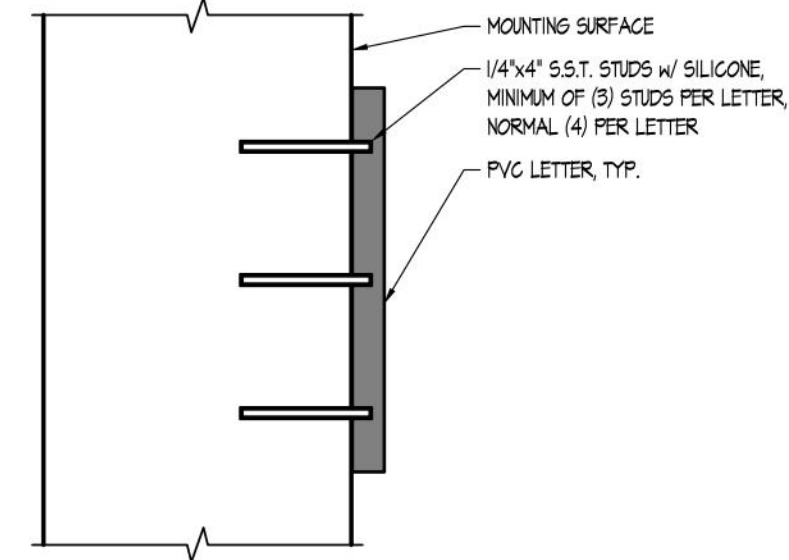
UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY, SUCH AS PAINT MARKINGS, OVERHEAD WIRING, UTILITY POLES, AND UTILITY BOXES. FOR THE LOCATION OF UNDER GROUND UTILITIES, A SUBSURFACE UTILITY LOCATING COMPANY SHOULD BE CONTACTED.

SCALE: AS NOTED
Date: April 3, 2023
Drawn by: TRG
Design by: TRG
Checked by: DL
Sheet
1
1 of 1 Sheets Job 18267

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

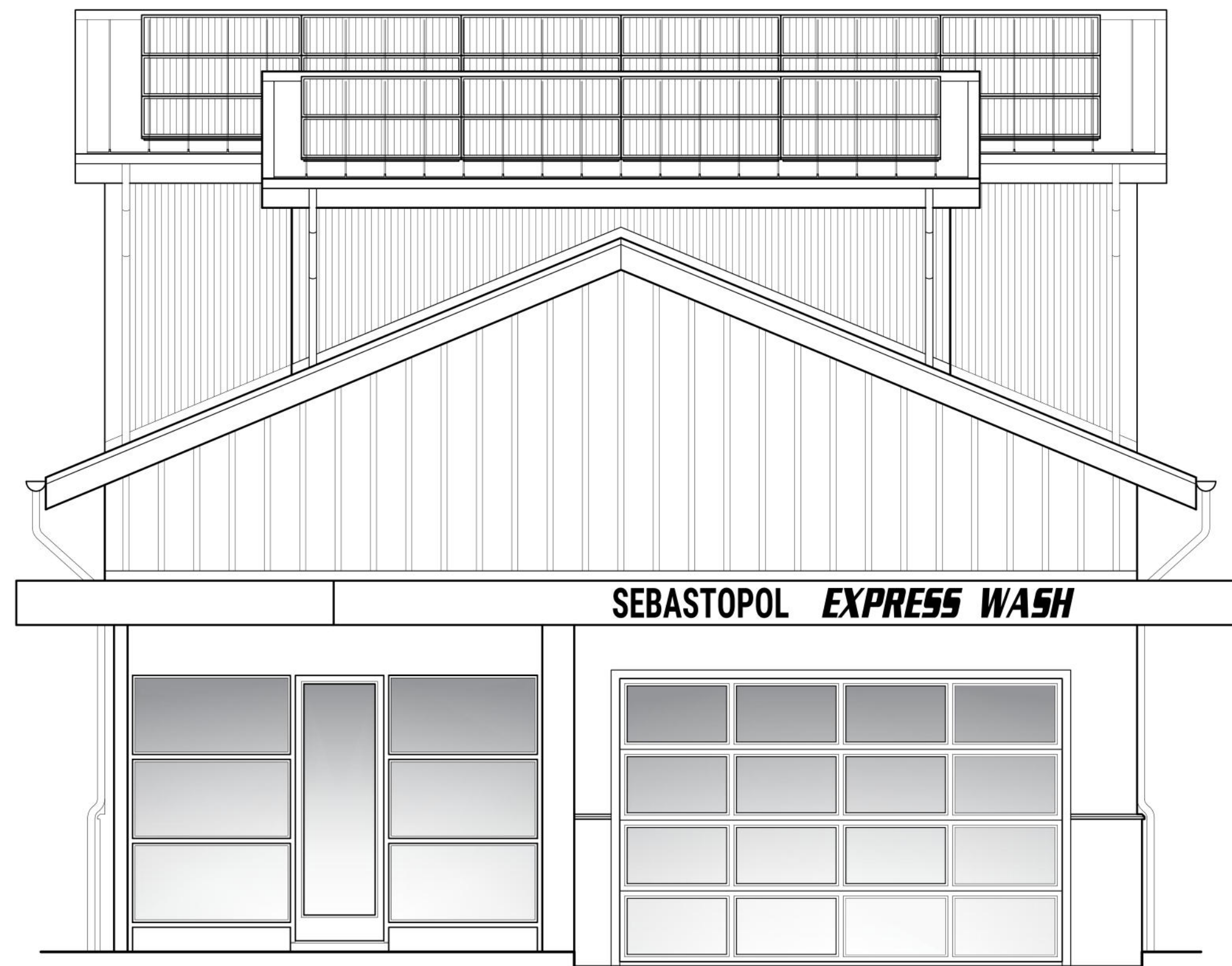


MATERIAL: MATTE PVG
THICKNESS: 1"
FACE COLOR: AS SHOWN, MUNSSELL VALUE TO BE DETERMINED
EDGE COLOR: BLACK
ILLUMINATION: NONE
MOUNTING: STUDED W/ SILICONE
SIGN AREA: 15 SQ. FT. PER SIGN (TWO BUILDING SIGNS PROPOSED, WEST SIDE & SOUTH SIDE)
ALLOWED AREA: T.B.D.



MOUNTING DETAIL
NOT TO SCALE

WEST ELEVATION
1/2" = 1'-0"
SCALE IN FEET



SOUTH ELEVATION
1/4" = 1'-0"
SCALE IN FEET

PRINT DATES
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

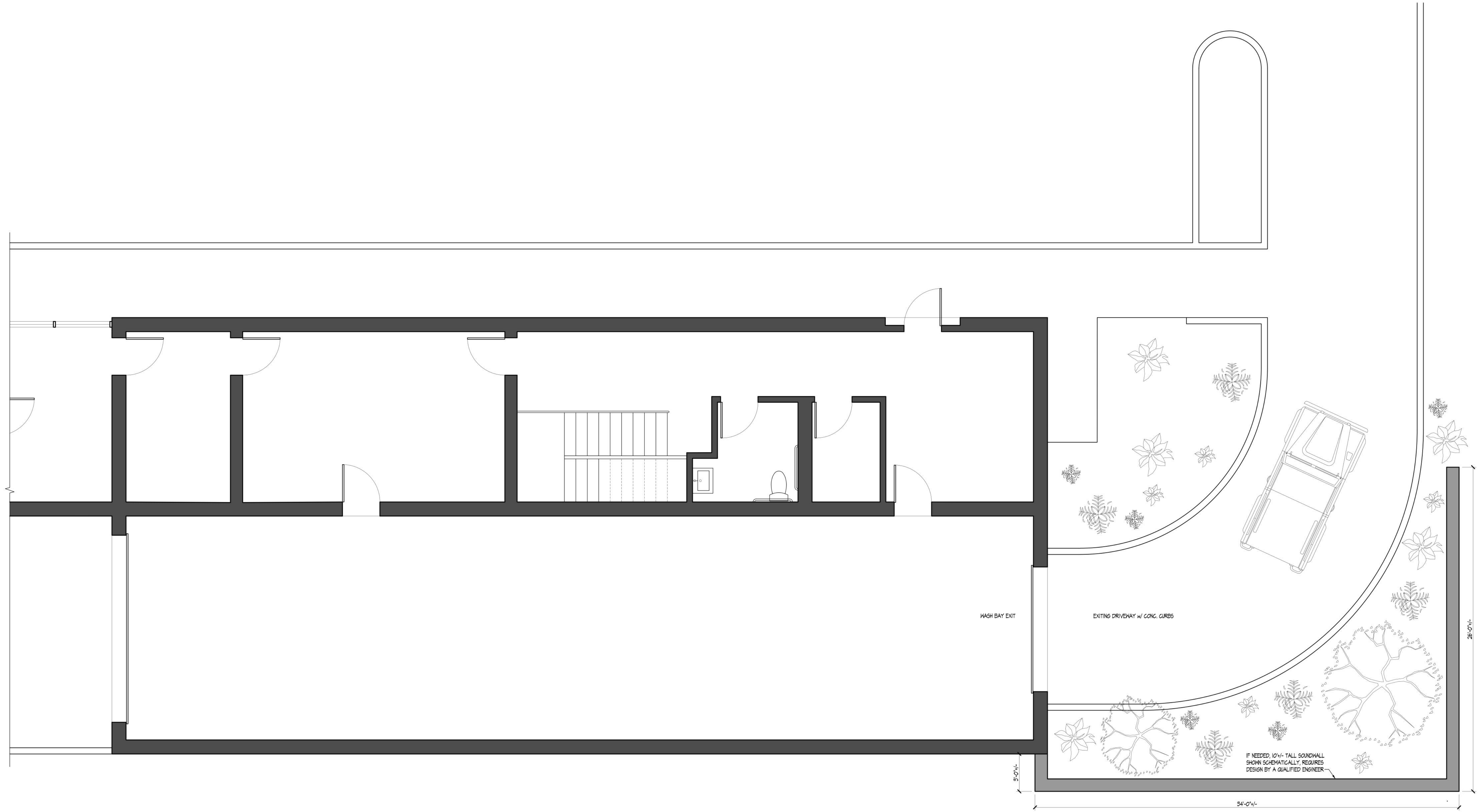
SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY


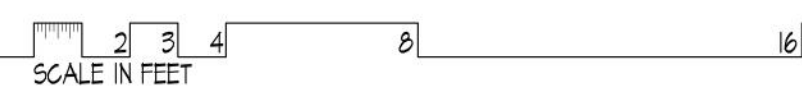
PROJECT NUMBER 17-02
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PATRICK
SLAYTER
ARCHITECT

POST OFFICE BOX 941
SEBASTOPOL
CALIFORNIA 95473
707 . 829 . 9090





FIRST FLOOR PLAN
 1/4" = 1'-0"
 SCALE IN FEET

PRINT DATES
 DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH
 6809 SEBASTOPOL AVENUE
 SEBASTOPOL, CALIFORNIA 95472
 PROPOSED NEW CARWASH FACILITY

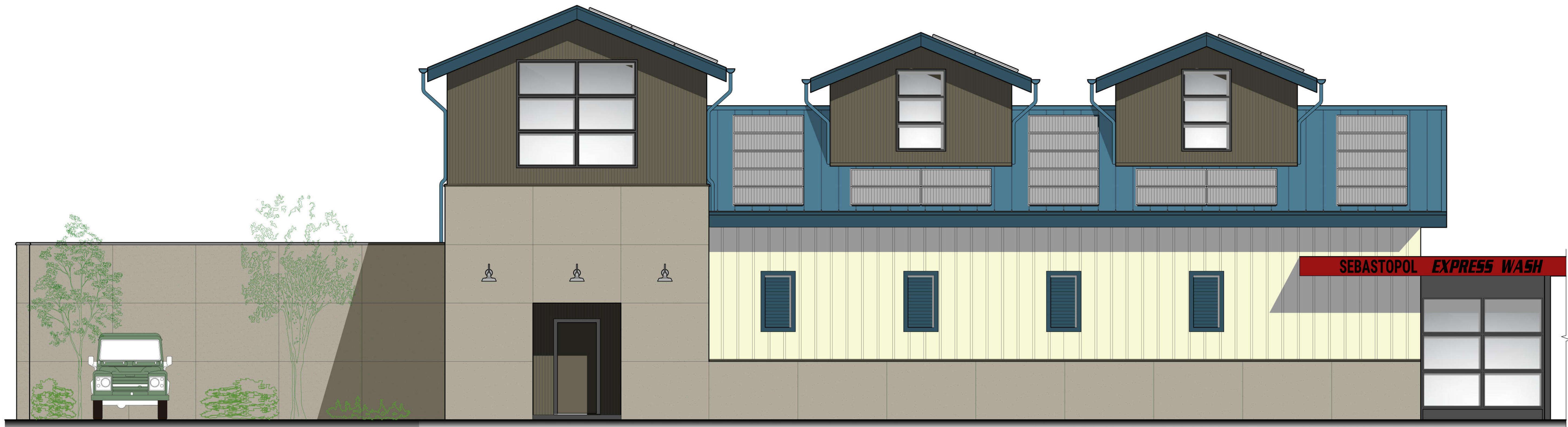
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DESIGN REVIEW A4.04
 OF 19 SHEETS

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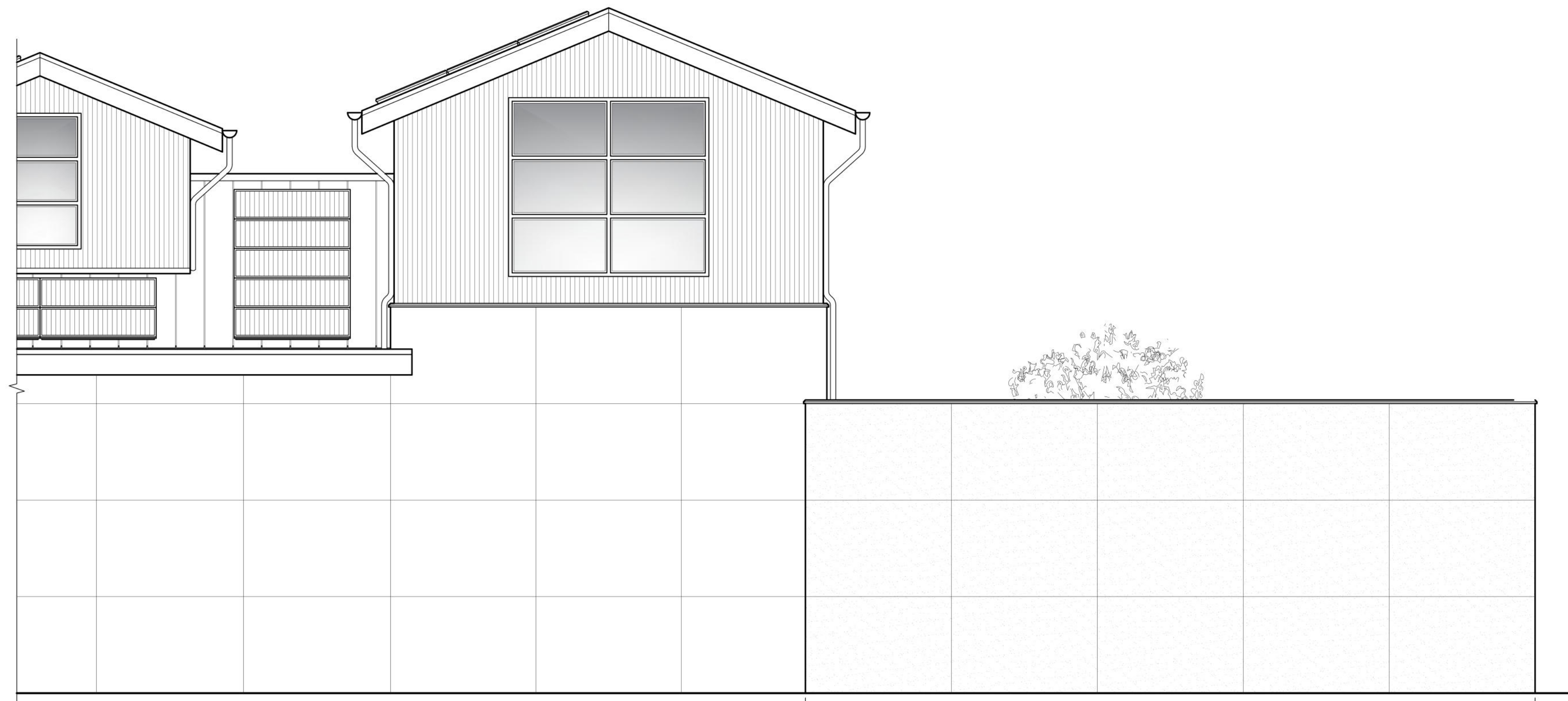
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CALIFORNIA 95473
707 . 829 . 9090



IF NEEDED, 10'-4" TALL SOUNDWALL SHOWN SCHEMATICALLY, REQUIRES DESIGN BY A QUALIFIED ENGINEER

EAST ELEVATION
1/8" = 1'-0"

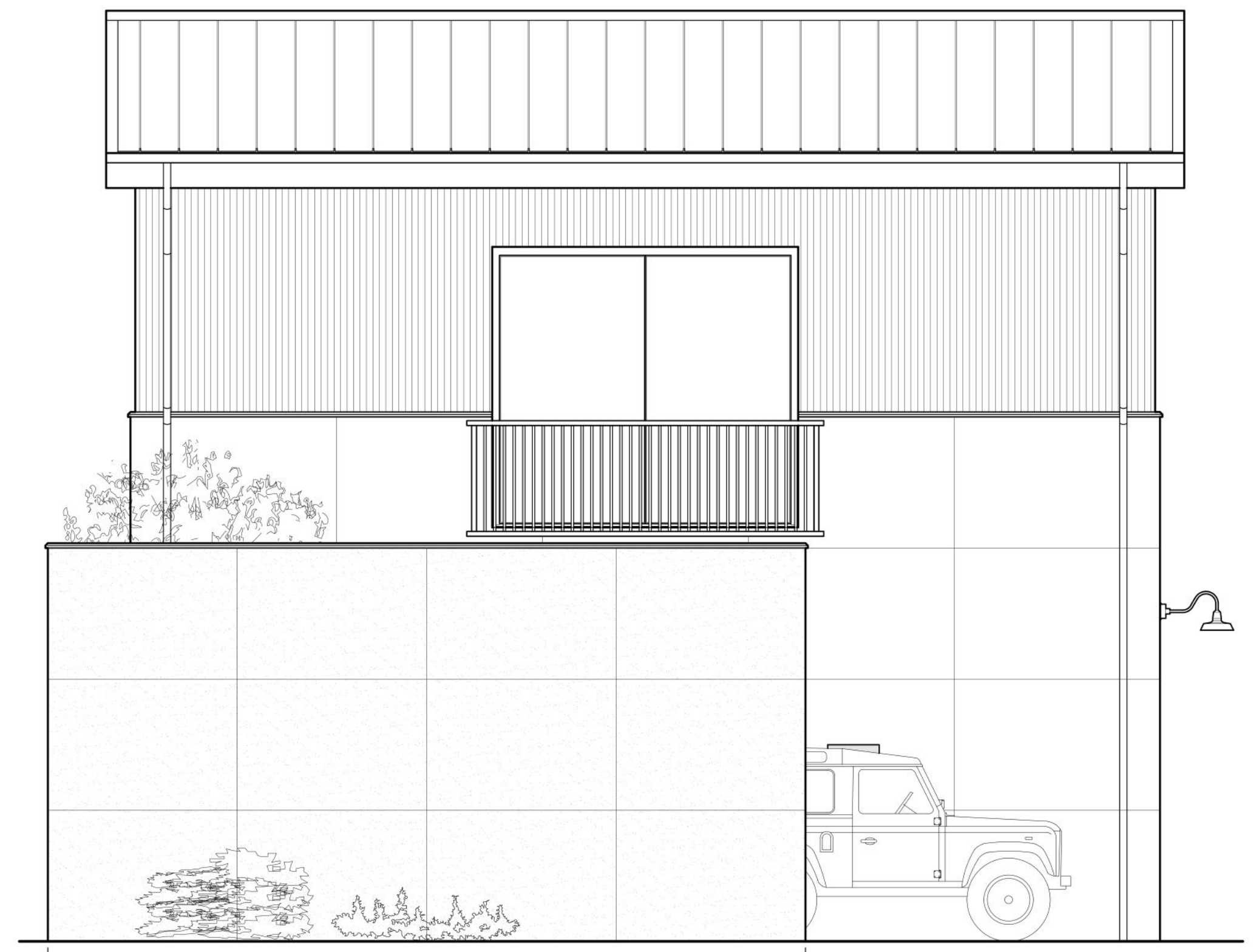
2 4 8 16 32
SCALE IN FEET



IF NEEDED, 10'-4" TALL SOUNDWALL SHOWN SCHEMATICALLY, REQUIRES DESIGN BY A QUALIFIED ENGINEER

WEST ELEVATION
1/8" = 1'-0"

2 4 8 16 32
SCALE IN FEET



IF NEEDED, 10'-4" TALL SOUNDWALL SHOWN SCHEMATICALLY, REQUIRES DESIGN BY A QUALIFIED ENGINEER

NORTH ELEVATION
1/8" = 1'-0"

2 4 8 16 32
SCALE IN FEET

PRINT DATES
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02
COPYRIGHT 2023
SHEET NUMBER

DESIGN REVIEW **A4.05**
OF 19 SHEETS

City Council
Mayor Una Glass
Vice Mayor Sarah Glade Gurney
Neysa Hinton
Patrick Slayter
Diana Gardner Rich



Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Department

March 10, 2021

Mark Reece
6809 Sebastopol Ave
Sebastopol, CA 95472

**Re: (2019-27) 6809 Sebastopol Avenue, Benedetti Car Wash
Conditional Use Permit, Variance, Tentative Parcel Map, and Mitigated
Negative Declaration ((MND/CEQA) Approval**

Dear Mark Reece:

The City Council approved your Conditional Use Permit, Variance, Tentative Map and Mitigated Negative Declaration (CEQA) application (2019-27) at their March 2, 2021 meeting, requesting approval to install a car wash at 6809 Sebastopol Ave. This approval is final.

This approval is in accordance with the findings and subject to the conditions contained in this letter. Please note, Design Review and Tree Removal Applications will be required for this application prior to a building permit. Additionally, a Final Parcel Map will be required to finalize the Subdivision, this may be filed at any time.

Please feel free to contact me if you have any questions at 707-823-6167, or via email at ksvanstrom@cityofsebastopol.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kari Svanstrom', is written over a light blue horizontal line.

Kari Svanstrom
Planning Director

cc:

Patrick Slayter: ps@slayterarchitect.com
Adobe Associates, Inc.: James Jensen jjensen@adobeinc.com
Adobe Associates, Inc.: Justin Rodden jrodden@adobein.com
City Manager
Building Department
Engineering Department
Fire Department
Public Works Department
Planning Department

City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472
T 707-823-6167 / www.ci.sebastopol.ca.us

CITY COUNCIL RESOLUTION 6332-2021

CITY OF SEBASTOPOL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL APPROVING
THE PLANNING APPLICATIONS FOR THE BENEDETTI CAR WASH PROJECT LOCATED
AT 6809 SEBASTOPOL AVENUE (FILE NUMBER 2019-27)

WHEREAS, the Benedetti Tire & Express Lube consists of a tire shop and oil change/ maintenance operation; and

WHEREAS, the Project involves additional development as part of the Benedetti Tire & Express Lube, the construction and operation of an automated car wash with second floor office/equipment space on a vacant portion of the site (the "Project"); and

WHEREAS, the Zoning Code requires a conditional use permit to operate a car wash in the CD: Downtown Core Zoning District; and

WHEREAS, the Zoning Code requires a minimum floor area ratio of 1.0 in the Downtown Core Zoning District on vacant parcels; and

WHEREAS, the project applicant is proposing to subdivide the existing lot into three parcels; each lot will accommodate a single building and related landscaping, parking and access; and

WHEREAS, the subdivision of the existing lot requires that development on the vacant lot is required to comply with the minimum floor area ratio requirement of 1.0 in the Downtown Zoning District in the Zoning Code; and

WHEREAS, the approval of Project will require the approval of a Variance pursuant to the provisions of the Zoning Code; and

WHEREAS, the Project was the subject of an Initial Study and Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act (CEQA), which was circulated for public comment consistent with local and State CEQA requirements, which the Planning Commission has reviewed and considered, as well as comments made on it during its public review period; and the Commission has further considered additional cultural resources information provided in the staff report, and included conditions of approval relating to that topic; and

WHEREAS, the Mitigated Negative Declaration identifies two potentially significant impacts regarding cultural resources and noise/vibration. However, available and feasible mitigation measures will reduce these impacts below a level of significance; and

WHEREAS, the identified mitigation measures are included in the conditions of approval; and

WHEREAS, the purpose of a Variance is to establish a procedure for the relaxation of the provisions of the Zoning Code so that the public welfare is secured and that substantial justice done in accordance with the intent of the General Plan and Zoning Code; and

WHEREAS, the Project does not currently comply with the minimum floor area ratio identified for the downtown area; and

WHEREAS, the minimum floor area ratio requirements were established to facilitate the development mixed use development in the downtown area; and

WHEREAS, the inclusion of a mixed use (possible including residential uses) on a site containing an auto service center would create a land use conflict inconsistent with the intent of the General Plan; and

WHEREAS, the expansion of the existing auto center is consistent with the intent of the City to retain existing local serving businesses; and

WHEREAS, the proposed Variance is consistent with the intent and provisions of the General Plan in that there are unusual circumstances applying to the land, building or use which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district, in that the site is an infill development project within an automotive uses, and the use itself, a car wash, is compatible with the other uses on the site but not compatible with other mixed-uses such as office and residential uses.

WHEREAS, that granting the application is necessary for the preservation and enjoyment of a substantial property right consistent with other auto service uses in an auto service center; and

WHEREAS, that granting the application as conditioned, will not materially adversely affect the health or safety of persons residing or working in the neighborhood of the property and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the Project will comply with established performance standards and is not located adjacent to a sensitive land use.

WHEREAS, the project application requests approval to subdivide the existing lot into three parcels; and

WHEREAS, the proposed subdivision, together with the provisions for its design and improvement, and subject to the Conditions of Approval, will be consistent with the General Plan and other provisions of the Sebastopol Municipal Code; and

WHEREAS, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council; and

WHEREAS, the Project proposes that the three parcels share access, parking, landscape maintenance, and trash collection; and

WHEREAS, the Project has been conditioned to record a maintenance and access agreement over all three parcels; and

WHEREAS, the project applicant, in advance of their formal application, undertook a voluntary Preliminary Review by the Planning Commission; and prior to the public hearing complied with public noticing requirements; and

WHEREAS, the applicant made adjustments to the proposal based on community and Planning Commission comments; and

WHEREAS, on September 22, 2020, the Sebastopol Planning Commission opened a duly-noticed public hearing on the application, considered the written submittals, including but not limited to the Mitigated Negative Declaration, staff report, resolutions, application materials, plans, and public comments, received a staff report at the hearing, and received a presentation from the applicants before continuing the public hearing to a subsequent meeting; and

WHEREAS, on September 22, 2020, the Sebastopol Planning Commission continued to public hearing to the October 13, 2020 meeting; and

WHEREAS, on October 13, 2020, the Sebastopol Planning Commission continued the public hearing on the application, considering the written submittals, including but not limited to the Mitigated Negative Declaration, staff report, resolutions, application materials, plans, and a number of public comments, receiving a staff report at the hearing, receiving a presentation from the applicants, and providing an opportunity for public comments; all of which the Commission duly considered; and

WHEREAS, on October 13, 2020, the Sebastopol Planning Commission relied on the information contained in the Initial Study, as updated at the public hearing, in making their recommendation to the City Council; and

WHEREAS, on November 11, 2020, the Sebastopol Planning Commission adopted a resolution recommending that the City Council deny the applications for a conditional use permit, variance, and tentative parcel map; and

WHEREAS on January 5, 2021, the City Council conducted a duly-noticed public hearing on the application, considering the written submittals, including but not limited to the Mitigated Negative Declaration, staff report, resolutions, application materials, plans, and a number of public comments, receiving a staff report at the hearing, and received a presentation from the applicants before continuing the public hearing to a subsequent meeting; and

WHEREAS, on March 2, 2021, the City Council conducted a continued public hearing on the applications, considering the written submittals, including but not limited to the Mitigated Negative Declaration, staff report, resolutions, application materials, plans, and a number of public comments, receiving a staff report at the hearing, receiving a presentation from the applicants, and providing an opportunity for public comments; all of which the Council duly considered; and

WHEREAS, as conditioned, the City finds that the proposed Project is compatible with the character of this part of Sebastopol, and will not impair the desirability of investment or occupation in the downtown; and

WHEREAS, site access will be improved with the opening of a driveway onto Barnes Avenue which will allow access to the carwash. The carwash will also have access from the tire shop and car maintenance building, which will reduce the number of vehicle turning movements onto and from Sebastopol Avenue into the project site; and

WHEREAS, the Project is consistent with a number of policies of the General Plan, including but not limited to the following:

- a) The proposal is consistent with Policy LU 1-3 (*Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure 2.1), and be subject to the ability to provide urban services, including paying for any needed extension of services.*) as the Project involves an additional auto-serving use in an existing auto service facility.
- b) The proposal is consistent with Policy LU 1-7 (*Encourage new development to be contiguous to existing development, wherever possible.*) as the Project is contiguous with existing commercial land uses.
- c) The proposal is consistent with Policy EV 1-3 (*Attract and retain environmentally and socially conscious businesses that contribute to Sebastopol's long-term economic and environmental sustainability.*) as the Project is part of an existing local business and incorporates water reuse equipment which will use substantially less water than individual residents washing a vehicle on their own property.
- d) The proposal is consistent with Policy EV 1-15 (*Encourage development that accommodates services necessary for the local residential and business communities, including real estate brokerages, legal, engineering, lending, and other similar sectors.*) as the Project provides a necessary auto maintenance related services that meets the needs of local residents and businesses.
- e) The proposal is consistent with Policy EV 2-4 (*Encourage businesses and programs that emphasize and promote shopping locally.*) as the Project provides a local-serving service that increases the retention of local revenues locally and has the potential to reduce the distance of vehicle trips to meet automobile maintenance needs.
- f) The proposal is consistent with Policy EV 4-1 (*Encourage businesses in Sebastopol which respond to and meet the needs of West County residents.*) as the Project is part of a needed existing business operation which provides auto maintenance related services to West County residents.
- g) The proposal is consistent with Policy CIR 1-18 (*Consider the impacts of traffic and land use growth on the road network, especially in downtown Sebastopol, when evaluating proposals for new development.*) as the potential traffic impacts were evaluated as part of the review of this Project. A focused traffic study evaluated three intersections around the project site. The resulting traffic volumes do not exceed the City's local Level of Service (LOS) "D" standard.
- h) The proposal is consistent with Policy CIR 2-14 (*Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.*) as the Project includes bicycle racks consistent with the municipal code.

- i) The proposal is consistent with Policy COS 6-5 (*Require new development to incorporate trees in landscape plans.*) as the Project includes the planting of additional landscape and replacement trees.
- j) The proposal is consistent with Policy COS 9-11 (*Promote the use of reclaimed water and other non-potable water sources.*) as the Project proposes to reuse approximately 80% of the water from the car wash operation.
- k) The proposal is consistent with Policy N 1-1 (*Ensure the noise compatibility of existing and future development when making land use planning decisions.*) as future noise was considered in the application processing and approval processes by having noise analyses prepared and by requiring changes to better address potential noise issues.
- l) The proposal is consistent with Policy N 1-2 (*Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.*) as the Project approval incorporates conditions of approval and design elements to comply with the acceptable noise levels identified in Table N-1.
- m) The proposal is consistent with Policy SA 2-8 (*Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.*) as the Project incorporated measures to retain onsite stormwater runoff consistent with regulatory requirements.
- n) The proposal is consistent with Policy SA 2-9 (*Prohibit development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance criteria are met.*) as the Project is located within the 100-year flood zone and will be conditioned to comply with this requirement.

WHEREAS, Zoning Code Table 17.25-1 requires the approval of a Conditional Use Permit for a car wash in the Downtown Core (CD) Zoning District; and

WHEREAS, Zoning Code Section 17.345.020 contains additional requirements relating to car washes; and

WHEREAS, Subsection A of Section 17.345.020 requires that adequate queuing and drying areas be provided so that vehicles will not block adjacent walkways and streets and the Project provides for queueing for at least a dozen vehicles and will not block site access onto Barnes Avenue; and

WHEREAS, Subsection B of Section 17.345.020 requires that all washing and automatic drying facilities shall be completely within an enclosed building and the project plans show that all of the washing and drying equipment is enclosed within the proposed building; and

WHEREAS, Subsection C of Section 17.345.020 requires that any vacuuming facilities shall not be located along public or private streets and shall be screened from adjacent residential properties and the proposed vacuum stations are located onsite on private property along the west side of the car wash building and there are no residential properties adjacent to the site which would require additional screening; and

WHEREAS, Subsection D of Section 17.345.020 requires compliance with the City's noise standards and the Project includes noise reduction equipment and is conditioned to comply with City standards; and

WHEREAS, Subsection E of Section 7.345.020 requires that car washes use recycled water whenever feasible and the design of the car wash will re-use approximately 80% of the water used in the car wash operation; and

WHEREAS, the proposed use will not, under the circumstances of this particular case, be detrimental to the health, safety, comfort, or general welfare of persons residing or working in the neighborhood or within close proximity in that it will contain an auto-oriented use in an existing auto service center and will not have a detrimental impact or created significant quality of life issues; and

WHEREAS, the Project is an infill development that will not physically divide an established community, and is expected to have positive connectivity impacts on the area by providing direct access to Barnes Avenue and ultimately Petaluma Avenue; and

WHEREAS, the Project will be subject to an extensive list of conditions of approval to ensure that its construction and subsequent operation will not have substantial detrimental impacts on persons working and residing in the area or the environment.

NOW, THEREFORE, BE IT RESOLVED that the City of Sebastopol City Council does hereby approve, based on the findings above, the Project described in Exhibit A and subject to the Conditions of Approval in Exhibit B, the following:

- 1) A Mitigated Negative Declaration;
- 2) A Conditional Use Permit for a car wash in the Downtown Commercial Zoning District;
- 3) A Variance to allow a lower floor area ratio in the Downtown Core Zoning District; and
- 4) A Tentative Parcel Map to subdivide an existing parcel into three parcels.

The above and foregoing Resolution was duly passed, approved and adopted at a meeting by the City Council on the 2nd day of March 2021, by the following vote:

VOTE:

Ayes: Councilmembers Hinton, Rich, Vice Mayor Gurney and Mayor Glass
Noes: None
Absent: Councilmember Slayter
Abstain: None

APPROVED: _____
Mayor Una Glass

ATTEST: Mary C Gourley
Mary Gourley, Assistant City Manager/City Clerk, MMC

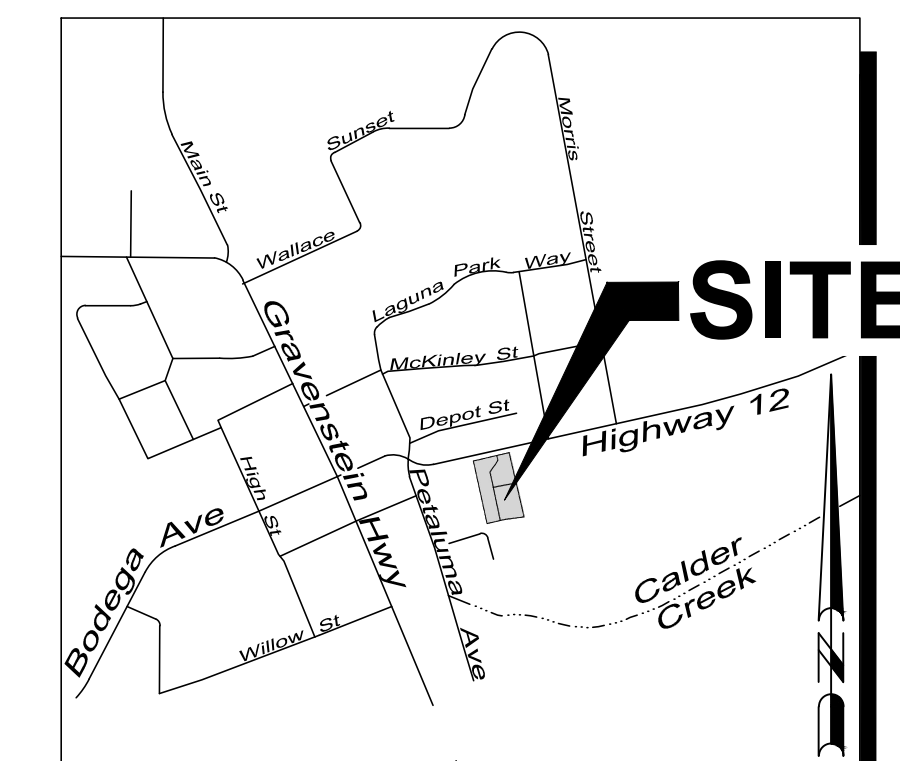
APPROVED AS TO FORM: _____
Larry McLaughlin, City Attorney

EXHIBIT A
APPROVED PROJECT PLANS

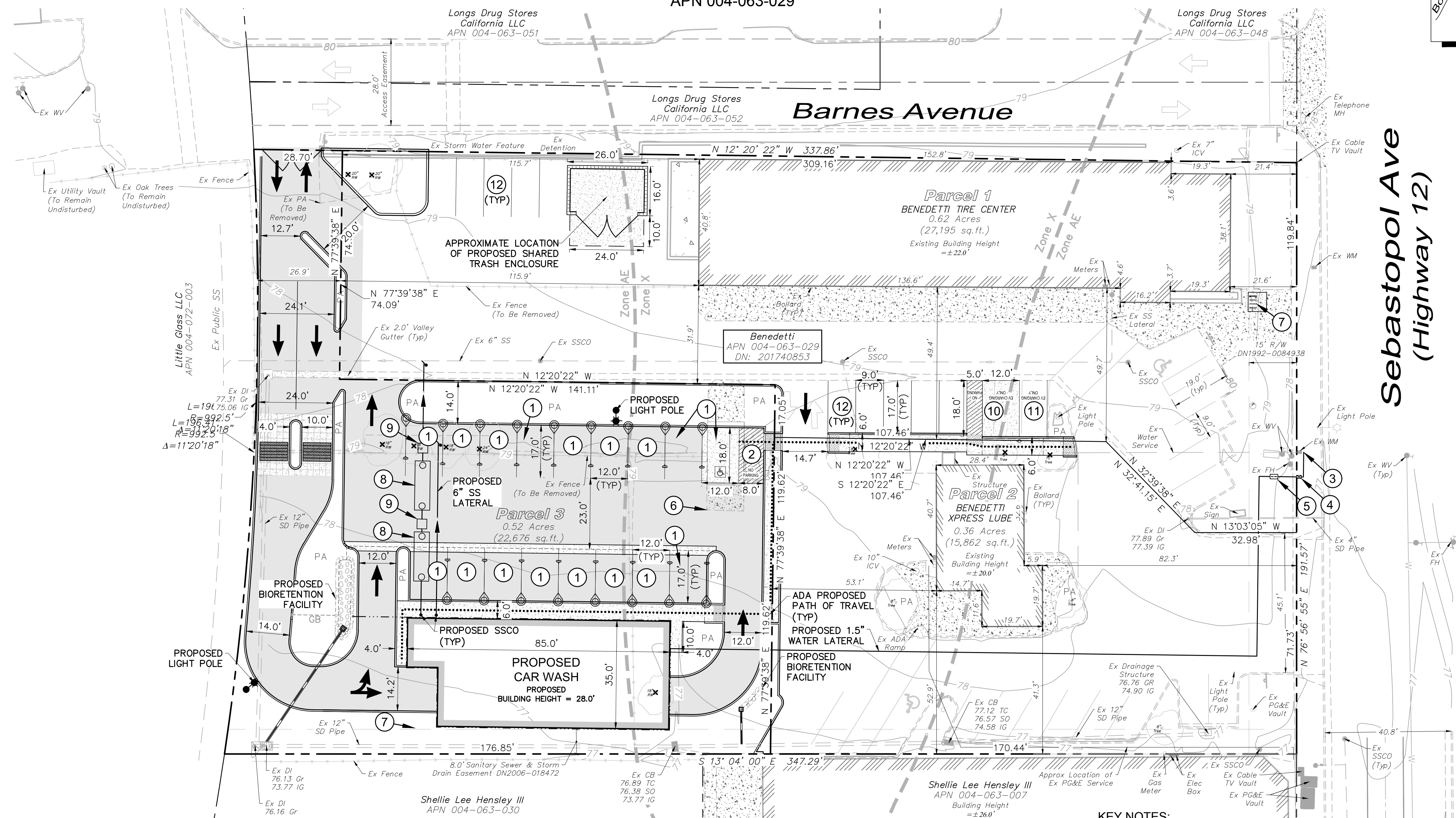
USE PERMIT FOR PARCEL 3 OF THE BENEDETTI MINOR SUBDIVISION

6809 Sebastopol Avenue
Sebastopol, California

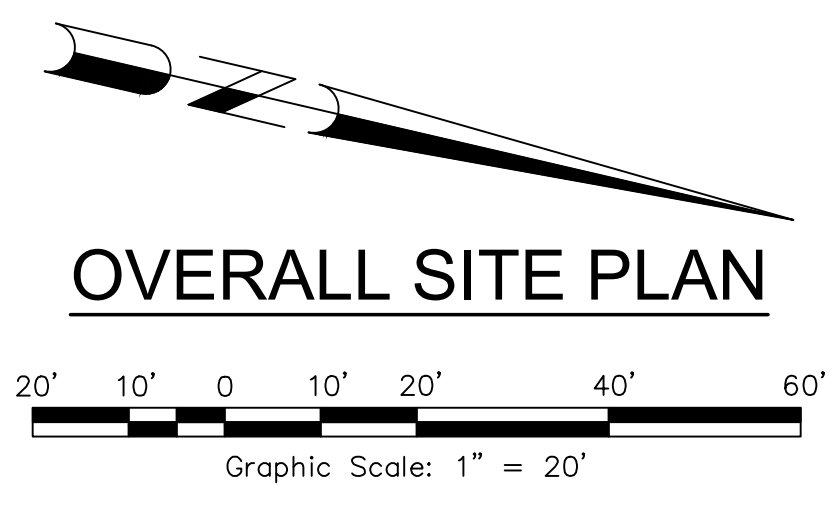
APN 004-063-029



LOCATION MAP
NTS



Sebastopol Ave
(Highway 12)



- DEMOLITION LEGEND:**
- ⊗ EX TREE TO BE REMOVED
- ADA LEGEND**
- ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. PATHS OF TRAVEL MUST BE: (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406; (3) ARE A MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 20:1), SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405, CBC 11B-202.4, 11B-206.2.2, 11B-303.1, 11B-403.5, AND 11B-406.

PURPOSE STATEMENT

TO OUTLINE PRELIMINARY DESIGN CONCERNING PARCEL 3 & THE IMPACT TO THE ADJACENT PARCELS & BUSINESSES.

SEE THE BENEDETTI MINOR SUBDIVISION TENTATIVE MAP APPLICATION FOR MORE DETAILS.
(UNDER SEPARATE PERMIT).

- KEY NOTES:**
- 1 16 PROPOSED VACUUM PARKING STALL
 - 2 1 PROPOSED ADA VACUUM PARKING STALL
 - 3 MANIFOLD PROPOSED WATER SERVICE FROM EXISTING LATERAL CONNECTION
 - 4 PROPOSED WATER METER FOR NEW DEVELOPMENT
 - 5 PROPOSED REVERSE PRESSURE BACKFLOW PREVENTOR FOR NEW DEVELOPMENT
 - 6 DEMO EXISTING TRASH ENCLOSURE AND RELOCATE
 - 7 PROPOSED SHARED BICYCLE STORAGE AREA
 - 8 2000-GOLLON JENSEN PRECAST MODEL #JP2000EE-SO SAND AND GREASE INTERCEPTOR/CLARIFIER (USP)
 - 9 CONTROL SAMPLING MANHOLE
 - 10 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION (STALL TO BE GRADED FOR ACCESSIBILITY)
 - 11 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION
 - 12 PROPOSED SHARED STANDARD PARKING STALL

Revisions	No.	Description	Date	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com

Use Permit
for Parcel 3 of the
Benedetti Minor Subdivision
6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

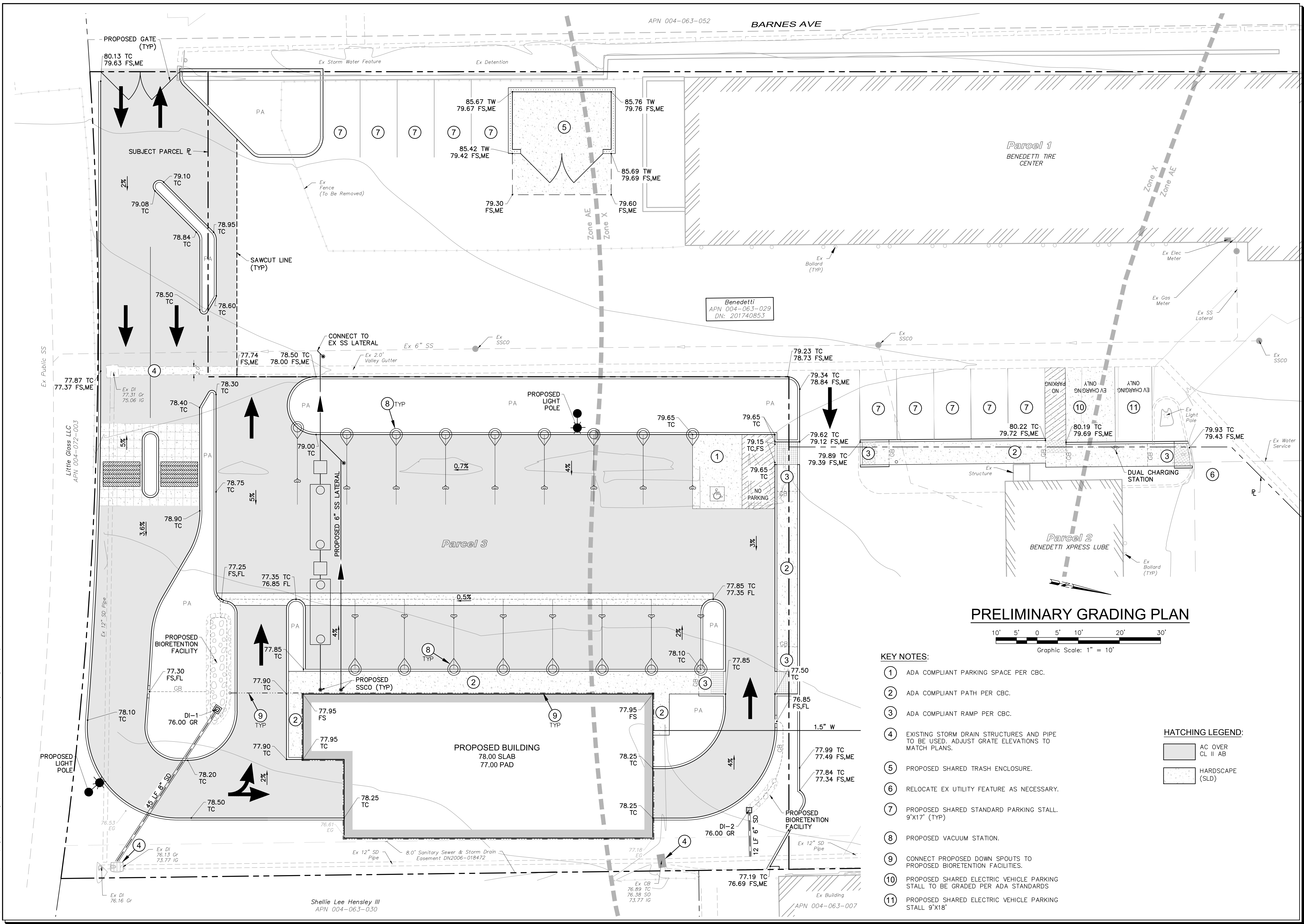
SCALE: AS NOTED
Date: August 12, 2020
Design by: ZR/TRG
Drawn by: TRG
Checked by: JLR

Sheet
C1.0
1 of 2 Sheets
Job 18267

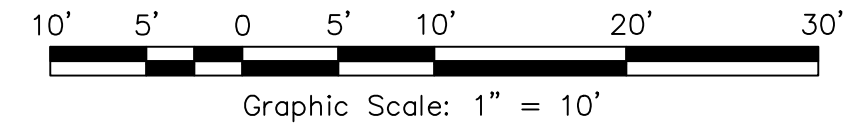
Timothy L. Schram, RCE 67890
My license expires 6/30/2021

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PRELIMINARY GRADING PLAN



KEY NOTES:

- ① ADA COMPLIANT PARKING SPACE PER CBC.
- ② ADA COMPLIANT PATH PER CBC.
- ③ ADA COMPLIANT RAMP PER CBC.
- ④ EXISTING STORM DRAIN STRUCTURES AND PIPE TO BE USED. ADJUST GRATE ELEVATIONS TO MATCH PLANS.
- ⑤ PROPOSED SHARED TRASH ENCLOSURE.
- ⑥ RELOCATE EX UTILITY FEATURE AS NECESSARY.
- ⑦ PROPOSED SHARED STANDARD PARKING STALL 9'X17' (TYP)
- ⑧ PROPOSED VACUUM STATION.
- ⑨ CONNECT PROPOSED DOWN SPOUTS TO PROPOSED BIORETENTION FACILITIES.
- ⑩ PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL TO BE GRADED PER ADA STANDARDS
- ⑪ PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL 9'X18'

HATCHING LEGEND:

- AC OVER CL II AB
- HARDSCAPE (SLD)

SCALE: AS NOTED

Date: August 12, 2020

Design by: ZR/TRG

Drawn by: TRG

Checked by: JLR

Preliminary Grading & Drainage Plan
for Parcel 3 of the
Benedetti Minor Subdivision
6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

Revisions

No.	Date	Description	Approved

Little Glass LLC
APN 004-072-003

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com

Professional Engineer License No. C87890
Expires 6/30/2025
Professional Land Surveyor License No. 15452
Expires 12/31/2024

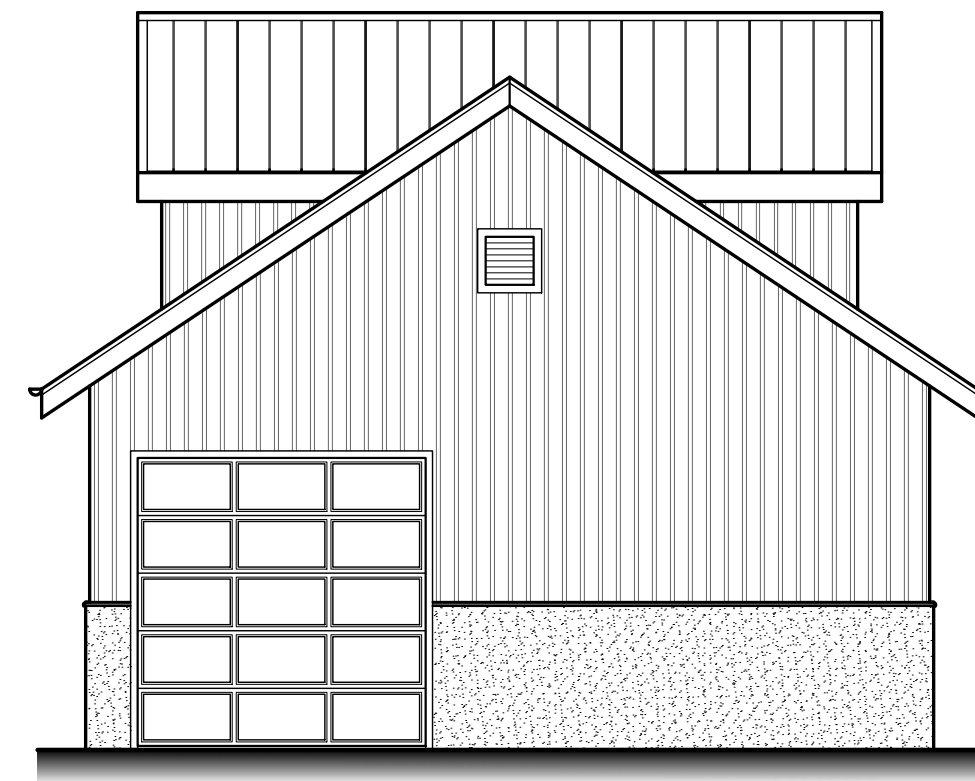
Timothy L. Schram, RCE 67890
My license expires 6/30/2021

Sheet
C2.0
2 of 2 Sheets
Job 18267

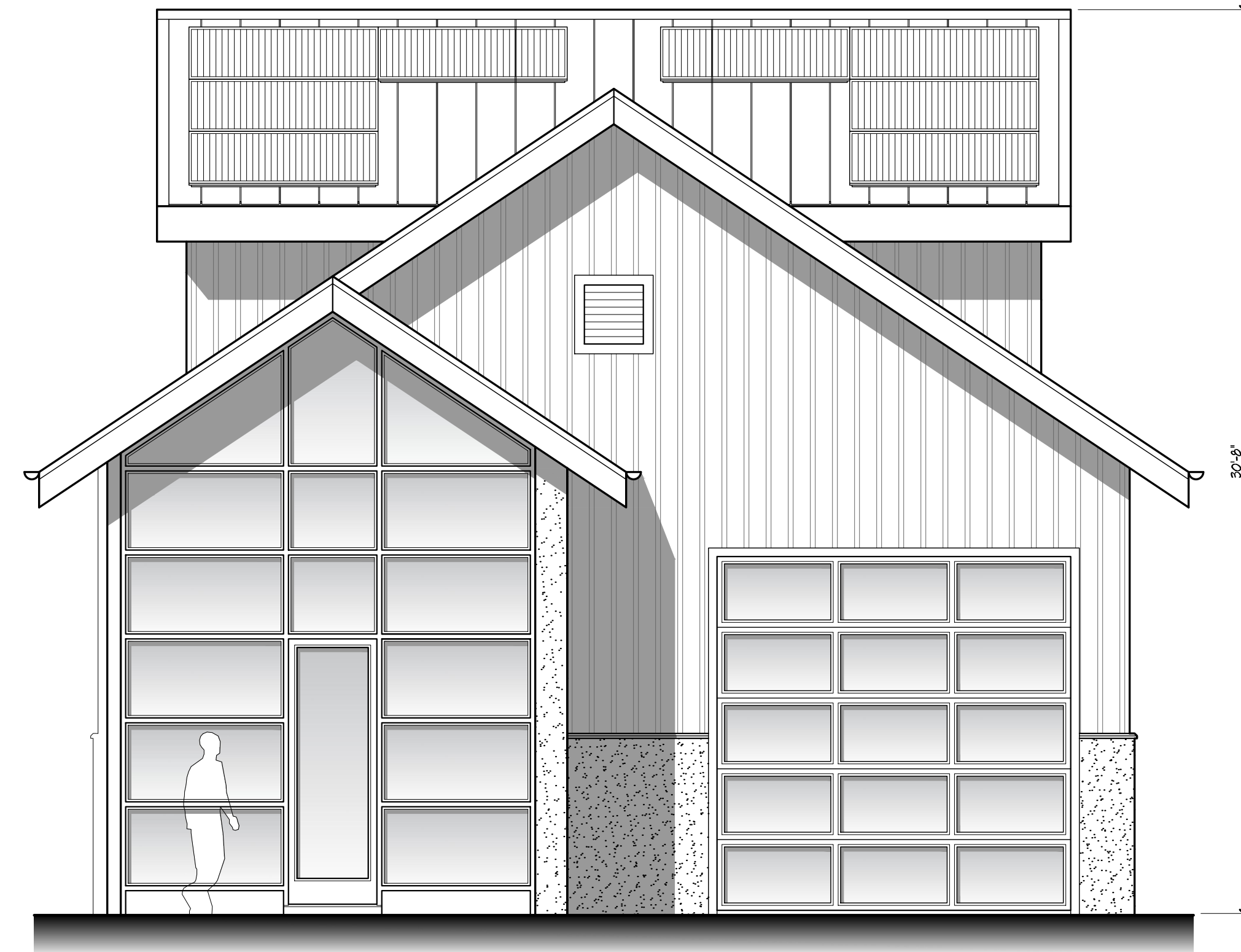
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**PATRICK
SLAYTER
ARCHITECT**

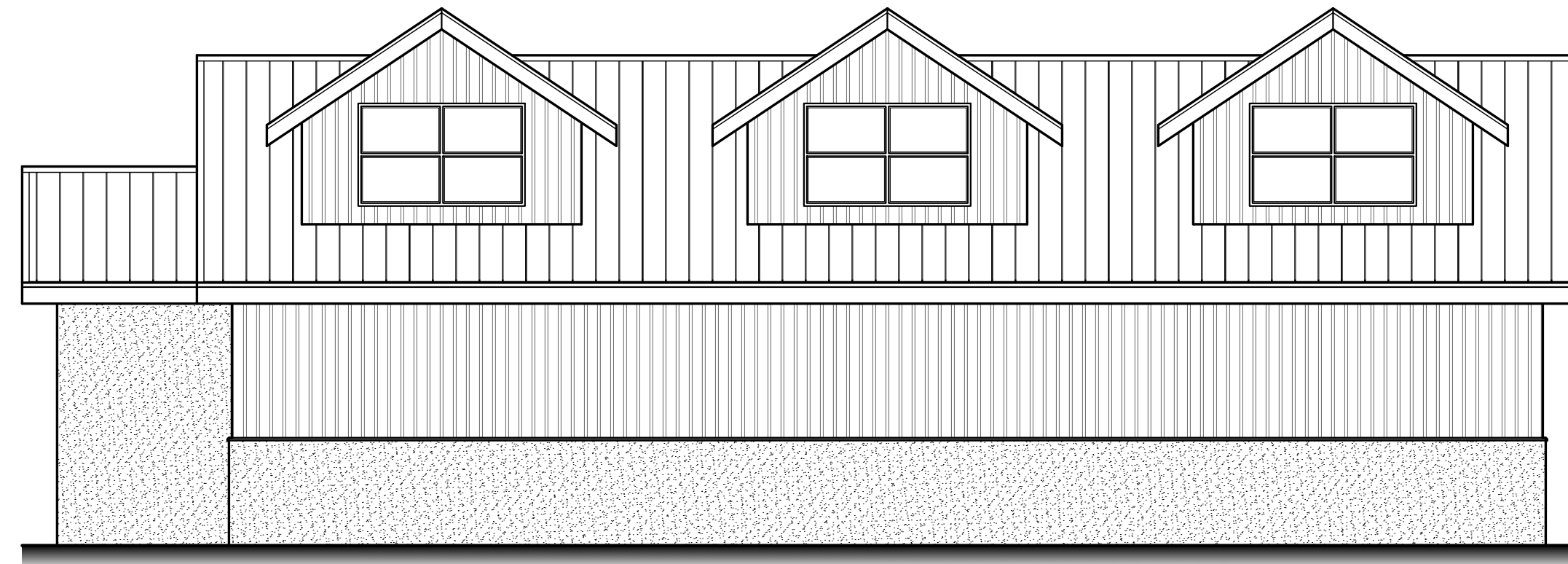
POST OFFICE BOX 941
SEBASTOPOL
CALIFORNIA 95473
707 . 829 . 9090



NORTH ELEVATION
1/8" = 1'-0"
SCALE IN FEET



SOUTH ELEVATION
1/4" = 1'-0"
SCALE IN FEET



EAST ELEVATION
1/8" = 1'-0"
SCALE IN FEET



WEST ELEVATION
1/4" = 1'-0"
SCALE IN FEET

- METAL SIDING TO COORDINATE WITH (E) BUILDINGS
- STANDING SEAM METAL ROOF
- PLASTER CEMENT WALL FINISH
- INSULATED CONCRETE FORM CONSTRUCTION TYPICAL
- ALUMINUM FRAME WINDOW TYPICAL

PRINT DATES
PLANNING APPLICATION 03/21/19

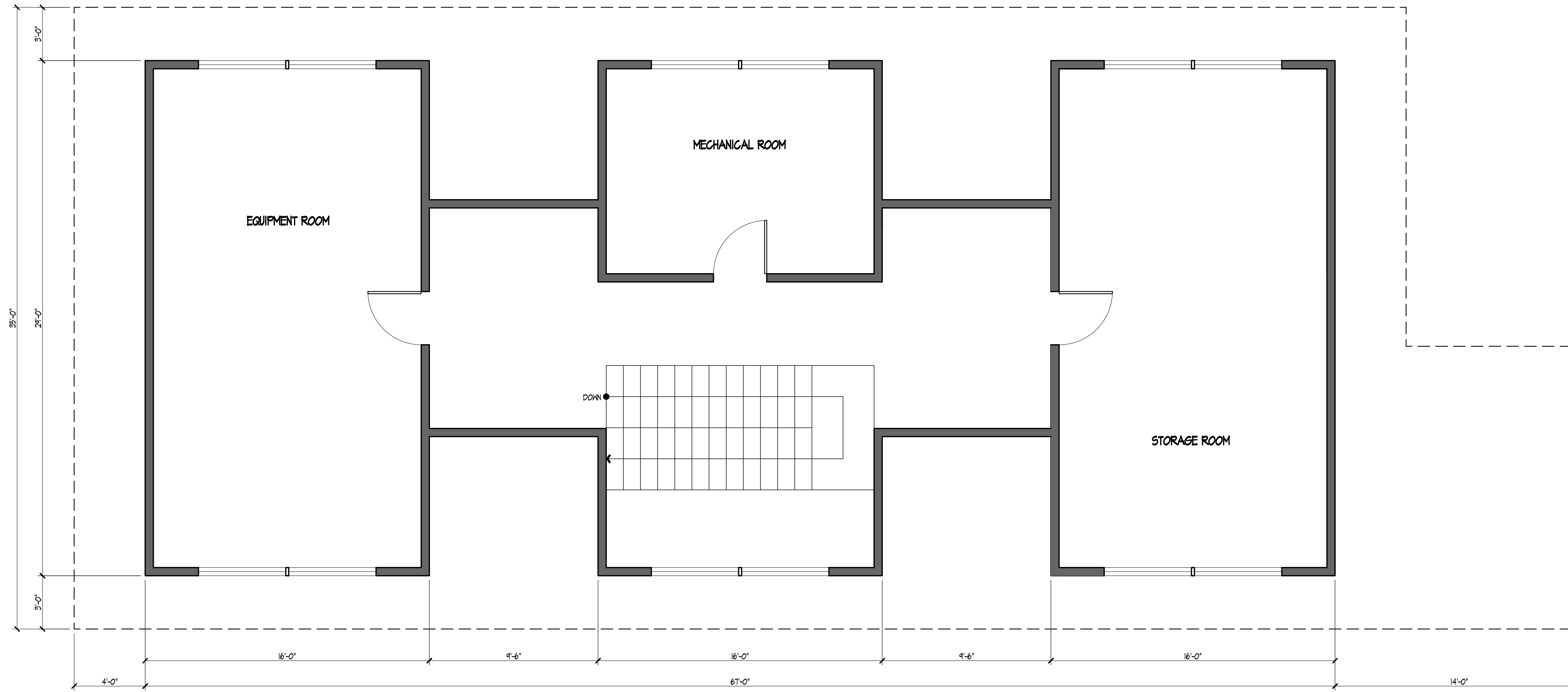
REVISIONS

BENEDETTI TIRE & EXPRESS LUBE
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

JOB NUMBER 17-02
COPYRIGHT 2019
SHEET NUMBER

A1
OF SHEETS

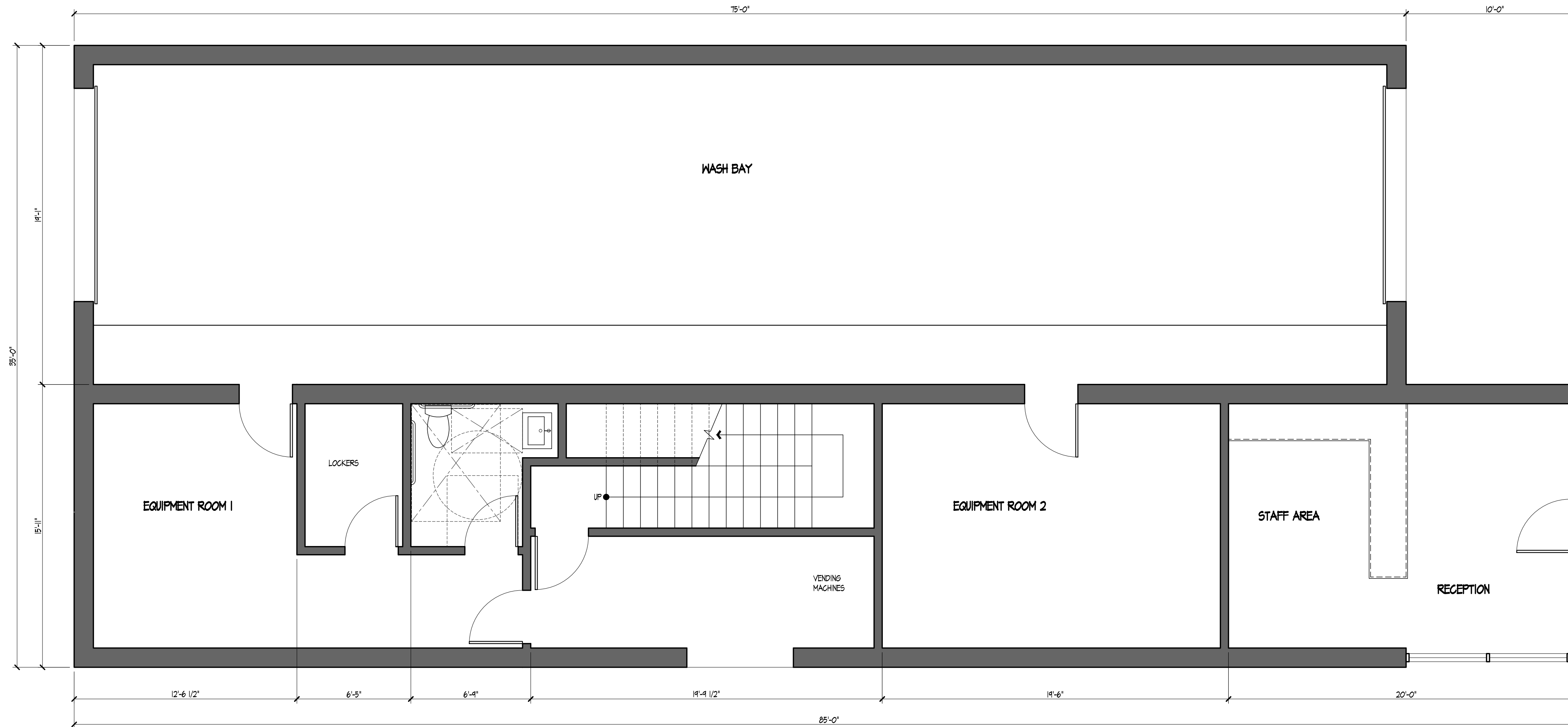
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SECOND FLOOR PLAN
 1/4" = 1'-0"
 SCALE IN FEET

AREA TOTALS	
FIRST FLOOR:	2115 SQUARE FEET
SECOND FLOOR:	1520 SQUARE FEET
TOTAL:	4245 SQUARE FEET

FLOOR AREA RATIO	
GROSS FLOOR AREA	4245 SQUARE FEET
TOTAL LOT AREA	22675 SQUARE FEET
	0.19



FIRST FLOOR PLAN
 1/4" = 1'-0"
 SCALE IN FEET

**PATRICK
 SLAYTER
 ARCHITECT**

POST OFFICE BOX 941
 SEBASTOPOL
 CALIFORNIA 95473
 707 . 829 . 9090

PRINT DATES
 PLANNING APPLICATION 03/21/19

REVISIONS

BENEDETTI TIRE & EXPRESS LUBE
 6809 SEBASTOPOL AVENUE
 SEBASTOPOL, CALIFORNIA 95472
 PROPOSED NEW CARWASH FACILITY

JOB NUMBER 17-02
 COPYRIGHT 2019
 SHEET NUMBER

A 2

OF SHEETS

PURPOSE STATEMENT

THE PURPOSE OF THE MINOR SUBDIVISION IS TO SUBDIVIDE THE SINGLE PARCEL INTO THREE PARCELS AS DETAILED IN THE SITE INFORMATION BELOW.

AT THIS TIME THE DEVELOPMENT OF PARCEL 3 WILL OCCUR VIA A SEPARATE ENTITLEMENT (IF NECESSARY) AND PERMIT.

A RECIPROCAL ACCESS, SHARED PARKING & SURFACE WATER DRAINAGE AGREEMENT WILL BE ENTERED INTO BY ALL THREE PARCELS FROM SUBDIVISION. SEE SHEET C2.0 FOR MORE INFORMATION

SITE INFORMATION

65,733 SF OR 1.51 AC (TOTAL)

- PARCEL 1 – BENEDETTI TIRE CENTER: 27,195 SF (0.62 AC)
- PARCEL 2 – BENEDETTI XPRESS LUBE: 15,862 SF (0.36 AC)
- PARCEL 3 – TO BE DETERMINED: 22,676 SF (0.52 AC)

ZONING: CD – DOWNTOWN CORE DISTRICT

UTILITIES: SEWAGE DISPOSAL: CITY OF SEBASTOPOL
WATER: CITY OF SEBASTOPOL
UTILITY SERVICE: PG&E

SURVEY/ENGINEER

ADOBE ASSOCIATES, INC.
1220 N DUTTON AVENUE
SANTA ROSA, CALIFORNIA 95401
PHONE: (707) 541-2300
FAX: (707) 541-2301

OWNER/APPLICANT

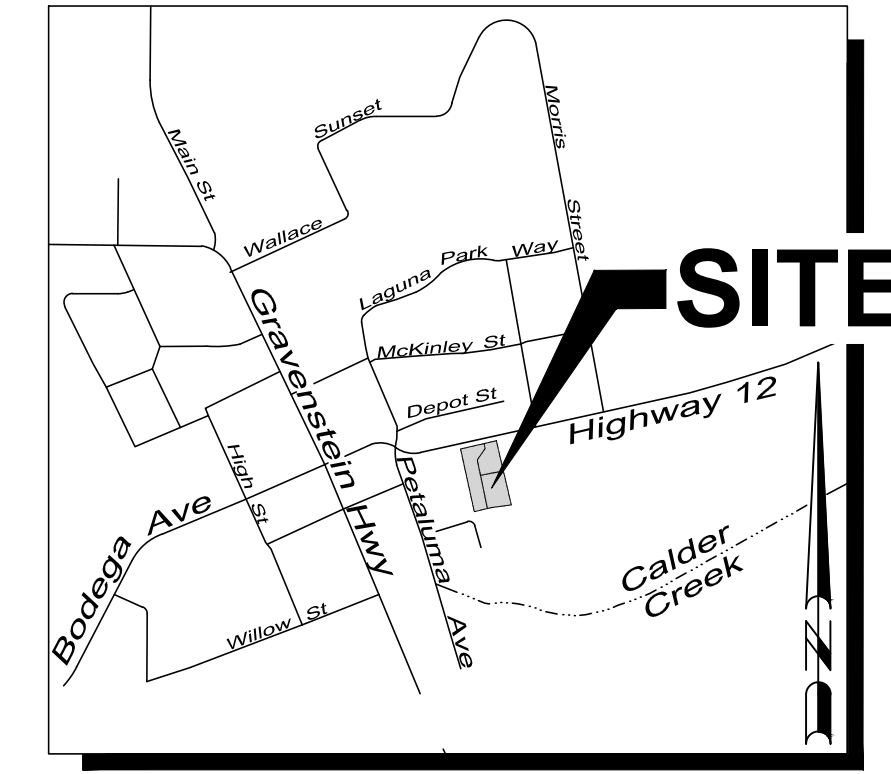
BENEDETTI TRUST
6809 SEBASTOPOL AVE
SEBASTOPOL, CA. 95472
(707) 829-0909

ARCHITECT

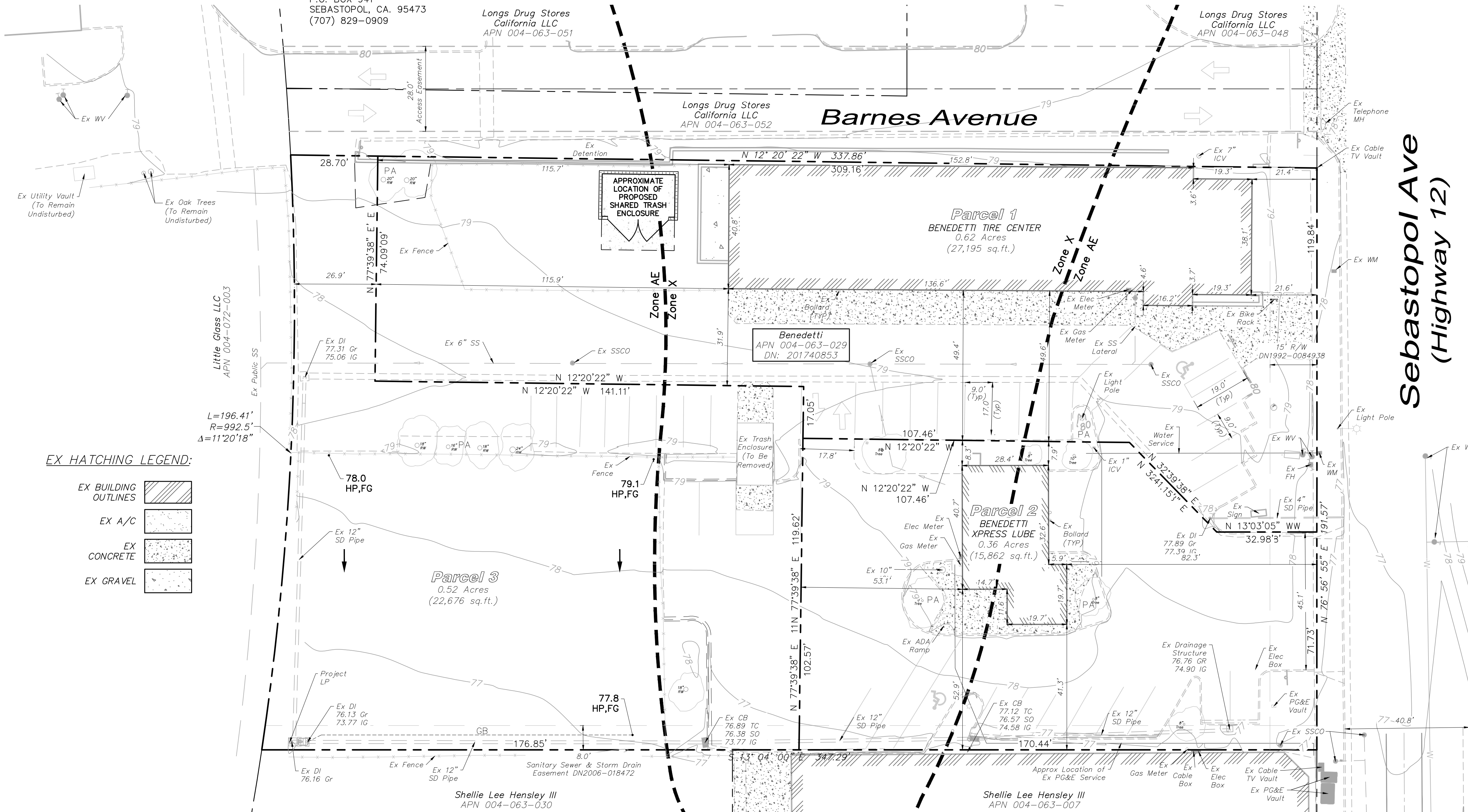
PATRICK SLAYTER
P.O. BOX 941
SEBASTOPOL, CA. 95473
(707) 829-0909

TENTATIVE MAP FOR THE BENEDETTI MINOR SUBDIVISION 6809 SEBASTOPOL AVENUE SEBASTOPOL, CALIFORNIA

APN 004-063-029



LOCATION MAP
NTS



EX HATCHING LEGEND:

- EX BUILDING OUTLINES
- EX A/C
- EX CONCRETE
- EX GRAVEL

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
AE	ACCESS EASEMENT	MIN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	NTS	NOT TO SCALE
BM	BENCHMARK	OHW	OVERHEAD WIRE
CB	CATCH BASIN	PL	PROPERTY LINE
¢	CENTERLINE	PS	PLANTER STRIP
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
DI	DROP INLET	PVT	PRIVATE
DN	DOCUMENT NUMBER	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GROUND	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EL	ELEVATION	SO	SIDE OPENING
ESMT	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	STW	SIDEWALK EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TYP	TYPICAL
HP	HIGH POINT	W	WATER
IG	INVERT GRADE	WE	WATER EASEMENT
LF	LINEAR FEET		
LP	LOW POINT		

LEGEND

- PROPERTY BOUNDARY
- CURB & GUTTER
- SANITARY SEWER & MANHOLE
- WATER MAIN & GATE VALVE
- FIRE HYDRANT
- STORM DRAIN & CATCH BASIN (CB)
- EXISTING FENCE
- OVERHEAD WIRES
- LIMIT OF ZONE AE FLOODWAY AS SHOWN ON FEMA FIRM PANEL 06097C0551E
- UTILITY POLE
- EXISTING TREES INDICATING SIZE AND TYPE

BENCHMARK

BENCHMARK IS A FOUND 2.5" DISK STAMPED "Y 204 1935 RESET 1949" BASED UPON DATA FROM THE NGS. ELEVATION OF THIS DISK IS 69.80 NAVD 88 DATUM. DISK IS LOCATED ON THE SOUTHEAST HEADWALL OF THE BRIDGE AT HIGHWAY 12 AND LAGUNA DE SANTA ROSA.

BASIS OF BEARINGS

BASIS OF BEARING IS BASED UPON MONUMENTATION FROM THAT MAP TITLED "PARCEL MAP NO. 99" FILED IN BOOK 358 OF MAPS, PAGES 10-11, SONOMA COUNTY RECORDS.

BOUNDARY DESCRIPTION

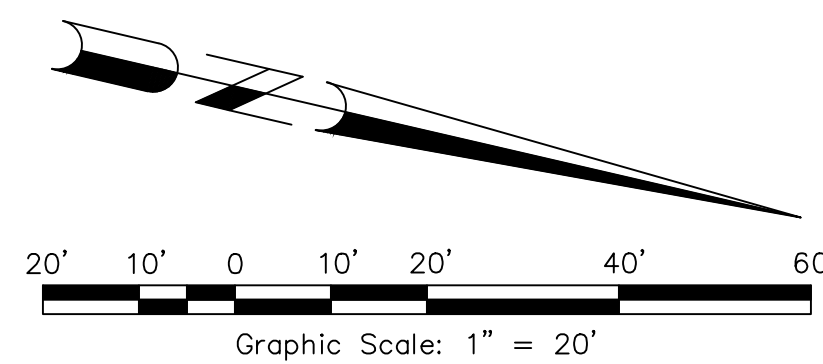
LOT 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS

GENERAL NOTES

PROPERTY OWNER INFORMATION IS BASED UPON THAT "GRANT DEED" RECORDED MAY 5, 2017 UNDER DOCUMENT NUMBER 2017-040853 OF OFFICIAL RECORDS OF SONOMA COUNTY. PROPERTY LINES SHOWN HEREON ARE BASED UPON FOUND MONUMENTATION AND DELINEATED FROM THAT MAP TITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS.

A FIELD SURVEY WAS PERFORMED BY ADOBE ASSOCIATES, INC. AUGUST OF 2018. FEATURES SHOWN HEREON ARE EXISTING AS OF THE DATE OF THE FIELD SURVEY PERFORMED BY ADOBE ASSOCIATES, INC.

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY, SUCH AS PAINT MARKINGS, OVERHEAD WIRING, UTILITY POLES, AND UTILITY BOXES. FOR THE LOCATION OF UNDER GROUND UTILITIES, A SUBSURFACE UTILITY LOCATING COMPANY SHOULD BE CONTACTED.



No.	Date	Description	Approved

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

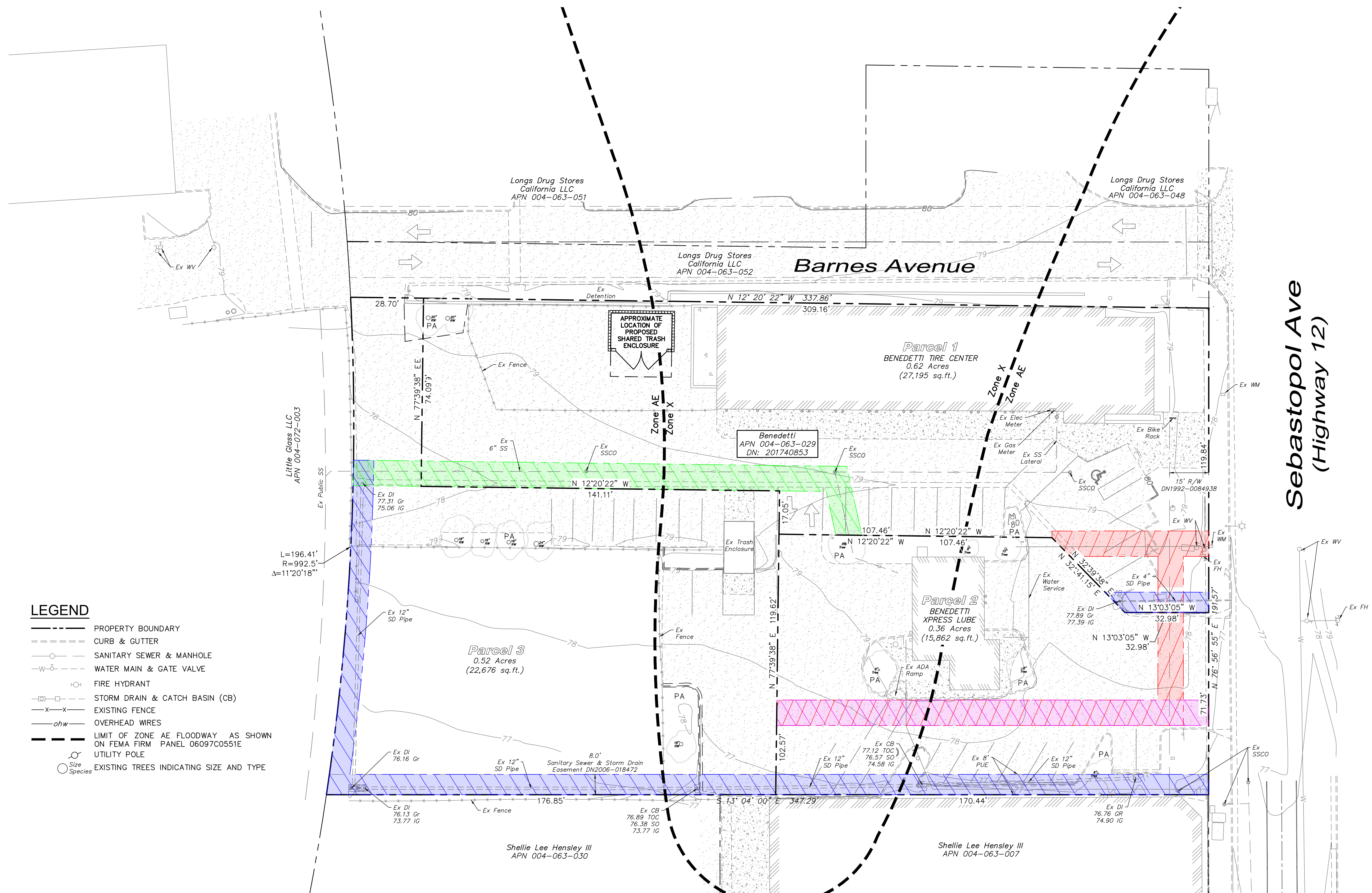
**Tentative Map
for the Benedetti Minor Subdivision**
6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

SCALE: AS NOTED
Date: August 12, 2020
Design by: ZR/TRG
Drawn by: TRG
Checked by: JLR

Sheet
TM-1
of 2 Sheets
Job 18267

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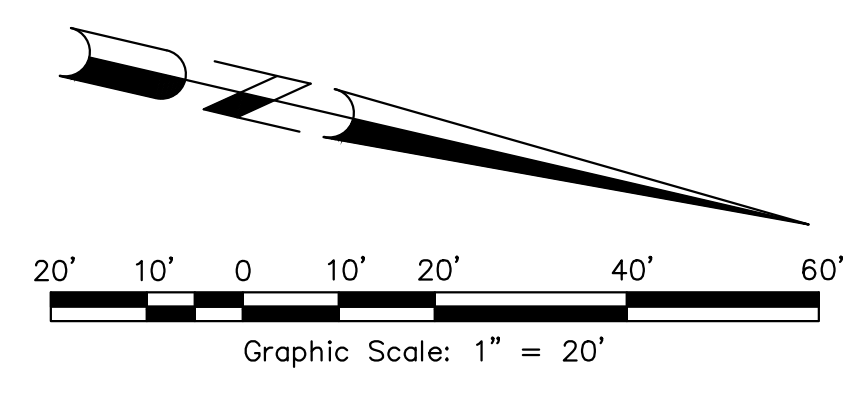
- PROPERTY BOUNDARY
- CURB & GUTTER
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- WATER MAIN & GATE VALVE
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- LIMIT OF ZONE AE FLOODWAY AS SHOWN ON FEMA FIRM PANEL 06097C0551E
- UTILITY POLE
- EXISTING TREES INDICATING SIZE AND TYPE

EASEMENT HATCHING LEGEND:

- 8' STORMWATER EASEMENT
- 10' WATER EASEMENT
- 10' SEWER EASEMENT
- 10' UTILITY EASEMENT
- UTILITY & WATER EASEMENT

NOTE:
A RECIPROCAL ACCESS, SHARED PARKING & SURFACE WATER DRAINAGE AGREEMENT WILL BE ENTERED INTO BY ALL THREE PARCELS FROM SUBDIVISION.

PROPOSED EASEMENTS



**Sebastopol Ave
(Highway 12)**

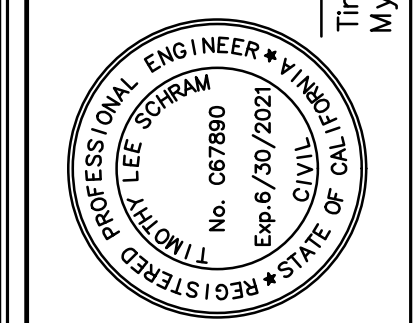
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6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

SCALE: AS NOTED
Date: August 12, 2020
Design by: ZR/TRG
Drawn by: TRG
Checked by: JLR

Sheet
TM-2
of 2 Sheets
Job 18267

No.	Date	Description	Approved

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"



Timothy L. Schram, PCE 67890
My license expires 6/30/2021

EXHIBIT B
FINAL CONDITIONS OF APPROVAL

Conditional Use Permit for car wash in the Downtown Commercial District,
Variance, and Tentative Parcel Map,
6809 Sebastopol Avenue
APN 004-063-036, File 2019-82

Conditions of Approval – Conditional Use Permit:

1. Approval is granted for the Conditional Use Permit described in the application and the following project plans: Architectural plan set (2 sheets) dated 3-21-19, by Patrick Slayter Architect, and Civil plan set (4 sheets) dated 8-12-20, by Adobe Associates, except as modified by these conditions of approval, and is valid for a period of three (3) years during which time the rights granted must be exercised.
2. The following modifications shall be made to the approved project plans referenced above.
 - a. All project plan sheets shall be modified to identify the location of a 5-foot wide public sidewalk easement along the southern property line and shall be revised to facilitate its eventual construction without affecting the operation of, and access to, the car wash. The applicant is not required to install the sidewalk.
 - b. The project plans shall incorporate a sound barrier/wall along the east/north side of the car wash exit drive to a point adjacent to the end of the initial segment of the curved exit drive. The noise barrier/wall should be ten feet in height. The noise barrier may include a horizontal cover over the exit from the carwash. The actual length of the wall shall be determined based upon the noise reduction requirements.
 - c. The landscape plans shall be modified to incorporate additional landscaping to screen the proposed car wash building and intercept water overspray from the operation of the washing and drying equipment.

Development Conditions

City Planning Department

3. All construction shall conform to the approved plans. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
4. All exterior mechanical equipment shall be screened to the satisfaction of the Planning Department.
5. The Project shall comply with the following mitigation measures from the Mitigated Negative Declaration.
 - a. In the event that any prehistoric or historic-period subsurface archaeological features or deposits, including darkened soil (midden), that could conceal cultural deposits, animal bone, obsidian and/or mortar are discovered during earth-moving activities, all ground-disturbing activity within 50 feet of the discovery shall be halted immediately and the Planning and Building Divisions notified within 12 hours. Impacts on any

significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the City and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native American community as experts of their cultural traditions. (Mitigation Measure CR-1)

- b. Prior to the issuance of a building permit, the applicant shall submit evidence that the proposed car wash drying system incorporates a silencer to achieve operational noise levels no greater than 77 dBA at a distance of 10 feet and 63 dBA at a distance of 50 feet from the entrance and exit to the car wash. Installation of the approved silencer system shall be completed prior to final inspection. (Mitigation Measure NOI-1)
- c. Prior to the issuance of a building permit, the applicant shall submit evidence that a noise reducing barrier ten feet in height or other method to reduce offsite noise levels to meet City noise criteria along the east property line (south from the adjacent commercial building) to a point at least perpendicular to the northern exit of the proposed car wash, are incorporated into the project. Installation of the approved noise reducing barriers shall be completed prior to final inspection. (Mitigation Measure NOI-2)
- d. Prior to the issuance of a building permit, the applicant shall identify all heavy construction equipment to be used for this project that have the potential to produce high vibration levels (tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.). This information shall be submitted to the City during the building permit process. If the applicant proposes the use of heavy construction equipment with the potential to generate excessive vibration, the applicant shall submit a plan documenting how the use of this equipment will not occur within 18 feet of existing structures. (Mitigation Measure NOI-3)
- e. Prior to the issuance of a grading permit, the property owner shall present evidence that the culturally resource representatives for the Federated Indians of Graton Rancheria (FIGR) have been formally contacted with an offer to enter into an Agreement with the Federated Indians of Graton Rancheria for the Treatment of Tribal Cultural Resources and Tribal Monitoring. If FIGR requests that an Agreement be entered into by the property owner and provides the property owner with a copy of an agreement, the property owner shall provide a copy of the Agreement to the City prior to the issuance of a grading permit. FIGR shall have 30 days to accept property owner's offer. If FIGR does not act to accept the property owner's offer or does not provide the property owner with a copy of an agreement within 30 days, it shall be presumed that FIGR is not interested in obtaining an agreement for the treatment of tribal cultural resources and tribal monitoring.

If an Agreement for the Treatment of Tribal Cultural Resources and Tribal Monitoring has been approved by both the Property Owner and FIGR, the project applicant shall notify the FIGR Tribal Preservation Officer and the City of Sebastopol of the date and

time of the proposed grading/excavation activities fourteen (14) days prior to the start of any grading or excavation activities. Tribal cultural resource monitors and qualified archeologist shall work cooperatively with the applicant to address the appropriate treatment of any discovered tribal cultural resources to minimize potential delays in construction.

Tribal cultural resource monitors and qualified archeologist shall have the authority to stop grading or excavation activities in and around the accidentally discovered resources pending an evaluation of the resource and the determination of how the resource should be treated. Possible treatments include, but are not limited to: the removal of the resource from the site, the protection of the resource in place (when feasible), or reburying the resource on site in a location acceptable to the FIGR. The City of Sebastopol shall be promptly notified if tribal cultural resources are identified. (Mitigation Measure TCR-1)

6. This approval does not include any commercial business signs. Any new commercial signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
7. Two bicycle parking space is required and shall be installed prior to the issuance of the Certificate of Occupancy.
8. The existing storage trailers shall be removed prior to final inspection.
9. A business license is required and shall be obtained prior to operation of the use.
10. Prior to final inspection the applicant shall submit, and the Planning Director approve, a Good Neighbor Policy Plan describing how the car wash operation will be a good neighbor to adjacent businesses. The Good Neighbor Policy shall be posted at the site in a location visible by employees.

City Building Department:

11. For the building permit submittal, 5 sets of plans are required along with 2 sets of calculations and reports.
12. The accessible parking stall shall be relocated to the front of the building as it's required "to be located on the shortest accessible route from parking to an accessible entrance." CBC 11B-208.3.1.
13. A Floodplain Development Permit application, along with supporting documentation, shall be submitted with the Building Permit application.
14. All construction and construction related activities shall be in conformance with the 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy and Green Building Codes, and the City of Sebastopol Municipal Code.
15. Authorized Construction Hours:

- a. Monday through Friday – 7:00 a.m. to 6:00 p.m.
 - b. Saturday and Sunday – 8:00 a.m. to 5:00 p.m.
 - c. Includes warm-up or servicing of equipment and any preparation for construction.
16. The Planning Conditions of Approval shall be printed on plan sheets in the plan set.
 17. A geotechnical report is required for this project.
 18. The Project is required to comply with CalGreen at the Tier I level excluding Division A4.2 Energy Efficiency, as adopted and amended by the City. The worksheets can be located on the City's website on the building department page. The worksheets are to be printed on plan sheets in the plan set.
 19. Before approval of the foundation inspection: A licensed Land Surveyor or Civil Engineer with proper certification shall conduct a survey of all property lines and install property line markers that can be readily verified by Building Inspection staff to verify setbacks and submit a written (stamped) confirmation to the Building Department that the staking of the property lines has been completed.
 20. Before approval of the foundation inspection: The project Geotechnical Engineer shall inspect all foundation excavations and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.
 21. Before approval of the foundation inspection: The project Structural Engineer, Architect, or Special Inspector shall inspect all foundation reinforcing and related hardware and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.
 22. Before approval of the framing inspection: The project Structural Engineer, Architect, or Special Inspector shall inspect all lateral force resisting elements of the structure and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.

City Fire Department:

23. The entire building shall install a fully automatic sprinkler system and fire alarm protection system that shall be monitored 24-7-365 basis.

City Public Works/Engineering Department:

24. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
25. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.

Site Improvement Plans

26. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any necessary transitions for the portion of the public street fronting the development. All improvements shall be in accordance with the City of Sebastopol Standard Improvement Details. Improvement Plans shall include a Storm Water Pollution Prevention Plan including winterization and erosion protection.
27. The improvement plans for work in the State right of way shall also be submitted to Caltrans for Encroachment Permit review. The developer shall obtain an Encroachment Permit for the work within the State right of way prior to approval of the improvement plans by the City. The developer's contractor shall obtain an Encroachment Permit to perform the work in the State right of way prior to beginning that work.
28. The improvement plans must be evaluated by an arborist to assess the impact of the development on any existing trees and develop a site specific Tree Protection Plan. Improvement Plans shall include the location and size of all existing trees to be removed, and trees to remain. Trees on adjacent property which overhang the project boundary shall be afforded equal protection. Improvement plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.
29. The Project shall include post-construction stormwater BMPs in accordance with the City's Low Impact Development manual and Section 15.78 of the Municipal Code.
30. The following notes shall appear on the improvement plan cover sheet: "During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."
31. The Sebastopol Avenue drive approach to the site shall be reconstructed to current Caltrans standards. Any failed portions of the sidewalk along Sebastopol Ave shall be removed and replaced.
32. The connection to Barnes Ave at the southwest corner of the site shall be constructed with a 15 ft radius curb return on the north side of the access drive to Barnes Avenue, unless otherwise approved by the City Engineer. Modification of the existing infiltration trench along Barnes Ave will be required. The developer shall provide proof that the adjacent property owner agrees to the construction.
33. The developer shall provide a flow dissipator at the storm drain outlet at the southeast corner of the site.
34. The drive aisle at the exit of the carwash shall slope back to the car wash for the first 15 feet. A slot drain shall be installed at the exit of the carwash that connects to the wash water recycling system.

Soils

35. The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The report shall also include pavement recommendations based on anticipated subgrade soils and traffic loads. The grading and improvement plans shall incorporate the recommendations of the approved Soils Report.
36. The developer shall submit percolation tests for the areas designated for bioretention basins.

Undergrounding

37. During construction all utility distribution facilities on site shall be placed underground, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, and fire hydrants. Appropriate easements shall be provided to facilitate these installations.

Streets, Traffic & Circulation

38. No pervious paving or stamped concrete shall be installed in the existing or future public right of way.
39. Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

Grading

40. The applicant shall submit to the City of Sebastopol for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
41. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
42. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
43. Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
44. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.

Storm Drain

45. The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
 - a. Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
 - b. Project drainage shall be designed using the 10-year storm average flow and 100-year peak flow.
46. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
47. Any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
48. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Creek."
49. The applicant shall demonstrate for each building pad to the satisfaction of the City of Sebastopol as follows:
 - a. Feasible access during a 10-year frequency storm.

Water

50. The developer shall install new domestic, irrigation and fire service laterals to serve the new building. All water mains shall be sized to provide adequate fire flows to the buildings. All water services shall be provided with backflow prevention devices in accordance with State and City standards.
51. New water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each building.
52. Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
53. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
54. All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved.
55. All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (sanitary sewer)

56. A sanitary sewer application shall be submitted to the Building Department for review and approval. Discharge permits for individual uses shall be subject to the requirements of the City of Santa Rosa Utilities Department, Environmental Compliance Division, for Sewer Use Permits.

Miscellaneous

57. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
58. Any trees planted within 10 feet of a public street curb shall include a root barrier acceptable to the City Engineer and the City Arborist.
59. The improvement plans shall include an onsite signing and striping plan which clearly delineates traffic control and parking restriction requirements.
60. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.
61. Developer shall secure encroachment permits from the City and from Caltrans prior to performing any work within the City or State right of way or constructing a City facility within a City easement.
62. Applicant must file a Notice of Intent To Comply With the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.

During Construction, the Following Conditions Shall Apply:

63. All construction shall conform to the City Standard Details and Specifications dated July, 1998, all City Ordinances and State Map Act and the approved plans.
64. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
65. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
66. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

67. Prior to placing of asphalt, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
68. Prior to placing the final lift of asphalt, all sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
69. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
70. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
71. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
72. Hours of work for both public improvements and private improvements shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday. Work on Sunday will only be permitted with written permission from the City. Violation of these working hours shall be deemed an infraction and upon conviction thereof, shall be punishable as prescribed by law.
73. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.
74. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
75. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

Prior to Occupancy, the Following Conditions Shall be Satisfied:

76. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the City Engineer. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced.
77. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, etc.) shall be installed.

78. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general public shall be completed prior to occupancy of that parcel.
79. The civil engineer/land surveyor shall file an Elevation Certificate for the new building.
80. Prior to acceptance of public improvements, a complete set of As-Built or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. In addition, the plans shall be submitted on a CD-ROM in pdf format. These plans shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction, and any existing utilities that were unknown on the original plans but discovered during construction. The Contractor shall pay a fee for having the improvements put into the City Base Map.
81. Prior to final inspection and the operation of the car wash, the applicant shall monitor the noise generated by the operation of the drying equipment to verify that the noise levels from operating the drying equipment and vacuums conform to the provisions of the municipal code. The applicant shall pay for the noise evaluation. If the measured noise levels at the property line exceed the City's noise criteria, additional noise reduction measures shall be proposed for City approval. These additional noise reduction measures could include, but are not limited to, an extended noise barrier, a heightened noise barrier, a roof over and/or side shielding at the car wash exit, and/or reorientation of the dryer blower ports. Following the installation of the additional approved noise reduction measures, noise levels shall again be measured to confirm compliance with the City's noise criteria. If the measured noise levels at the property line exceed the City's noise criteria, additional noise reduction measures shall again be proposed for City approval. All additional noise reduction measures shall be installed to the satisfaction of the Planning Director.
82. Prior to final inspection and the operation of the car wash, the applicant shall conduct an evaluation with a representative of the Planning Director to monitor the water overspray from the drying unit to verify that the operation of the drying equipment will not result in visible water droplets leaving the site. If water droplets are observed leaving the site, additional project changes shall be proposed by the applicant for City approval. Following the installation of the additional project components to reduce overspray, a repeat evaluation shall be conducted to confirm that the additional measures have prevented water droplets from the leaving the site. Any overspray reduction measures shall be installed to the satisfaction of the Planning Director.

Operational Conditions

83. The use shall be in substantial conformance with the proposed operations as described in the application materials and on file at the City of Sebastopol Planning Department, except as modified herein.
84. A noise assessment shall be conducted every two years to verify that the noise levels from operating of the car wash continue to comply with the noise ordinance. The results of this study shall be submitted to the Planning Director. The Planning Director may also require such assessment be done at other intervals if Planning Director deems it necessary based on

complaints (after investigation by City staff). If at any time the car wash is shown to be out of compliance, appropriate noise mitigation measures, such as those described in Condition of Approval 81 above, shall be taken to the satisfaction of the Planning Director to bring the car wash into compliance with this approval and the Noise ordinance.

85. Every two years the applicant shall provide a count of the number of vehicles washed to the Planning Director for that two-year reporting period. This information will be used to calculate water use per washed vehicle and determine compliance with the requirement for 80% water reuse in the operation of the car wash. If at any time the car wash is out of compliance with the 80% requirement, appropriate mitigation measures shall be implemented to the satisfaction of the Planning Director to bring the car wash into compliance with this approval.
86. The car wash operation shall comply with the following operational requirements.
 - a. The car wash and vacuums shall operate only between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturday and Sundays.
 - b. Vehicles leaving the car wash shall not make left turns onto Sebastopol Avenue to make a left turn onto Barnes Avenue.
 - c. Parking spaces and required drive aisles shall not be occupied by storage trailers, containers, sheds, etc.
 - d. Employees shall be allowed to park onsite.
 - e. Only fragrance free cleaning solutions shall be used in the operation of the car wash.

General Conditions

87. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
88. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
89. Unless otherwise provided for in conditions of this conditional use permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
90. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of this conditional use permit, constitutes cause for the revocation of said permit in accordance with the procedures set forth in this title.
91. Minor changes may be approved administratively by the Planning Director or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such

approval, verification shall be made by each relevant Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.

92. The use granted by this conditional use permit must be in operation within three years of the delivery of the signed permit to the Permittee. The applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100. If any use for which a conditional use permit has been granted is not in operation within three years of the date of receipt of the signed permit by the Permittee and no extension has been granted, the permit shall become null and void and re-application and a new permit shall be required to establish the use.
93. The terms and conditions of this conditional use permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the Permittee.
94. The Conditional Use Permit shall be in effect unless it is abandoned or closed for 12 months or longer.

Conditions of Approval – Parcel Map:

1. A Parcel Map prepared by a licensed surveyor or civil engineer, shall be prepared and submitted for the review and approval of the City Engineer. The parcel map shall show a public sidewalk easement along the southern property line that is at least 5-feet in width. This additional easement may coincide with the proposed below-grade improvements such as the drainage easement in the same location. The map shall conform to the requirements of the Subdivision Map Act and local ordinances. Upon recording of the map, the subdivision is valid.
2. All property corners of lots within the subdivision shall be monumented with no less than 3' long by 1/2" diameter galvanized steel pipe imbedded no less than 24" into the earth, except as expressly permitted in writing by the City Engineer.
3. The Parcel Map shall state:
 - a. The assessor's parcel number;
 - b. Total area of land being subdivided (in acres);
 - c. Total number of lots being created; and
 - d. Shall depict an easement for the future Abbot Avenue extension sidewalk.
4. Developer shall either complete the required construction prior to recordation of the map or enter into an Improvement Agreement and post security with the City of Sebastopol prior to the filing of the Final Map, agreeing to complete the required construction within 24 months after the filing of the map. The Improvement Agreement shall be recorded with the map.
5. The applicant shall transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or

public utility that is an easement holder of record. Written compliance shall be submitted to the City of Sebastopol.

6. The applicant shall execute a covenant running with the land on behalf of itself and its successors, heirs, and assigns agreeing to annex this subdivision into the existing City of Sebastopol Lighting Assessment District.
7. Concurrently with the recordation of the final map the applicant shall record a maintenance and access agreement allowing all three parcels complete and unrestricted access to the other parcels as well as to Barnes and Sebastopol Avenues, onsite parking, and use of the trash enclosure, and define maintenance responsibilities for all shared facilities, including stormwater maintenance. The agreement shall be approved by the City Engineering and Planning Departments prior to recordation.

[END]