

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL
Conditional Use Permit, Vesting Tentative Map, Density Bonus
1009-1011 Gravenstein Highway North
060-261-028, 060-261-026, **File# 2022-095**

PLANNING:

1. Plans and elevations shall be in substantial conformance with plans prepared by WHA Architects, and stamped received on April 21st, 2023, as revised on February 20th, 2024, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Samantha Hauser/City Ventures, and stamped received on April 21st, 2023, as revised on February 20th, 2004, and on file at the City of Sebastopol Planning Department, except as modified herein:
3. All measures in the Mitigation Monitoring Reporting Program (MMRP) for the Environmental Impact Report approval for application 2022-095 shall remain applicable.
4. The project's open spaces shall be maintained by the property owner, not by the City.
5. The project site includes protected trees intended to remain. Protective measures are required for these trees. All final tree protection measures shall be submitted for review and approval by the City Arborist prior to issuance of Improvement Plans.
6. A Tree Removal permit is required for the any trees proposed for removal.
7. Design Review approval is required by the Design Review Board for the design of the units, site features, landscaping, and other amenities.
8. The Vesting Tentative Map shall expire 24 months after its approval or conditional approval unless an extension is approved as provided in SMC 16.28.100 and in accordance with the State Subdivision Map Act
9. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
10. This approval does not include any signs. Any new 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.
11. All other approvals than the Vesting Tentative Map shall be valid for three 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.
12. As required by the Sonoma County Regional Parks Department the applicant shall install a 42" fence along the northern property line between the County property and the applicant's property to prevent the creation of "social trails" on County property. No fencing is needed at

the existing trail intersection. For avoidance of doubt, this condition applies to the property line adjacent to the West County Trail.

PUBLIC WORKS:

13. The applicant shall label all onsite sewer lines as private.
14. The applicant shall install two master water meter connections for the project.
15. Fire Hydrants will be part of the private onsite system. The City will provide hydrant testing to ensure fire protection.
16. All projects are subject to Impact Fees as adopted by the City Council at the time the preliminary application was submitted, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.

ENGINEERING:

17. Prior to Final Map approval provide proof of recorded easements for access (i.e. vehicular and pedestrian access) in connection with and in favor of the Project, including future public water & sewer, public utilities, and storm drain easement, through adjacent private properties, including 1003-1007 Gravenstein Hwy, N (APN 060-261-029).
18. Prior to Final Map approval provide proof of recorded joint maintenance agreement (JMA) for off-site private easements through adjacent private properties, including 1003-1007 Gravenstein Hwy, N (APN 060-261-029), including modifications to any existing recorded agreements. JMA shall extend to proposed new lots to be established by the Final Map. The JMA shall specify and allocate rights, duties and obligations for maintenance of the private easement.
19. The Final Map shall include reference to the recorded covenant restriction along the frontage of Hurlbut Avenue, which shall read as follows: "There shall be no vehicular access from subject property to Hurlbut Avenue. This vehicular access restriction shall not be removed without the express approval of the City of Sebastopol by a resolution of its City Council."
20. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels without an easement. 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.
21. The improvement plans for each phase of development shall include and provide for the construction of offsite improvements as approved by the City Engineer such that each phase of development shall construct sufficient onsite roadway and utility improvements.

GENERAL:

22. Applicant shall apply for any permits required for permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW). The proposed project will add a new driveway connection off SR-116, it will require an encroachment permit. As part of the

encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

23. Site landscaping shall be generally consistent with the Landscape Plan included as part of the plans stamped received on April 21st 2023 as revised on February 20th, 2024 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 associated with a building, as shown on the approved plan, shall be installed prior to occupancy of that building. 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.

Building Department:

24. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time the preliminary application was submitted.