



City of Sebastopol Planning Department

Date: September 23, 2025
To: Sebastopol Planning Commission
From: Sebastopol Planning Staff
Subject: Revised Conditions and Findings for Sebastopol Bloom Festival (2025-042)

Please see the attached documents bearing today's date for the recommended Conditions of Approval (revised 9/23/25) and recommended Findings for Approval for the Sebastopol Bloom Festival Temporary Use Permit, File 2025-042.

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Temporary Use Permit
October 24-26, 2025 10:00 a.m. – 7:00 p.m.
6828 Depot Street
APN 004-052-001, File No. 2025-042

1. The project is CEQA under Section 15301, Class 1 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is for a temporary use of a site approved for a hotel use, and as conditioned, will not result in a significant, permanent change to the environment.
2. That the project is consistent with the following Sebastopol General Plan policies:
 - **Policy EV 1-11:** Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses, in that the project will support local businesses by promoting them via the event and promotional advertising.
 - **Policy EV 1-13:** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, sustainable, green, medical, and/or technological products, in that new vendors will be incorporated into the Sebastopol market through the festival.
 - **Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region, in that the Sebastopol Bloom Festival provides for local makers to come together and collaborate to sell their products residents of Sebastopol and those who have travelled from afar
 - **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally, in that the Sebastopol Bloom Festival will promote local vendors to come to the event to showcase their products.
 - **Policy EV 4-1:** Encourage businesses in Sebastopol which respond to and meet the needs of West County residents, in that the event provides for West County residents to participate in the event as a patron or vendor.
 - **Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed- and breakfasts, eco-lodging, and a variety of restaurants, shopping, and services, in that the Sebastopol Bloom Festival provides a local tourist event for makers to showcase their products to a wide range of residents and tourists.
 - **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and

tourism, in that the Sebastopol Bloom Festival will provide a venue for makers to sell their products to a wide variety of customers.

3. The project is consistent SMC 17.430.040 Temporary Use Permit as follows:

- a. That the event will not be detriment to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. This finding is made because the event, as described in the application submittal materials and as conditioned, will comply with all Health Order requirements at the time of the events, the events will be within a controlled portion of Depot Street lot and the event will provide overflow parking and a shuttle service to minimize impacts on adjacent businesses.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Temporary Use Permit for
Friday, October 24 – Sunday, October 26, 2025 10:00 am – 7:00 pm
6828 Depot Street
004-052-001, 2025-042

1. Project description and site layout shall be in substantial conformance with plans prepared by Jonathan Pinkston and stamped received on August 20th, 2025 and further revised September 9th, 2025, and on file at the City of Sebastopol Planning Department, except as modified herein.
2. This approval for is valid only for the 6828 Depot Street location for the specified dates of October 24th through October 26th, 2025 only. Any additional or future use of this site for this or a similar use will require a full Conditional Use Permit applied for and issued through the Planning Department following proper notice and public hearing. Any request for a Conditional Use Permit shall be submitted to the Planning Department no later than 90 days before any proposed events.
3. Set-up of the project site shall not occur outside of the hours of 8:00 am and 7 pm. Monday through Saturday and shall maintain compliance with the Noise Ordinance at all times. All site preparation work including scraping, leveling and spreading of gravel on the subject site shall be reviewed and approved by the Building Official prior to commencement.
4. Live music is allowed as part of this approval. However, it is subject to the Noise Ordinance set forth in the Sebastopol Municipal Code section 8.25. Applicant shall use noise monitoring equipment (ie, sound level (decibel) meters) at the nearest edge of the Rialto property to ensure compliance with this condition and shall immediately make the readings from the noise monitoring equipment available to any City official upon request. The Police Department has the authority to require modifications or require termination of the noise source in the event of a noise issue.
5. The applicant shall be required to post a bond in the amount of \$5,000 to ensure that the proposed live music stage is removed no later than October 28th, 2025. If the stage is not taken down by the date previously discussed, the City will enforce the bond in the full amount.
6. In addition to providing a local amenity and visitor draw for promotion of the local economy, sales of all products at the Sebastopol Bloom Festival should direct sales tax revenue to the City of Sebastopol by specifying the project site as the point of sale, rather than the location of the vendor's business or location of product growth or production. For this reason, the Applicant (Festival manager) shall provide written materials and instructions to all vendors indicating incorporated Sebastopol as the point of sale.
7. 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.

8. A professional security firm shall be present during festival hours and 30 minutes before and after. Security will include a minimum of one parking guard to ensure the Sebastopol Bloom Festival patrons do not park in the Rialto Parking lot (6868 McKinley St) during the event.
9. The applicant shall ensure all businesses participating in the Sebastopol Bloom Festival event have received a City of Sebastopol business license.
10. Applicant shall comply with all encroachment permit conditions including street closures, barricades, parking direction signs, etc. consistent with the traffic mitigation plan. The traffic mitigation plan is not a part of this TUP but is provided herein as informational.
11. Alcohol sales and/or service will be allowed only upon receipt of the appropriate ABC permit(s). No open containers will be allowed outside of the fenced area shown on the application. All persons serving or distributing alcoholic beverages shall be required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief. The Sebastopol Bloom Festival shall ensure that employees, volunteers and contractors are drug and alcohol free while on duty.
12. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval not later than October 9, 2025. The Plan shall describe security and fire safety; adherence to all rules pertaining to the sales and consumption of alcohol within city limits; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police Department. Additionally, the applicant shall submit a copy to the Planning Department to be added to the project file.
13. The property at 385 Morris Street may be used as vendor parking and overflow parking. However, a 50' buffer from any green vegetation to the north or east shall be cordoned off. It is the applicant's responsibility to ensure that no parking or pedestrian activity occurs inside these buffers. While parking in this lot may be paid at the discretion of the lot owner, no parking fee may be charged to attendees for parking in any city-owned parking lot.
14. If traffic control on the public right-of-way is proposed to occur within City limits as part of this event, it must first be approved through Encroachment Permit process administered by the Public Works Departments. Should any area of the event encroach into the City right of way or other city property, other than for parking in designated parking lots, those activities will require an amended encroachment permit and/or special event permit.
15. Event signage is not permitted on City of Sebastopol light poles, sidewalks, or right-of way.
16. Applicant shall ensure that all storm drains within the event area are protected from debris and/or wash water.
17. The applicant shall clean-up the site and adjacent areas within 50 feet of the event within 2 hours after closing each day of the event.
18. Any tent structures used shall be labeled by the State Fire Marshal's Office as fire/flammable retardant and shall meet the requirements of Title 19 of the California Code of Regulations.

No propane devices are allowed within any tents or structures. Please contact the Fire Chief for inspection prior to use, if applicable, at (707)823-8061.

19. The applicant shall be responsible for ensuring consistency with all requirements and orders of County Health, including Temporary Food Facility permits for all food vendors.
20. Should any debris, mud, etc. be tracked out of 385 Morris St. onto the street it shall be the applicant's responsibility to clean the debris from the street within 2 hours after closing each day of the event.
21. The operator shall maintain current emergency contact information with the Sebastopol Police Department at all times. The operator shall inform the Police and Planning Departments of any security breaches.
22. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
23. The Applicant or Applicant's authorized representative shall attend a pre-event meeting to include the Police, Fire, Public Works and Planning Departments on Tuesday, October 14th at City Hall. The purpose of the pre-event meeting is to ensure that the applicant is aware of and understands all applicable provisions applicable to this event, including these conditions of approval and conditions related to the encroachment permit. Responsibilities during the event will be clearly outlined and all parties will be provided with appropriate contact information in the event of an emergency. Please call 823-6167 to schedule the meeting.
24. A copy of the approved Conditions of Approval for this event shall be posted on-site during event hours and shall be made available to any person asking to review them. The Conditions shall also be made accessible from the project website.
25. The applicant is advised that any camping in the unincorporated county requires a special event permit for each site where such activity is proposed to take place. Such permits must be applied for at least 30 days in advance. Please contact Permit Sonoma at planner@sonoma-county.org or (707) 565-1900 for more information.