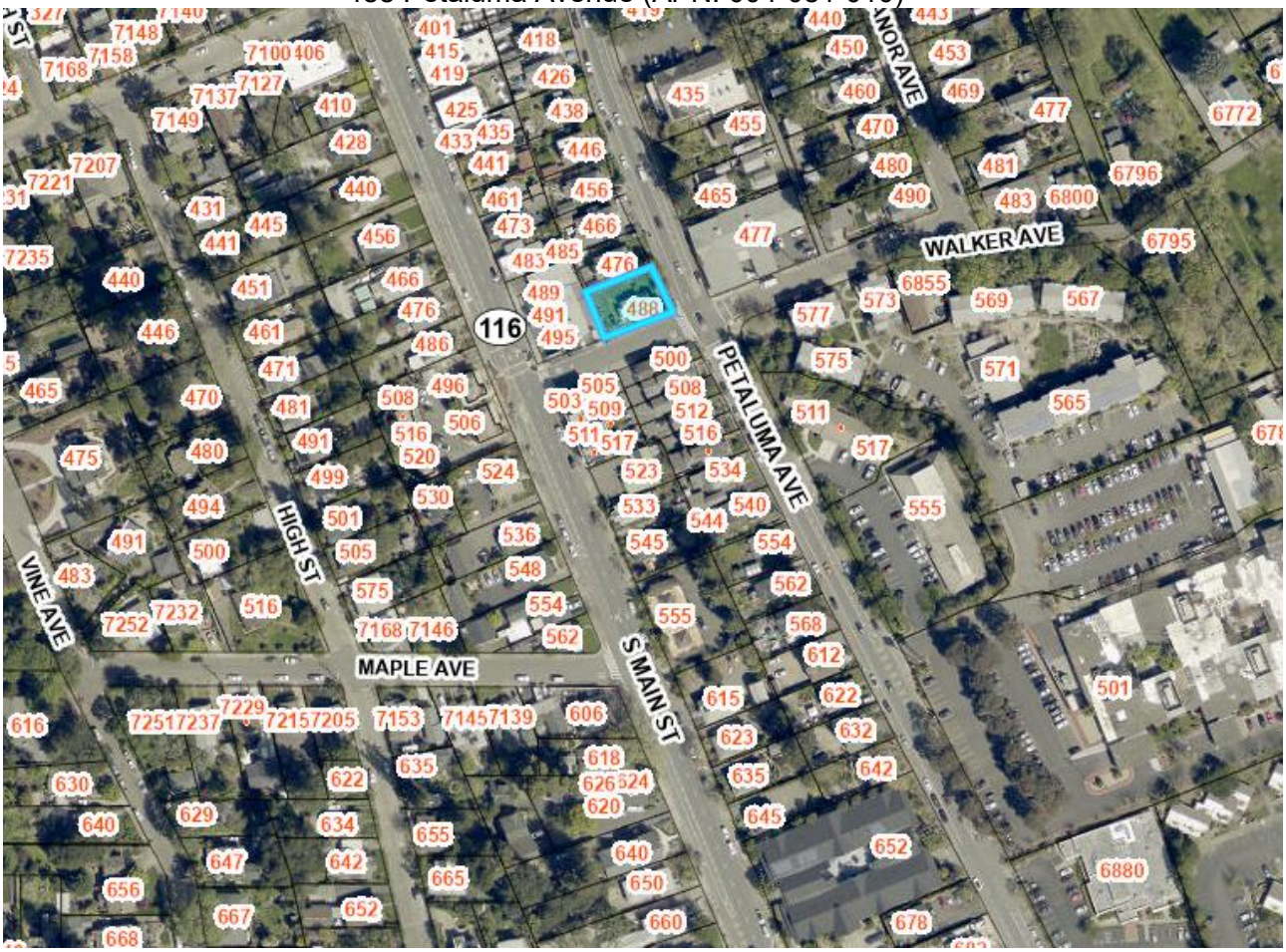
City of Sebastopol
Design Review Board/Tree Board Staff Report

Meeting Date:	November 24, 2026
Agenda Item:	6A
To:	Design Review and Tree Board
From:	Eli Arreola, Associate Planner
Subject:	Design Review
Recommendation:	Approval with conditions
Applicant/Owner:	Benjamin Lynch/Carol Lynch
File Number:	2026-027
Address:	488 Petaluma Avenue
CEQA Status:	Exempt 15302
General Plan:	Commercial Office (CO)
Zoning:	CO (Office Commercial)

Introduction:
The project before the Design Review and Tree Board is the proposed redevelopment of a fire damaged single-family dwelling. The applicant is requesting approval from the Board for the design of the single-family dwelling portion of the proposed project.

Project Description:
The applicant is proposing to redevelop a single-family residence that will include an attached ADU above the garage at 488 Petaluma Avenue. The primary residence will have a primary first floor, with a partial second story. The first floor is 1255 sq. ft., and has a main space with kitchen, dining, and living areas, as well as a bedroom, full bathroom, and laundry area. The second floor is 528 sq. ft., and has a primary suite consisting of a bedroom, bathroom, closet, a small office space, and a covered porch area. The ADU is attached to the primary residence via an entry/office space on the second floor and will be 652 sq. ft., and the garage below will be 551 sq. ft.

Figure 1: Vicinity Map
488 Petaluma Avenue (APN: 004-081-010)



Environmental Review:
The proposed project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15302 Replacement or Reconstruction, as such no further environmental review is required.

General Plan Consistency:
This project is consistent with the following General Plan policies, as the project proposes to replace a fire damaged single-family unit on a parcel that is already developed, and includes an attached accessory dwelling unit:

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
- *Policy LU 6-1: Promote increased residential densities.*

- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*

Zoning Ordinance Consistency:
The project is on a parcel zoned Office Commercial (CO), which does not allow solely residential projects without a conditional use permit. Pursuant to Sebastopol Municipal Code (SMC) Section 17.160.040(A)(1), "single -family residences may be rebuilt and expanded in residential, commercial, industrial, downtown core and office districts without obtaining a conditional use permit; provided, that there is no increase in the number of dwelling units. Any expansion shall be allowed only if it complies with all current development standards for the district in which the subject property is located." The parcel is currently developed with a single-family dwelling unit, and the project proposes to redevelop with a single-family unit. Additionally, pursuant to SMC Section 17.220, the parcel does allow for the construction of an ADU of up to 850 square feet on parcels less than 10,000 square feet. Therefore, the construction of the single-family home and ADU are allowed by right under the Sebastopol Municipal Code. Although the Zoning Code does not normally require design review for a new single-family home and ADU, design review is required for proposed buildings for which a building permit is required in districts other than single-family or duplex districts, pursuant to SMC Section 17.450.010(A)(3).

Public Notice:
Pursuant to Section 17.400.050, Table 17.400-2, of the Zoning Ordinance, Design Review applications, subject to approval by the Design Review Board, shall not require a public hearing. As such, the City provided a courtesy notice that was circulated in a newspaper of general circulation within the City.

Public Comment:
As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distributions of this staff report, such comments will be provided to the Design Review and Tree Board as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.

City Departmental Review:
As part of the review of the plan set, the Community Development Department circulated the application package to the various city departments. As part of their review, there are conditions of approval that are included within Exhibit B Conditions of Approval.

Required Findings:
Chapter 17.450.030(b) sets forth the required findings of Design Review permits.

In consideration of an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

1. *The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.*

The proposed project breaks down the massing by proposing to step-back the second story of the primary dwelling on the Petaluma Avenue side. Surrounding residential units to the South and Southwest are also two-story dwellings. The project also proposes to retain the existing Coast Redwood and Coast Live Oak at the North and South corners of the lot on the Petaluma Avenue side of the property and proposes to install additional landscaping between the site and adjoining residential uses.

2. *The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way.*
The proposed project provides landscaped screening from adjacent property owners and complies with required setbacks from what is required by the Zoning Code.

3. *It would not impair the desirability of investment or occupation in the neighborhood.*
The project proposes to redevelop a single-family dwelling that was damaged by fire.

4. *The design is internally consistent and harmonious.*
As conditioned, the project design is internally consistent and harmonious.

5. *The design is in conformity with any guidelines and standards adopted pursuant to this chapter.*
As conditioned, the design is in conformity with guidelines and standards adopted pursuant to Sebastopol Municipal Code Chapter 17.450. The project is a residential development and is consistent with adopted objective design standards for single family development within the R7 Multifamily Residential zoning district, which are applicable to residential development in the CO Office Commercial Zoning District.

Analysis:
An analysis of all aspects of the project is included below. However, it is noted that denial of a residential project may only be made based on inconsistency with written, objective development standards.

Site Analysis

1. *Objective Development Standards:* The project is consistent with the following objective development standards for residential development in the Office Commercial (CO) Zoning District.

Standard	Zoning Requirement	Proposed
Front Yard Setback	10 ft.	10 ft.
Interior Side Yard Setback	10% of lot width, or 5 ft., whichever is greater, not to exceed 9 ft.	6 ft.
Secondary front yard (corner lots)	10 ft.	10 ft.
Rear Yard	20% of the lot depth, no less than 20 ft. nor greater than 25 ft.	The primary dwelling complies with the required setback, however; two story ADUs under 800 sq. ft. are allowed a setback of 4 ft.
Garage/Carport opening facing the street	20 ft. from any exterior property line at the street	25 ft. 3 in.
Maximum Lot Coverage	40%	33%
Open Space	50 sf/DU	>100 sq. ft.

2. *Neighborhood Context*: The proposed project is within an Office Commercial (CO) Zoning District, however; the site is surrounded by residential uses to the North, South, and Southeast. The site is currently developed as a single-family residence, and the project proposes to redevelop the site as a single-family residence. The project proposes to remove three (3) existing trees (see Trees section below) but includes a landscape plan that proposes planting additional trees onsite, as well as other landscaping.

3. *Building Orientation*: The site is a corner lot that has frontage on Petaluma Avenue and Walker Avenue. The proposed project sites the structure parallel to the frontage on Walker Avenue, where the existing driveway is proposed to remain. This allows for vehicular access off of Walker Avenue, instead of Petaluma Avenue. The project also includes a variety of windows to provide natural light and ventilation.

4. *Circulation and Parking*: The proposed project includes a covered parking garage that is setback from the street and main residence and provides two off-street parking spaces that meet the parking requirements of the Zoning Code. The project includes a walkway from the parking spaces that directs the owners to the front door of the residence, along with access to the ADU.

5. *Open Space*: The proposed project is a private development on a parcel within City limits and include more than the required 50 square feet of open space per dwelling unit. The project includes outdoor space in the manner of a porch, patio, and outdoor landscaped space.

6. *Grading and Stormwater Management*: The project site has been previously developed with a single-family unit and no new grading is proposed. As designed, the site will capture surface water to drainage lines and those lines will carry the water to the existing systems located within the driveway and street network.

7. *Auxiliary Structures*: There is no trash enclosure designated area on the plan set, it is assumed that the trash cans for both the residential unit and the ADU would be inside the garage. If the trash bins are not intended to be located in the garage, staff would recommend that there be a designated trash area that is screened from the public right of way included as part of the project. Existing fencing along the perimeter of the parcel screens the site from the two adjacent parcels. There is no roof plan included as part of the project plan set, and is not required as part of the design review application, but staff will ensure that all rooftop equipment will be screened during the building permit submittal package. The project plan set does not include a lighting plan, but it should be recommended that the applicant use downlit energy efficiency lighting where possible in the project.

Architecture

1. *Relationship to surrounding architecture*: The project proposes a two-story single-family dwelling that is similar to surrounding residential structures, and uses variety in the roof pitches to create breaks in the massing. The project proposes a porch and patio that are similar to those on surrounding residential sites.

2. *Massing*: The massing on the primary dwelling is broken up with color and material changes, along with the pitch variation in the roof. The second story does scale down its street presence and is set further back on the site than the lower story.

3. *Elements*: The project includes a variety of window sizes on all sides of the building to break up the massing of the structure. The design features of the chosen materials continue around the entirety of both structures, along with the windows and trim treatments. The main structure uses a variety of roof pitches and a step-back of the second story to create visual intrigue. The roof for the main structure will also be designed in a way that will accommodate solar panels, as is now required by the California State Building Code.

Landscape

1. *General*: The landscape materials selected do complement the structure in a way that blends the structure into the site. Within the proposed plan, there are no large areas designated that will be left unplanted, and all zones show appropriate coverage, which leaves no bare spots. While the design guidelines mention the need for seating in the landscaped area, the project includes porch and patio areas to accommodate the need for seating. The paths provided within the landscape plan provide for pedestrian access from the street throughout the site.

2. *Plant Type*: The proposed landscaping plan includes mostly non-native plants that require low to moderate water use once established. The proposed landscaping plan does not include any lawn areas, and only limited high water use plant species.

3. *Trees*: The project proposes to remove three (3) existing trees:

    a. One Deodar Cedar (Cedrus deodara) with a diameter at breast height (DBH) of 18 inches.
    b. One Eucalyptus (Eucalyptus globulus) with a thirteen (13) inch DBH.
    c. One Chinese Pistache (Pistacia chinensis) with a ten (10) inch DBH.

    Pursuant Sebastopol Municipal Code Section 8.12.060(A)(1), a tree removal permit is required for the removal of a tree with a DBH of twenty (20) inches or more on a property which houses a single-family residential use. All three of the trees proposed for removal are below the 20-inch DBH threshold, and therefore, a tree removal permit is not required for the removal of these trees. The plans indicate the retention of an existing Coast Redwood (24.5-inch DBH) and a Coast Live Oak (18-inch DBH). The proposed landscape plans identify planting three Red Sentinel Japanese Maple Trees.

Recommendation:

If it is the consensus of the Board that the proposed single-family residence is compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary, and a continuance is appropriate. Staff recommends that the Board provide directions for redesigning for the applicant in the event of a continuance or rationale in the event of a denial.

Additional recommendations that the board should consider.

- If there are outside trash enclosures, they should be designed and screened in a way that hides the cans.
- Staff recommend that downlit and energy-efficient lighting be used where appropriate.

Attachments:
Exhibit A – DRB Resolution 26-03
Exhibit B – Recommended Conditions of Approval
Exhibit C – Standard Conditions of Approval
Exhibit D – Application materials

CITY OF SEBASTOPOL
RESOLUTION NO. 26-03

A RESOLUTION OF THE DESIGN REVIEW/TREE BOARD OF THE CITY OF SEBASTOPOL APPROVING DESIGN REVIEW FOR THE PROPOSED PROJECT AT 488 PETALUMA AVENUE (APN: 004-081-010) FILE NO. 2026-027

WEHREAS, on June 15, 2026, Ben Lynch ("Applicant") submitted a Design Review application for the proposed the construction of a single-family residence with an attached accessory dwelling unit (ADU) to replace the existing fire damaged single-family residence at 488 Petaluma Avenue (APN 004-081-010) (the "Project"); and

WHEREAS, the site is located within the Office Commercial (CO) Zoning District and Design Review for proposed buildings, or substantial additions is required in districts other than single-family or duplex districts pursuant to Section 17.450.010(A)(3); and

WHEREAS, on November 24, 2026, during the duly noticed regular meeting, the Sebastopol Design Review/Tree Board considered the Design Review project for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated.

WHEREAS, the Design Review/Tree Board finds that the proposed project is consistent with the City of Sebastopol General Plan; and

WHEREAS, the Record of Proceedings ("Record") upon which the Design Review/Tree Board bases its decision includes, but is not limited to: (1) the State of California Environmental Quality Act (CEQA) Guidelines (California code of Regulations, Title 14, Division 6, Chapter 3); (2) the Sebastopol Municipal Code; (3) the City of Sebastopol General Plan and its related Environmental Impact Report (EIR), adopted November 15, 2016; (4) the City of Sebastopol 2023-2031 Housing Element Update and its related Addendum to the City of Sebastopol General Plan EIR, adopted by the City Council on January 3, 2023; (5) all staff reports, city files, records, and other documents prepared for and/or submitted to the Design Review/Tree Board related to the approval of the Design Review application; (6) all documentary and oral evidence received at the public meeting or submitted to the City during the comment period on the Project; and (7) all other matters of common knowledge to the Design Review/Tree Board, and the City, including, but not limited to, City, state and federal laws, policies, rules, regulations, reports, records, and projections related to development with the City and its surrounding areas.

NOW, THEREFORE, BE IT RESOLVED that the Design Review/Tree Board finds that this project is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15302 (Class 2, Replacement or Reconstruction). CEQA Guidelines Section 15302 applies to projects that consist of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site

as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

BE IT FURTHER RESOLVED that the Design Review Board of the City of Sebastopol does hereby, based on substantial evidence and in view of the whole Record, determine that the findings to approve the Design Review Application can be made for the following reasons:

1. *The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.*
   The proposed project breaks down the massing by proposing to step-back the second story of the primary dwelling on the Petaluma Avenue side. Surrounding residential units to the South and Southwest are also two-story dwellings. The project also proposes to retain the existing Coast Redwood and Coast Live Oak at the North and South corners of the lot on the Petaluma Avenue side of the property and proposes to install additional landscaping between the site and adjoining residential uses.

2. *The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way.*
   The proposed project provides landscaped screening from adjacent property owners and complies with required setbacks from what is required by the Zoning Code.

3. *It would not impair the desirability of investment or occupation in the neighborhood.*
   The project proposes to redevelop a single-family dwelling that was damaged by fire.

4. *The design is internally consistent and harmonious.*
   As conditioned, the project design is internally consistent and harmonious.

5. *The design is in conformity with any guidelines and standards adopted pursuant to this chapter.*
   As conditioned, the design is in conformity with guidelines and standards adopted pursuant to Sebastopol Municipal Code Chapter 17.450. The project is a residential development and is consistent with adopted objective design standards for single family development within the R7 Multifamily Residential Zoning District, which are applicable to residential development within the CO Office Commercial Zoning District.

BE IT FURTHER RESOLVED that the Design Review/Tree Board of the City of Sebastopol, California, does hereby approve Design Review for the proposed single-family residence located at 488 Petaluma Avenue based on adopts the findings above, and subject to the

conditions of approval in Exhibit B and Exhibit C, attached hereto and incorporated herein.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular meeting of the Design Review/Tree Board of the City of Sebastopol held on November 24, 2026, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: _____
Lars Langberg
Chair, Design Review/Tree Board

CERTIFIED: _____
Eva Kelly
Contract Planning Director

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL
Design Review
488 Petaluma Ave
004-081-010, **File# 2026-027**

1. Plans and elevations shall be in substantial conformance with plans prepared by Niko Preovolos and stamped received on October 14th, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein.

2. The building shall be constructed in substantial conformance with the proposed plans as described in the application materials prepared by Benjamin Lynch, and stamped received on June 15th, 2026, and revised on October 14th, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein.

3. Site landscaping shall be generally consistent with the Landscape Plan included as part of the plans stamped received on October 14th, 2026, and 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.

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

5. A sprinkler system will be required for the proposed structures.

6. An upgrade to a one-inch water meter will be required if the existing meter is not one inch.

7. A Tree Protection Plan is required and shall conform to the requirements of SMC 8.12.050 and be added to all applicable plan sheets. The Tree Protection Plan shall be submitted prior to approval of a demolition permit.

8. The Applicant shall include applicable language from Section 8.12.050 on all applicable plan sheets.

9. Any new water service connection shall be installed in the public right-of-way per City standard details.

10. No lot-to-lot drainage shall be permitted. All stormwater runoff shall be conveyed to existing public facilities, including existing storm drains, street gutters, etc. Stormwater runoff shall not be allowed to flow over the public sidewalk.

11. Trash containers shall be stored out of site of the public right-of-way. If an exterior storage area is proposed, it shall be shown on the building permit plans and shall be screen from view of the public right-of-way by fencing, walls, or landscaping that is consistent with the other materials utilized on the site.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL
Design Review
488 Petaluma Ave
004-081-010, **File# 2026-027**

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 l00% 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

Received 10/12/2026

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

☐ Administrative Permit Review	☐ Lot Line Adjustment/Merger	☐ Temporary Use Permit
☐ Alcohol Use Permit/ABC Transfer	☐ Preapplication Conference	☐ Tree Removal Permit
☐ Conditional Use Permit	☐ Preliminary Review	☐ Variance
☑ Design Review	☐ Sign Permit	☐ 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: 488 Petaluma Ave
Assessor's Parcel No(s): 004-081-010
Present Use of Property: Residential
Zoning/General Plan Designation: CO

APPLICANT INFORMATION

Property Owner Name: LYNCH CAROL M TR
Mailing Address: 3897 MacGregor Common
Phone: (925) 997-8432
City/State/ZIP: 94551
Email: N/A - contact authorized agent/applicant
Signature: Carol M Lynch
Date: 7/14/2026

Authorized Agent/Applicant Name: Ben Lynch
Mailing Address: 960 N. San Antonio Road, #214
Phone: (925) 518-5494
City/State/ZIP: 94022
Email: benjaminjlynch@gmail.com
Signature: Ben Lynch
Date: 7/14/2026

Contact Name *(If different from above)*: Ben Lynch - Prin
Phone/Email: (925) 518-5494 benjaminjlynch@gmai

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

Design Review for removal of the existing fire-damaged residence and construction of a three-bedroom replacement single-family residence with attached garage and one-bedroom ADU above the garage. Areas: 1,783 sq. ft. primary residence; 652 sq. ft. ADU (including second-floor connector/office); 551 sq. ft. garage; 2,435 sq. ft. total habitable area. Includes related site/landscape improvement and removal of two trees that do not require a permit based upon their size. See attached Written Statement and project plans.

CITY USE ONLY

Fill out upon receipt:		**Action:**		**Action Date:**
Application Date:		Staff/Admin:		Date:
Planning File #:		Planning Director:		Date:
Received By:		Design Review/Tree Board:		Date:
Fee(s):	$	Planning Commission:		Date:
Completeness Date:		City Council:		Date:

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	CO	CO
Use	N/A	Single-family Residential	Single-family+ADU
Lot Size		5460 SqFt - 0.125 Acres	5460 SqFt - 0.125 Acres
Square Feet of Building/Structures *(if multiple structures include all separately)*		Pre-fire records 828 sq. ft. house 326 sq.ft garage/shed	1,783 sq. ft. primary 652 sq. ft. ADU 551 sq. ft. garage
Floor Area Ratio (F.A.R)	N / A FAR	N / A FAR	N / A FAR
Lot Coverage	40 % of lot 2,164 sq. ft.	21.1 % of lot 1,154 sq. ft.	33 % of lot 1,806 sq. ft.
Parking	2; ADU exempt	1 garage, 2 off-stree	2-car garage+drivewa
Building Height	30 ft max	Approx. 20 ft	28 ft 5 in max
Number of Stories	2 max	1	2
Building Setbacks – Primary			
Front	10 ft	Approx. 11 ft	10 ft
Secondary Front Yard (corner lots)	10 ft	Approx. 10 ft	10 ft
Side – Interior	6 ft main	Approx. 23 ft	6 ft
Rear	20 ft main	Approx. 33 ft	4 ft
Building Setbacks – Accessory			
Front	20 ft.	N/A	N/A
Secondary Front Yard (corner lots)	N/A	Approx. 30 ft.	25 ft.
Side – Interior	3 ft	Approx. 1 ft	6 ft
Rear	3 ft	Approx. 1 ft	4 ft.
Special Setbacks *(if applicable)*			
Other (ADU)		N/A	4 ft
Number of Residential Units	2 Dwelling Unit(s)	1 Dwelling Unit(s)	2 Dwelling Unit(s)
Residential Density	1 unit per 1,743 sq. ft.	1 unit per 5460 sq. ft.	1 unit per 5460 sq. ft.
Useable Open Space	50 sf./DU sq. ft.	Unknown sq. ft.	At least 100 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
Impervious Surface Area	N/A	TBD % of lot TBD sq. ft.	TBD % of lot TBD sq. ft.
Pervious Surface Area	N/A	TBD % of lot TBD sq. ft.	TBD % of lot TBD sq. ft.

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: Carol M Lynch **Date:** 7-22-2026

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: Bill Lynch **Date:** 7-22-2026

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:

Initial outreach has occurred with the adjoining neighbor and the tenant at the property immediately behind the project site regarding the planned residential rebuild. Additional outreach to adjacent neighbors will occur before construction begins.

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

Written Statement

Design Review Application - 488 Petaluma Avenue, Sebastopol, CA

Project	Replacement single-family residence with attached/connected garage and ADU
Property	488 Petaluma Avenue, Sebastopol, CA
Application	Design Review

Project Description

The applicant requests Design Review approval for removal of the existing fire-damaged residence and construction of a new replacement single-family residence with a garage and one-bedroom accessory dwelling unit at 488 Petaluma Avenue.

The property has historically been used as a residential site and is currently improved with a fire-damaged residence and related site improvements. The proposed project would replace the damaged structure with a new three-bedroom primary residence, a garage, and a one-bedroom ADU above the garage.

The current plans propose approximately 1,783 square feet of primary residence living area, consisting of approximately 1,255 square feet on the first floor and 528 square feet on the second floor. The proposed ADU is approximately 652 square feet, consisting of approximately 551 square feet above the garage plus an approximately 101-square-foot second-floor office connector. Total proposed habitable area is approximately 2,435 square feet, with an approximately 551-square-foot garage, for approximately 2,986 square feet of total building area.

The project is intended to provide a durable, high-quality replacement residence that is compatible with the site's corner location, surrounding neighborhood context, and the property's two street frontages. The building form, rooflines, exterior materials, and landscape plan are intended to create visual interest while keeping the project residential in scale and character.

The project includes demolition/removal of the existing fire-damaged structure, construction of the replacement residence, garage, and ADU, related site improvements, preliminary landscaping, and associated utility and drainage work as shown on the project plans.

Tree Information

The current plans identify three existing trees proposed for removal: a partially burned Chinese pistachio, a eucalyptus, and a deodar cedar. The existing redwood and coast live oak are proposed to remain. The applicant does not currently anticipate that a tree removal permit is required based on tree species, DBH, and permit requirements.

Entitlements / Permits Requested

This application requests Design Review approval for the proposed replacement residence, garage, ADU, demolition/removal of the fire-damaged structure, and related site and landscape improvements. No variance, concession, or incentive is requested at this time.


Subject Map - 488 Petaluma Ave.
Received 6/15/2026
Main St
461
465
The Green Zone smokeshop
Tobacco shop
Petaluma Ave.
Patrick E. Armstrong, MFTI
Simply Pilates
476
Ritual Ceramics
Fire, Inc
Serenity Villa
Walker A
S. Main St.
488
A and M BBQ
Barbecue
6875
CLEAR
Walker Ave.
STOP
Soul Rituals
In Her Image Photography
Layers
Google Maps
3D

Received 6/15/2026

DWELLINGPOINT
DESIGN

488 PETALUMA AVENUE REPLACEMENT DWELLING

SEBASTOPOL

488 Petaluma Avenue

Sebastopol, California



ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT/PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILIAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

SYMBOLS

1 / A1.0 DRAWING TITLE — DRAWING SCALE

1 / A1.0 — SECTION OR DETAIL REFERENCE

1 / A1.0 — ELEVATION REFERENCE

1 / A1.0 — DETAIL REFERENCE

T.O. PARAPET ELEV. 111'-0" — SPOT ELEVATION

FLOOR LEVEL ELEV. 111'-0" — DATUM

CUT MARK

1 — GRID LINE

℄ — CENTERLINE

2 — REVISION CLOUD AND TAG

BARRIER FREE SYMBOL

TC — TRASH CHUTE

SOFFIT ABOVE, ℄ OF DUCTS ABOVE

NORTH — NORTH ARROW

WH — WATER HEATER W/ OVERFLOW PAN

A1 — WALL/FLOOR ASSEMBLY TYPE TAG

A — WINDOW TAG

2 — DOOR TAG

SD — SMOKE ALARM

FE — FIRE EXTINGUISHER

EXIT — EXIT SIGN

EXIT LIGHTING

H.B. — HOSE BIB

EXHAUST FAN

FAN TERMINATION

CARPET / VINYL — FLOORING TRANSITION

1/2" — DOOR THRESHOLD HEIGHT

RAMP UP 5% — RAMP ARROW WITH PERCENT SLOPE

2% OR 2:12 — DECK OR ROOF SLOPE

12 / 6 — ROOF PITCH RISE:RUN

OR — DECK OR ROOF DRAIN

GARAGE DRAIN

ROOF DRAIN WITH OVERFLOW DRAIN

PROJECT INFORMATION

PROJECT DESCRIPTION

Replacement of fire-damaged single family home with new home and attached ADU

SITE DETAILS

Site Address	488 Petaluma Blvd S. Sebastopol, CA 95472
APN	081-010-000
Plot Size	5496
Zoning	CO

BUILDING DETAILS

FLOOR AREAS	
First floor (house)	1255
Second floor (house)	528
ADU	652
Garage	528
Total building SF	2986
Building lot coverage	1783
Total Lot Coverage	32%

TEAM INFORMATION

OWNER

Ben Lynch
benjaminjlynch@gmail.com
925-518-5494

DESIGN

Dwellingpoint Design
Niko Preovolos
808 463 7337

dwellingpoint@icloud.com

ENGINEERING

CONTRACTOR

Pterodactyl Construction
Jed Linsley
707 953 4614
linsleyjed@gmail.com

DRAWING INDEX

ARCHITECTURAL PLANS

A000	Title Sheet
A100	Existing Dwelling
A101	Proposed Floor Plans
A200	Elevations N&S
A201	Elevations E&W
A501	Renderings
C100	Site Plan
C101	Site Landscape Plan
C102	Existing Photographs
C103	Existing Photographs

STRUCTURAL PLANS

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

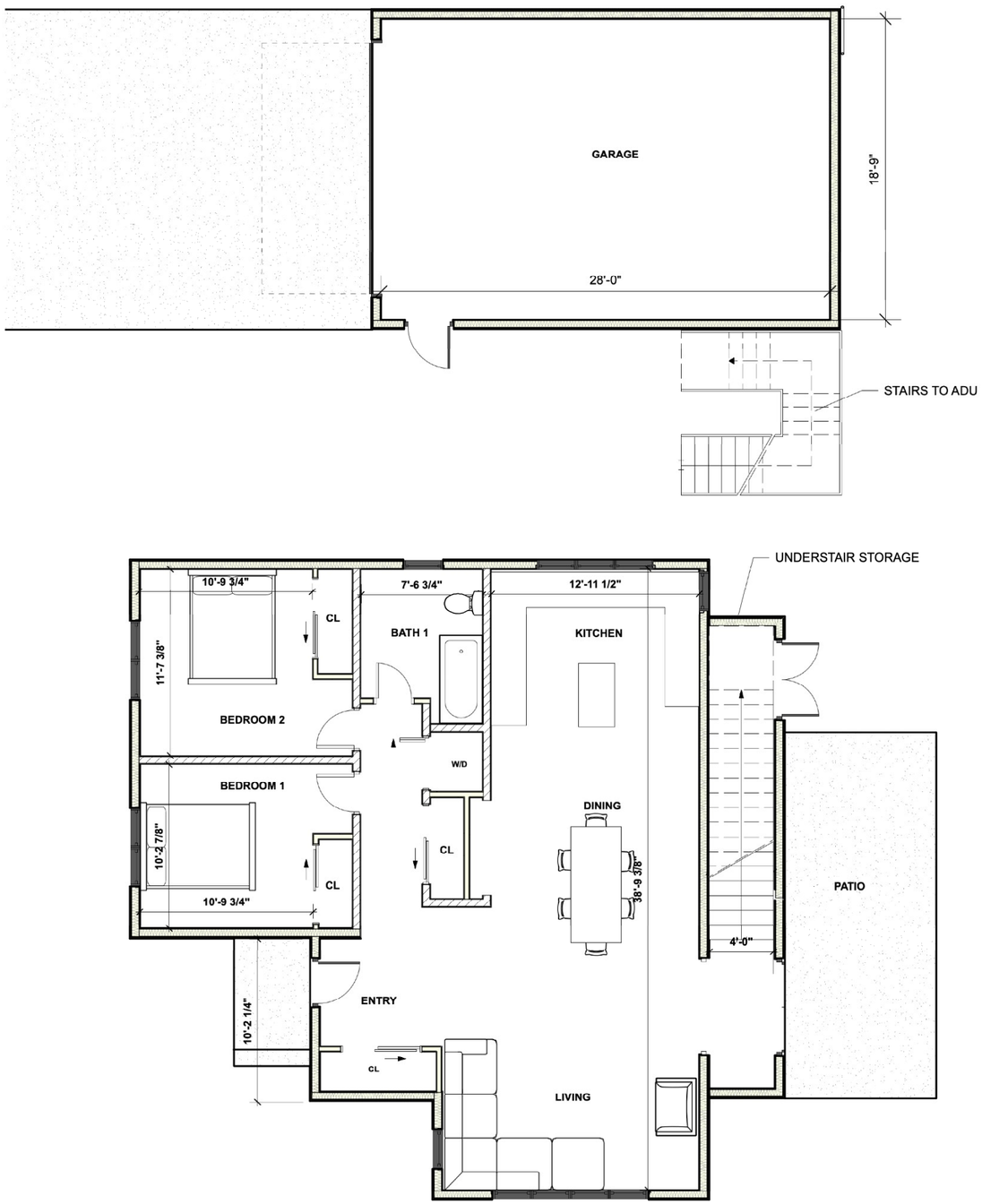
Cover Sheet

June 15 2026

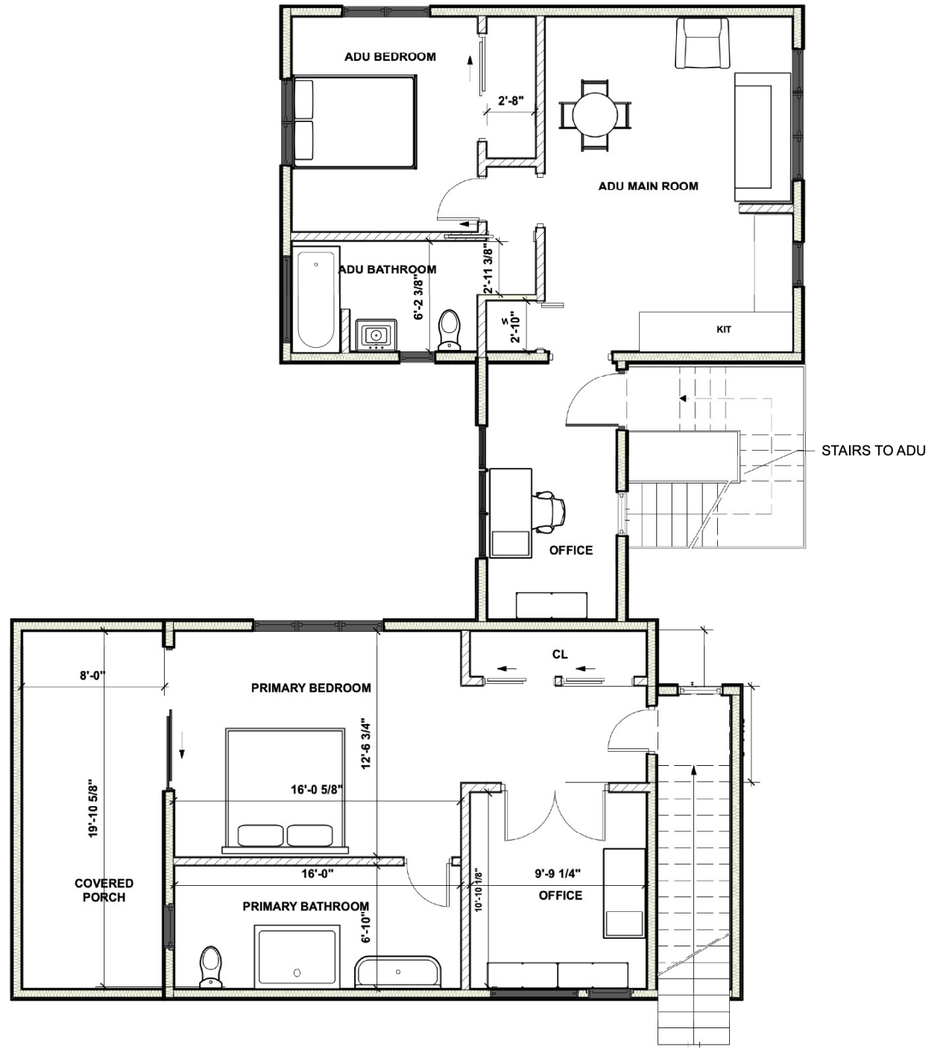
2510-01

VERSION # V351

SHEET # A000



1 First Floor Plan
Scale: 1/8" = 1'-0"



2 Second Floor Plan
Scale: 1/8" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

GENERAL NOTES

1. 3 BEDROOM HOUSE WITH AN ADU ABOVE GARAGE
2. MAIN HOUSE FIRST FLOOR 1255 SF / SECOND FLOOR 528
3. ADU IS 652 SF ONE BEDROOM
4. TOTAL HABITABLE SPACE = 2435
5. GARAGE 551 SF

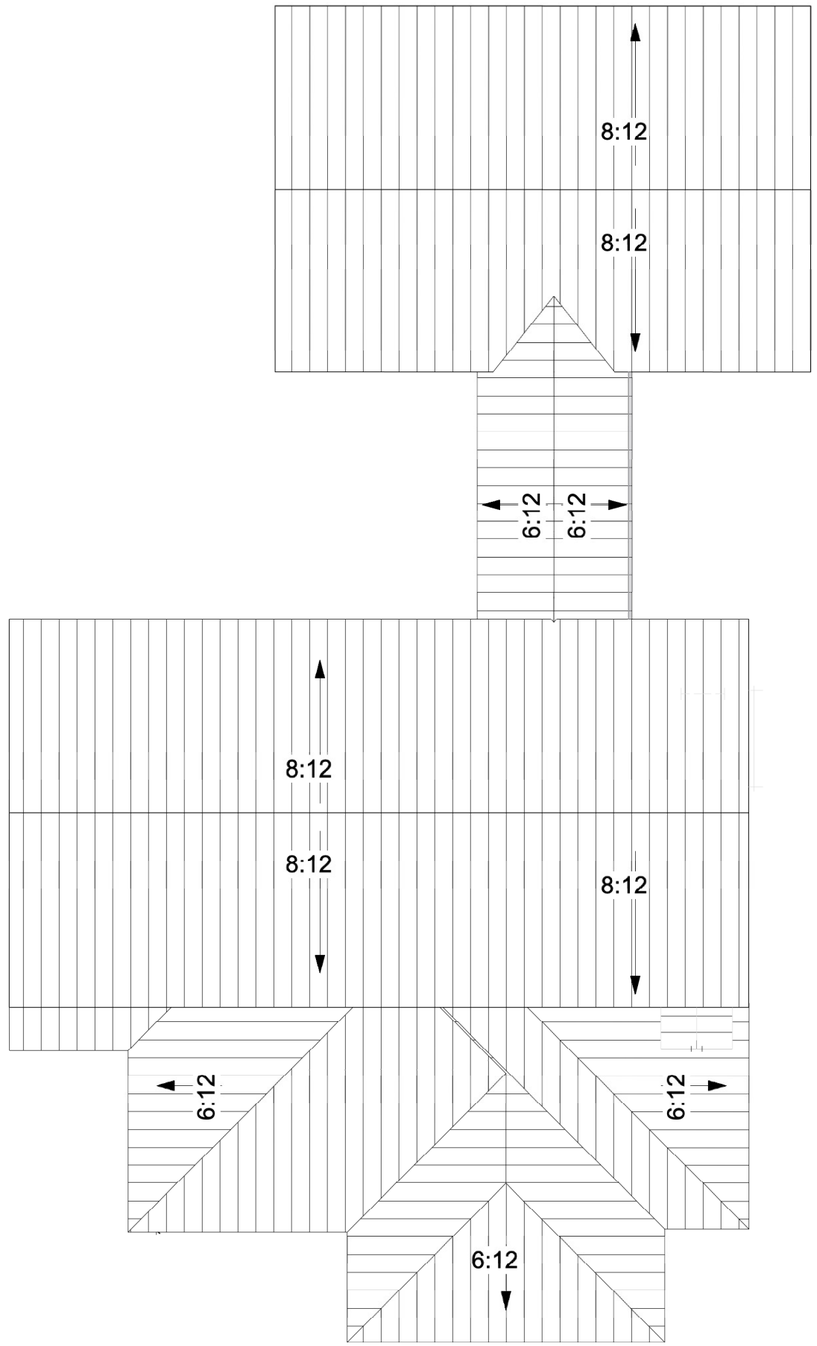
Floor Plans New

June 15 2026

2510-01

VERSION # V351

SHEET # A101



1 Roof Plan
Scale: 1/8" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

GENERAL NOTES

1. ROOFING MATERIAL TO BE STANDING SEAM METAL, 1" RIBS @ 16" O.C. COLOR TO BE CHARCOAL GREY
2. FASCIA GUTTERS TO BE USED ON ALL DOWNSLOPES. GUTTERS TO 5-1/2" AND SAME COLOR AND MATERIAL AS ROOF
3. DOWNSPOUTS TO BE 3" ROUND COLOR TBD. PREFERABLE IS CAN MATCH SIDING BUT IF NOT FEASABLE, DOWNSPOUTS TO MATCH GUTTERS

Roof Plan

June 15 2026

2510-01

VERSION # V351

SHEET # A104



1 South Elevation (Walker Avenue Side)
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Elevations N&S

June 15 2026

2510-01

VERSION #	SHEET #
V351	A200



1 West Elevation
Scale: 1/8" = 1'-0"



2 East Elevation (Petaluma Avenue Side)
Scale: 1/8" = 1'-0"

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

ELEVATIONS E&W

JUNE 15 2026

2510-01

VERSION # V351

SHEET # A201



VIEW FROM WALKER AVENUE



VIEW FROM PETALUMA AVENUE

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

RENDERINGS

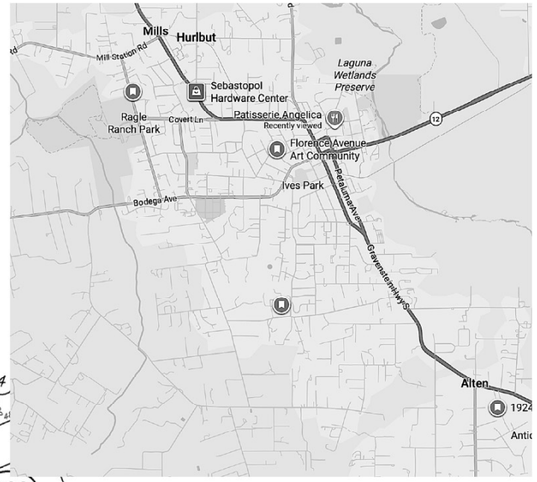
JUNE 15 2026

2510-01

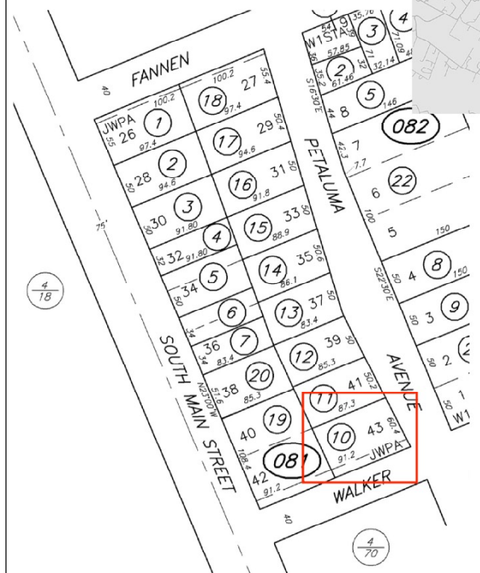
VERSION # V351

SHEET # A501

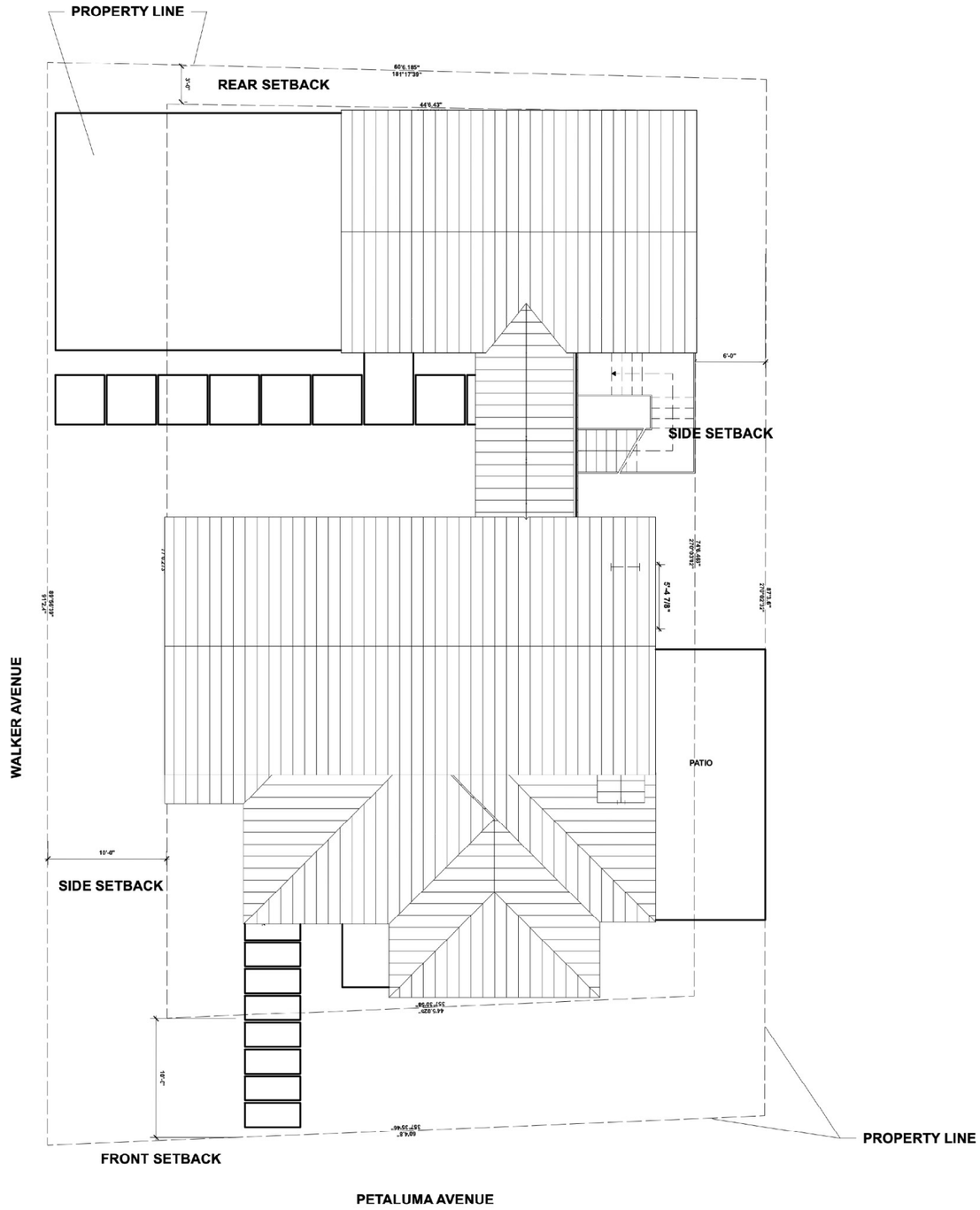
CITY OF SEBASTOPOL, REGION MAP



SUBJECT PARCEL MAP







1 Site Plan
Scale: 3/32" = 1'-0"

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

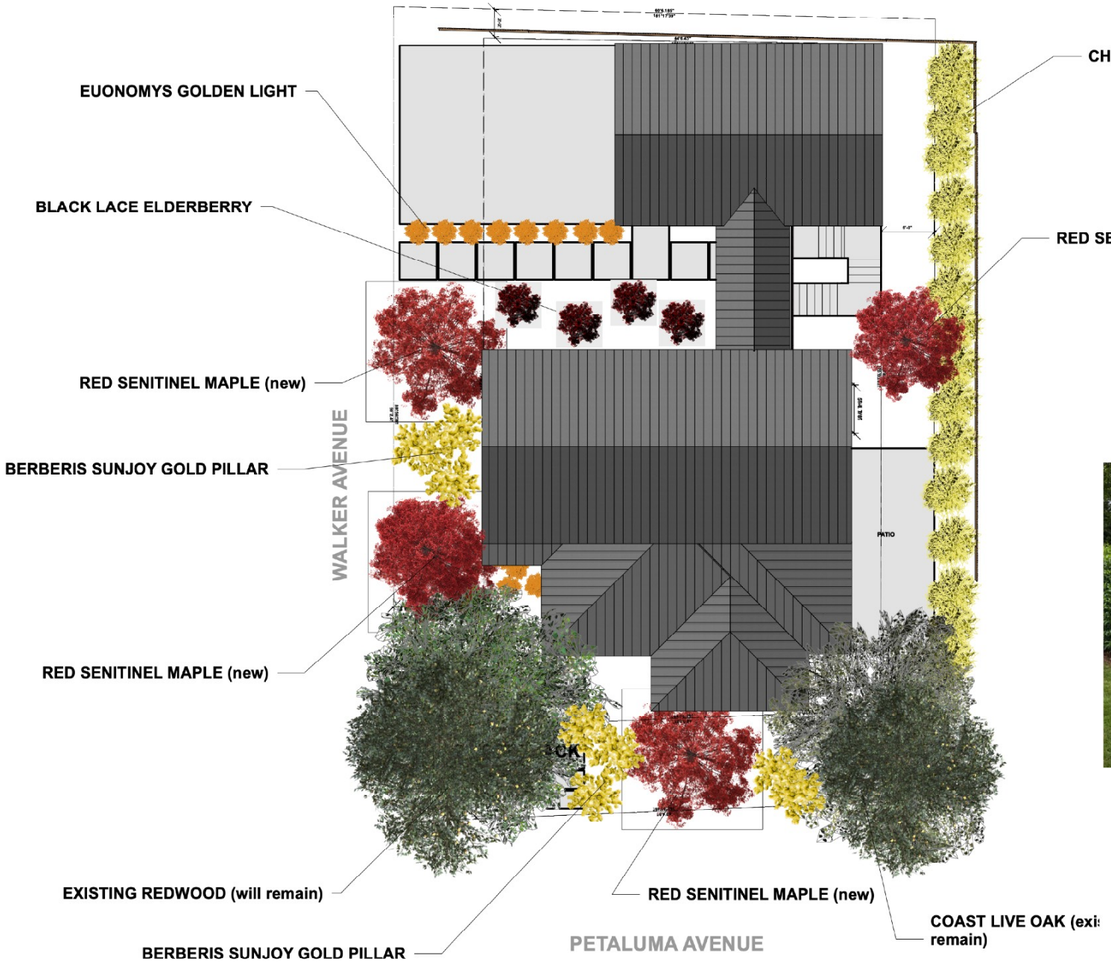
SITE PLAN

JUNE 15 2026

2510-01

VERSION # V351

SHEET # C100



1 Landscape Plan (Preliminary)
Scale: 1/16" = 1'-0"

LANDSCAPE PLANTS

CHERRY LAUREL



RED SENTINEL MAPLE



BLACK LACE ELDERBERRY



EUONYMUS GOLDEN LIGHT



BERBERIS GOLD SPIRE



DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

SITE LANDSCAPE PLAN

JUNE 15 2026

2510-01

VERSION # V351

SHEET # C101



PETALUMA AVENUE VIEW TOWARDS SUBJECT PROPERTY



WALKER AVENUE VIEW TOWARDS SUBJECT PROPERTY

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

EXISITING PHOTOGRAPHS

JUNE 15 2026

2510-01

VERSION # V351

SHEET # C102

PETALUMA AVENUE VIEW TOWARDS SUBJECT PROPERTY



BACK OFSUBJECT PROPERTY





WALKER AVENUE VIEW TOWARDS SUBJECT PROPERTY



BACK OF SUBJECT PROPERTY TOWARDS WALKER AVENUE

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Exisiting Photographs

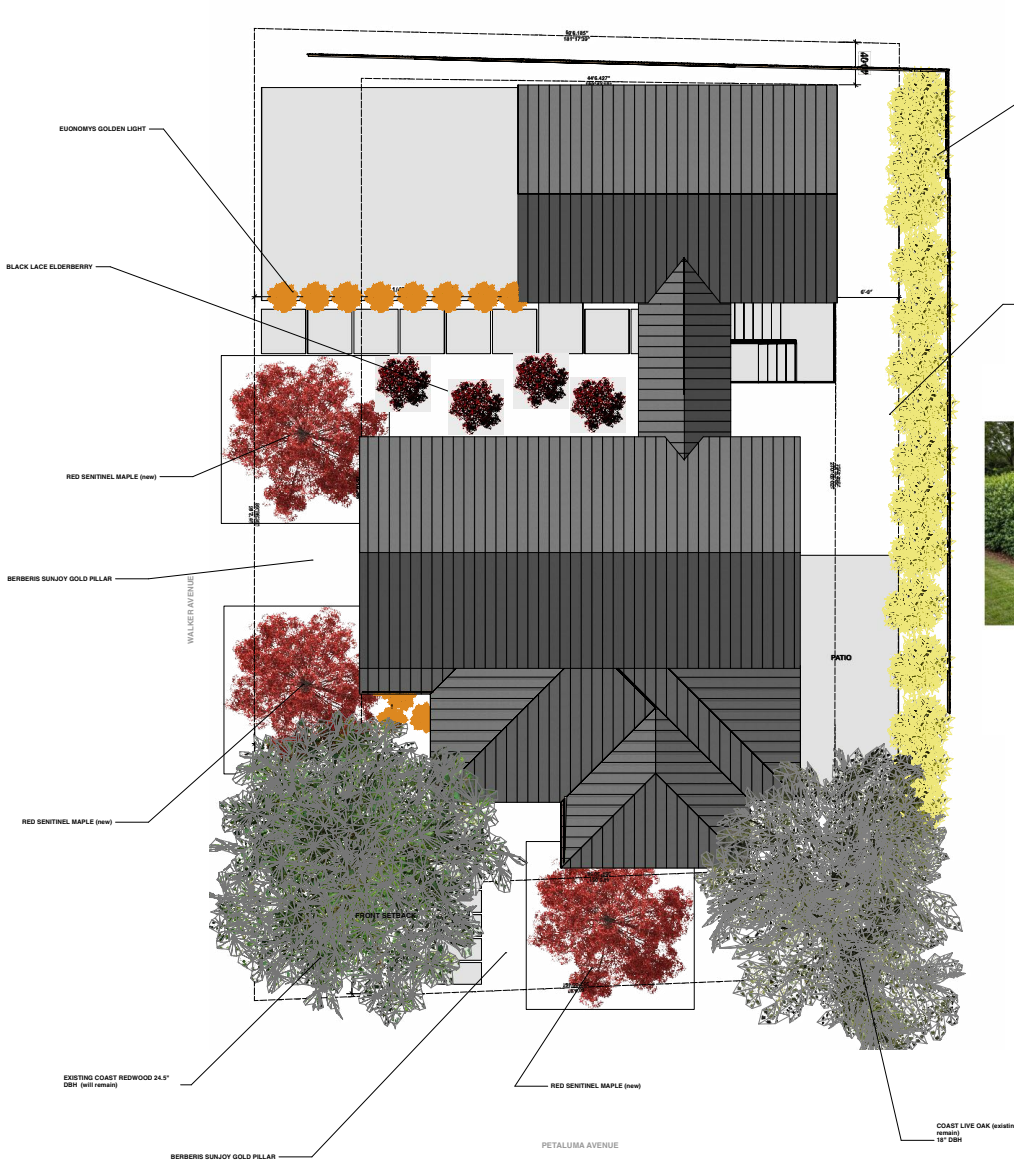
June 15 2026

2510-01

VERSION # V351

SHEET # C103

Received 10/12/2026



1 Landscape Plan (Preliminary)
Scale: 3/16" = 1'-0"

LANDSCAPE PLANTS

CHERRY LAUREL



RED SENTINEL MAPLE



BLACK LACE ELDERBERRY



EUONYMUS GOLDEN LIGHT



BERBERIS GOLD SPIRE



Preliminary Plant Schedule

Common Name	Botanical Name	Growth Rate	Approx. Size in 3–5 Years	Mature Size	Container Size at Planting
Twombly's Red Sentinel Japanese Maple	Acer palmatum 'Twombly's Red Sentinel'	Slow–Moderate	Approx. 4'–6' H × 2'–3' W	Approx. 8'–10' H × 3' W at 15 years	7 gal.
Black Lace Elderberry	Sambucus nigra 'Eva' BLACK LACE	Fast	Approx. 5'–8' H × 5'–8' W	Approx. 6'–8' H × 6'–8' W	5 gal.
Sunjoy Gold Pillar Barberry	Berberis thunbergii 'Maria' SUNJOY GOLD PILLAR	Slow–Moderate	Approx. 3'–4' H × 1.5'–2' W	Approx. 3'–4' H × 1.5'–2' W	3 gal.
Golden Euonymus	Euonymus japonicus 'Aureomarginatus'	Moderate	Approx. 3'–5' H × 3'–4' W	Approx. 5'–10' H × 4'–8' W	5 gal.
Cherry Laurel Hedge	Prunus laurocerasus	Fast	Approx. 6'–8' H × 3'–5' W, maintained as hedge	Up to approx. 20' H × 6'–10' W unpruned	5 gal.

** 3–5 year sizes are approximate and may vary with irrigation, exposure, soil, pruning, and initial plant size.*

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

SITE LANDSCAPE PLAN

ISSUE DATE	SEPTEMBER 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	NIKO PREOVOLOS

VERSION #	V353	SHEET #	C101

Received 6/15/2026

Digital Site Photographs Access Sheet

Design Review Application – 488 Petaluma Avenue, Sebastopol, CA

Project	Replacement single-family residence with garage and ADU
Property	488 Petaluma Avenue, Sebastopol, CA
Application	Design Review
Applicant	Ben Lynch

Site Photographs Packet

The Site Photographs Packet for this Design Review application is being provided digitally through Google Drive due to file size.

Google Drive Folder / File Link:

https://drive.google.com/drive/folders/1uuTYwUvIU5xf61eVGgo_94xJ81H3GTHH?usp=share_link

The digital packet includes site photographs showing views of and from the project site, including neighboring development, with photographs labeled and keyed to the project location as applicable.

Please confirm that the Planning Department can access and download the file. If the City prefers the packet in another format, the applicant can provide the same materials by flash drive or other acceptable digital method.

Received 6/15/2026

Site Data Table

Design Review Application – 488 Petaluma Avenue, Sebastopol, CA

Project	Replacement single-family residence with garage and ADU	**Application**	Design Review
Property	488 Petaluma Avenue, Sebastopol, CA	**Applicant**	Ben Lynch, Carol Lynch
Date	June 15, 2026		

Checklist Item	Existing	Proposed	Maximum / Required / Allowed
1. Zoning District	CO – Office Commercial	CO – Office Commercial.	N/A.
2. Use	Residential site with existing fire-damaged single-family residence and related site improvements.	Replacement single-family residence with garage and one-bedroom ADU connected by second-floor office/connector area.	N/A.
3. Lot Size	0.125 acres (~5,460 sq. ft.)	0.125 acres (~5,460 sq. ft.)	N/A.
4. Lot Coverage	828 sq. ft. / approx. 15.2%	1,806 sq. ft. / approx. 33.1%, based on 1,255 sq. ft. main-house first-floor footprint + 551 sq. ft. garage footprint.	No specific maximum lot coverage standard identified for CO. If R7 residential standards are applied to the residential use, maximum lot coverage is 40%.
5. Number of Residential Units	1 existing single-family residential unit.	1 primary residence + 1 ADU	CO maximum residential density: 1 DU / 2,900 sq. ft. lot area. Approx. 5,460 sq. ft. lot supports 1 primary dwelling unit for density purposes. ADU is not counted toward density.
6. Building Floor Area	828 sq. ft.	Main house first floor: 1,255 sq. ft.; main house second floor: 528 sq. ft.; main house total: 1,783 sq. ft. ADU: 652 sq. ft., consisting of 551 sq. ft. above garage plus 101 sq. ft. second-floor office connector. Total habitable area: 2,435 sq. ft. Garage: 551 sq. ft. Total building area including garage: 2,986 sq. ft.	No separate maximum building floor area standard identified for this residential project; building size is controlled by applicable FAR, height, setbacks, lot coverage/open space, ADU size limits, and Design Review. ADU floor area allowed up to 840 sq. ft. for parcels under 10,000 sq. ft.; proposed ADU is 652 sq. ft.
7. Floor Area Ratio (FAR)	Existing: 0.15 FAR.	Proposed: 0.45 FAR.	CO maximum FAR appears to be 1.5.

Checklist Item	Existing	Proposed	Maximum / Required / Allowed
8. Parking Spaces	2 uncovered off-street parking spaces currently available on site. Prior garage/accessory structure was destroyed by fire and is not counted as existing covered parking.	Proposed parking: 2 covered off-street parking spaces, plus 2 additional uncovered driveway/tandem spaces in front of garage.	Required parking: 2 spaces for single-family dwelling; no additional spaces required for ADU.
9. Height	Existing: Approx. 20 ft.	Proposed: 28 ft. 5 in.	R7 residential standard used for residential project: maximum building height for main buildings is 30 ft., 2 stories. Proposed height is 28 ft. 5 in.
10. Setbacks	Existing setbacks: Walker Ave / south frontage: 10 ft.; Petaluma Ave / east frontage: approx. 11 ft.; north/rear: approx. 23 ft.; west/interior side: approx. 33 ft. Prior detached garage/shed structure was destroyed by fire; prior location appears to have been less than 3 ft. from west and north property lines.	Front / Petaluma Ave: 10 ft.; Walker Ave / corner side: 10 ft.; interior side: 6 ft.; rear garage/ADU setback: 3 ft.	R7 residential setbacks used for residential project: front 10 ft.; corner/secondary front 10 ft.; interior side main building = 10% of lot width or 5 ft., whichever is greater, not to exceed 9 ft.; rear main building = 20% of lot depth, min. 20 ft., max. 25 ft.; accessory building side/rear = 3 ft. ADU above garage: side/rear setback no more than 5 ft.
11. Landscaping	Limited informal/remnant landscaping, including shrubs, bushes, groundcover, and existing trees. No formal maintained landscape plan. Existing redwood and coast live oak to remain; Chinese pistachio and deodar cedar proposed for removal.	Proposed landscape plan includes new plantings and existing trees to remain, including cherry laurel hedge, Red Sentinel Maples, Black Lace Elderberry, Euonymus Golden Light, Berberis Sunjoy Gold Pillar, existing redwood, and coast live oak.	Minimum usable open space: 50 sq. ft. per dwelling unit. Assume 100 sq. ft. minimum for primary residence + ADU unless City determines ADU is not counted for this purpose. Landscape plan must comply with City Water Reduction in Landscaping Ordinance.
12. Trees	Existing: Chinese pistache, coastal redwood, coast live oak, and deodar cedar.	Removal: 2 trees currently shown for removal – partially burned Chinese pistache and deodar cedar. Applicant understands both trees are below applicable DBH thresholds for a tree removal permit, subject to City confirmation. Preserve: existing redwood and coast live oak. New trees: 4 Red Sentinel Maples.	Regulated trees require a tree removal permit if applicable; no permit expected for proposed removals based on current understanding of tree size.

Checklist Item	Existing	Proposed	Maximum / Required / Allowed
13. Grading	Existing developed residential lot.	Proposed Grading: No substantial site grading proposed based on current plans. Cut/Fill/Import/Off-haul: 0 CY anticipated.	Grading should be minimized; grading/drainage information to be provided as required by City checklist.

Received 6/15/2026

Written Statement

Design Review Application - 488 Petaluma Avenue, Sebastopol, CA

Project	Replacement single-family residence with attached/connected garage and ADU
Property	488 Petaluma Avenue, Sebastopol, CA
Application	Design Review

Project Description

The applicant requests Design Review approval for removal of the existing fire-damaged residence and construction of a new replacement single-family residence with a garage and one-bedroom accessory dwelling unit at 488 Petaluma Avenue.

The property has historically been used as a residential site and is currently improved with a fire-damaged residence and related site improvements. The proposed project would replace the damaged structure with a new three-bedroom primary residence, a garage, and a one-bedroom ADU above the garage.

The current plans propose approximately 1,783 square feet of primary residence living area, consisting of approximately 1,255 square feet on the first floor and 528 square feet on the second floor. The proposed ADU is approximately 652 square feet, consisting of approximately 551 square feet above the garage plus an approximately 101-square-foot second-floor office connector. Total proposed habitable area is approximately 2,435 square feet, with an approximately 551-square-foot garage, for approximately 2,986 square feet of total building area.

The project is intended to provide a durable, high-quality replacement residence that is compatible with the site's corner location, surrounding neighborhood context, and the property's two street frontages. The building form, rooflines, exterior materials, and landscape plan are intended to create visual interest while keeping the project residential in scale and character.

The project includes demolition/removal of the existing fire-damaged structure, construction of the replacement residence, garage, and ADU, related site improvements, preliminary landscaping, and associated utility and drainage work as shown on the project plans.

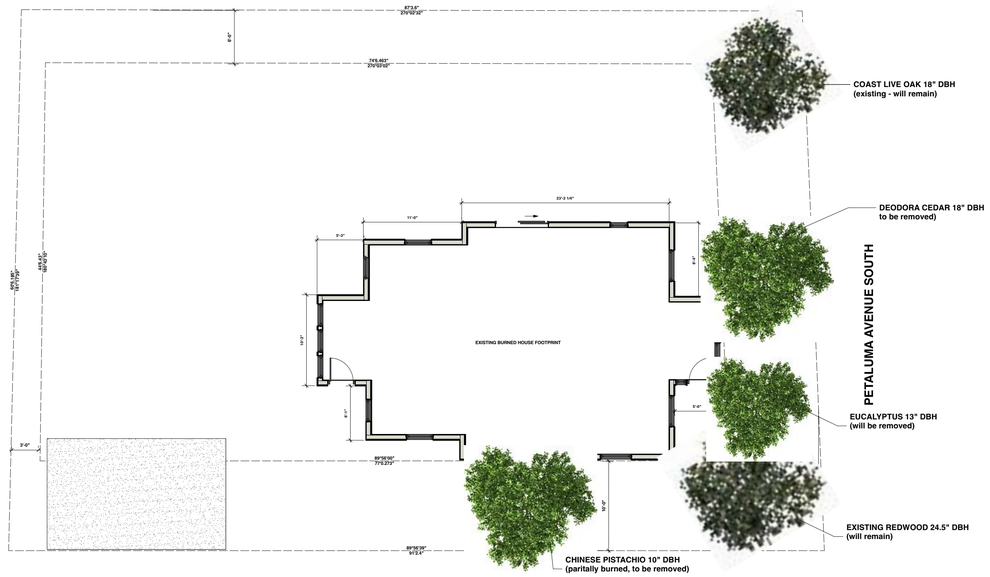
Tree Information

The current plans identify two existing trees proposed for removal: a partially burned Chinese pistachio and a deodar cedar. The existing redwood and coast live oak are proposed to remain. The applicant does not currently anticipate that a tree removal permit is required based on available information, but tree species, DBH, and permit requirements should be confirmed through field verification and City review. Any required tree-related materials will be submitted if City review determines they are necessary.

Entitlements / Permits Requested

This application requests Design Review approval for the proposed replacement residence, garage, ADU, demolition/removal of the fire-damaged structure, and related site and landscape improvements. No variance, concession, or incentive is requested at this time.

Received 10/12/2026



1 EXISTING DWELLING
Scale: 1/8" = 1'-0"

DWELLINGPOINT DESIGN
DWELLINGPOINT@ICLOUD.COM 808.463.7337

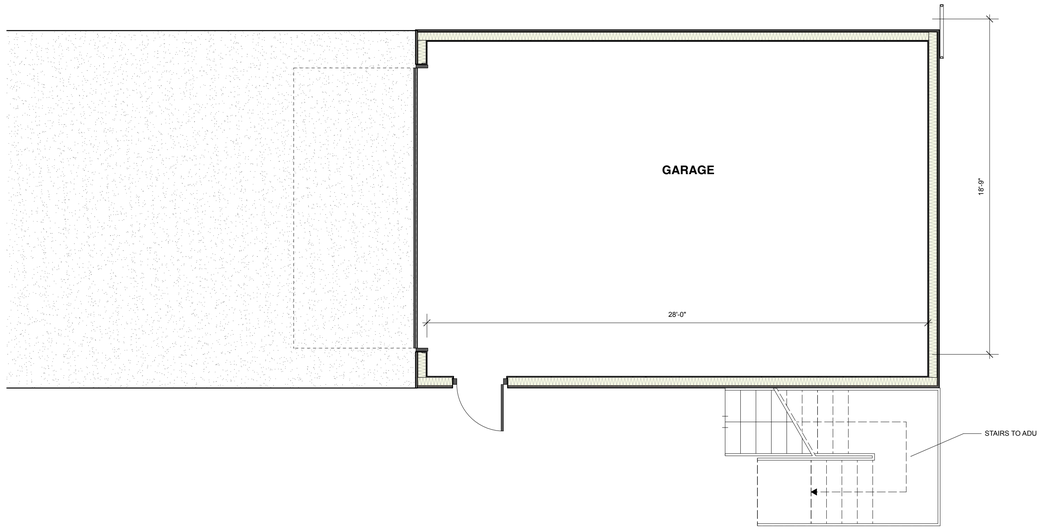
488 Petaluma Avenue

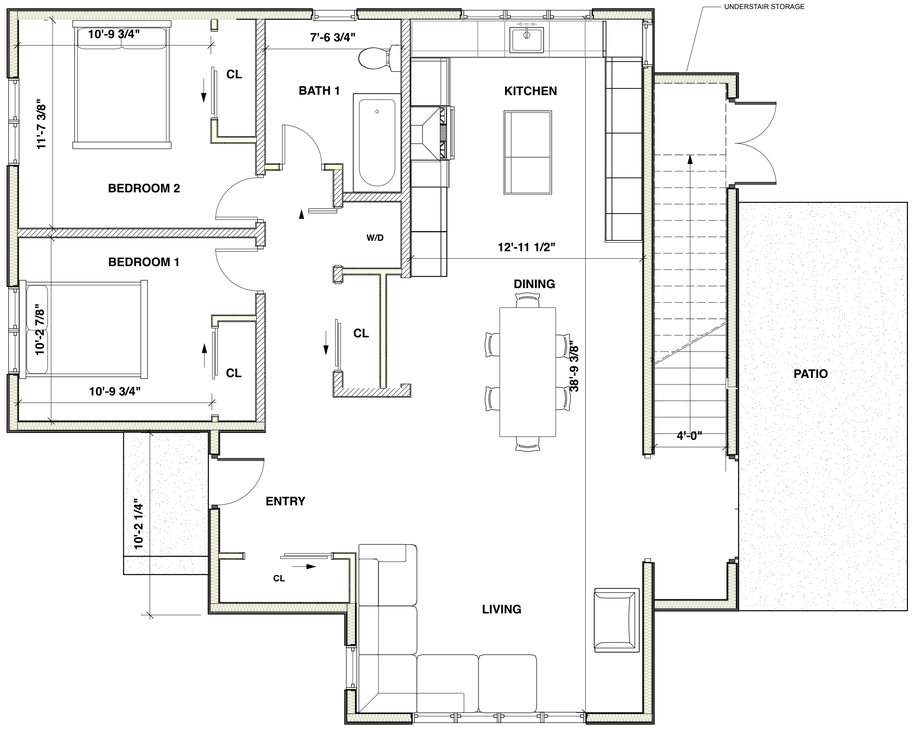
Sebastopol, CA

First Floor Existing

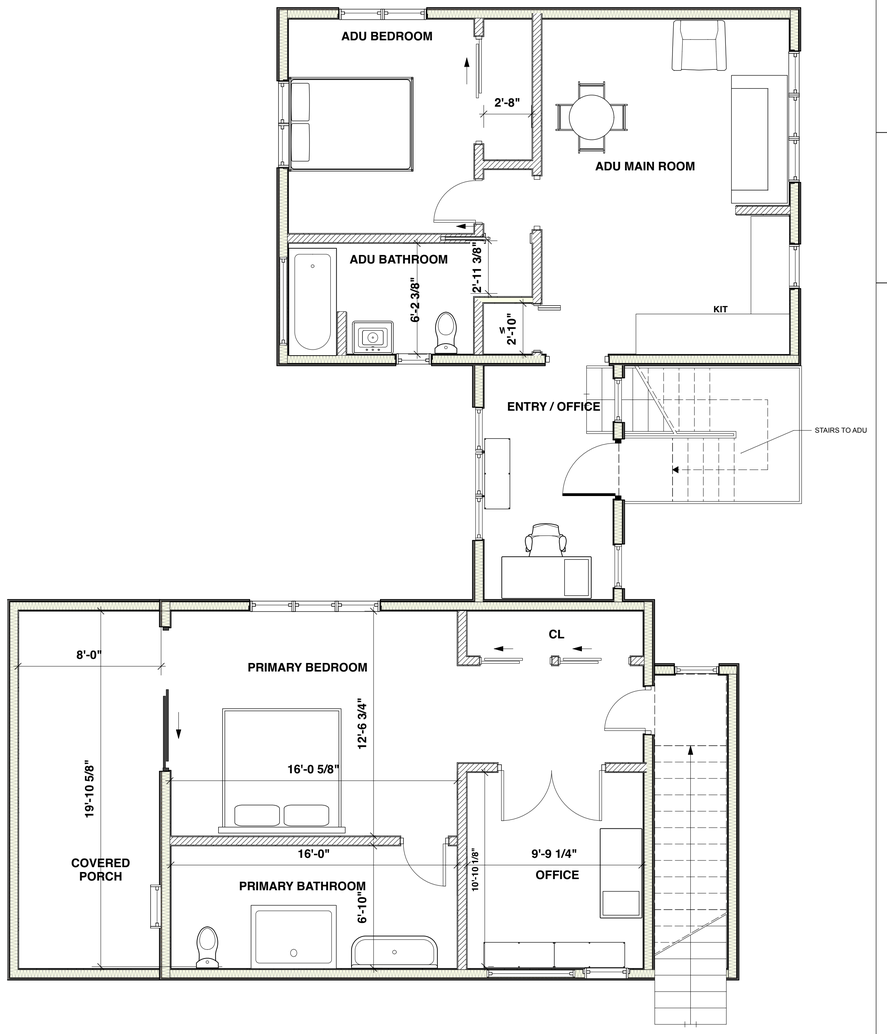
ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION # EXST SHEET # A100





1 First Floor Plan
Scale: 1/4" = 1'-0"



2 Second Floor Plan
Scale: 1/4" = 1'-0"

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

GENERAL NOTES

1. 3 BEDROOM HOUSE WITH AN ADU ABOVE GARAGE
2. MAIN HOUSE FIRST FLOOR 1255 SF / SECOND FLOOR 528
3. ADU IS 652 SF ONE BEDROOM
4. TOTAL HABITABLE SPACE = 2435
5. GARAGE 551 SF

FLOOR PLANS NEW

ISSUE DATE	SEPTEMBER 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	NIKO PREOVOLOS
VERSION #	V353
SHEET #	A101



1 South Elevation (Walker Avenue Side)
Scale: 1/4" = 1'-0"



2 North Elevation
Scale: 1/4" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Elevations N&S

ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	SHEET #
V353	A200



1 West Elevation
Scale: 1/4" = 1'-0"



2 East Elevation (Petaluma Avenue Side)
Scale: 1/4" = 1'-0"

DWELLINGPOINT DESIGN

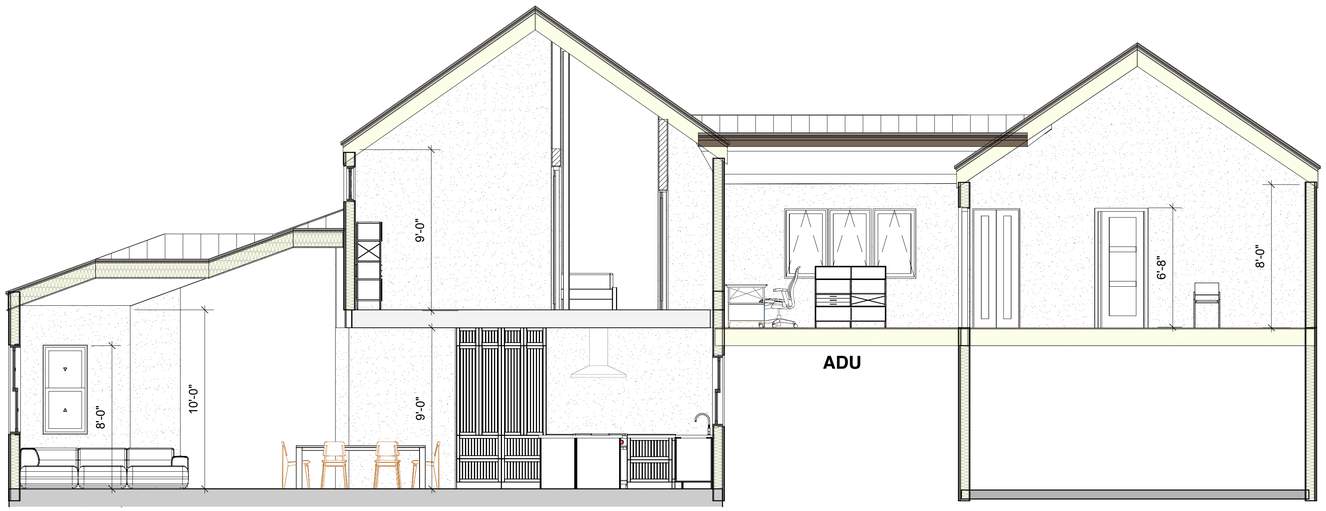
Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Elevations E&W

ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	SHEET #
V353	A201



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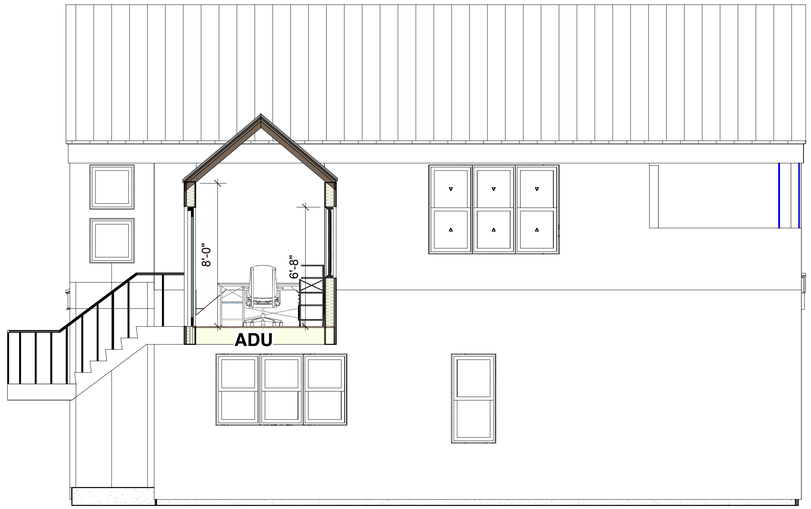


2 Cross Section East
Scale: 1/4" = 1'-0"



3 House Cross Section West
Scale: 1/4" = 1'-0"

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

488 PETALUMA AVENUE
SEBASTOPOL, CA

SECTIONS

ISSUE DATE	SEPTEMBER 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	NIKO PREOVOLOS

VERSION # V353

SHEET # A300



VIEW FROM WALKER AVENUE



VIEW FROM PETALUMA AVENUE

DWELLINGPOINT DESIGN

Replacement Dwelling

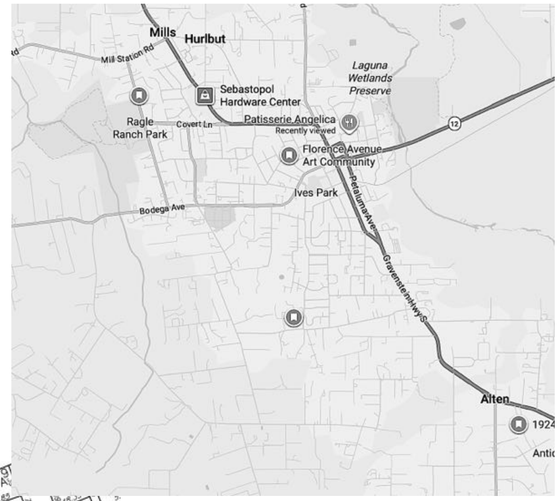
488 Petaluma Avenue
Sebastopol, CA

Renderings

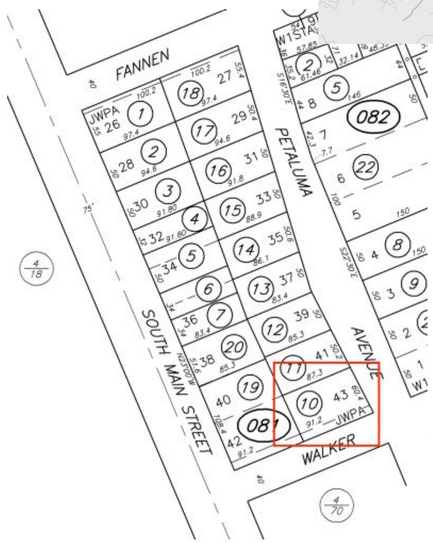
ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	SHEET #
V353	A501

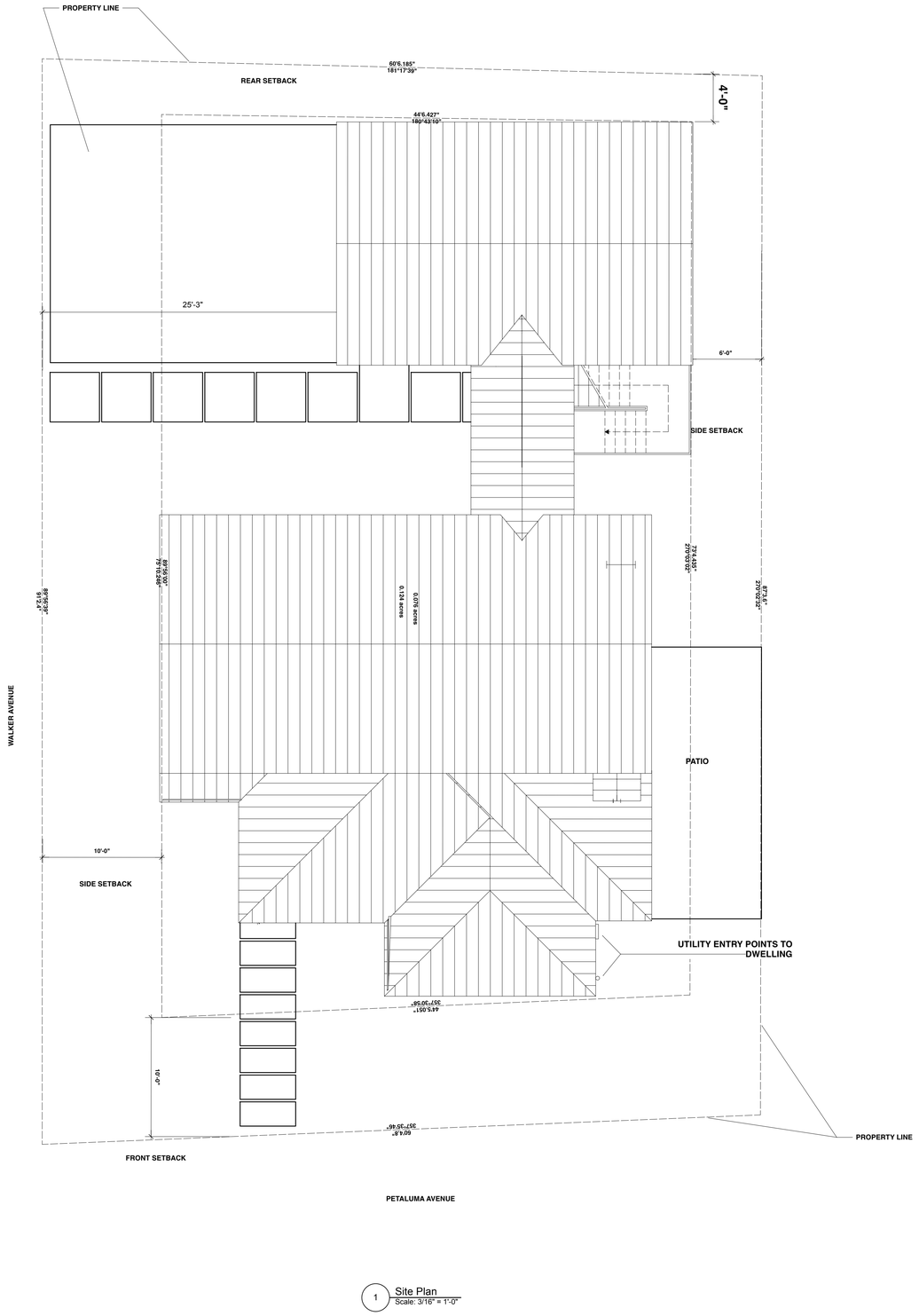
CITY OF SEBASTOPOL, REGION MAP



SUBJECT PARCEL MAP







1 Site Plan
Scale: 3/16" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Site Plan

ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	SHEET #
V353	C100



1 Landscape Plan (Preliminary)
Scale: 3/16" = 1'-0"

LANDSCAPE PLANTS

CHERRY LAUREL



RED SENTINEL MAPLE



BLACK LACE ELDERBERRY



EUONYMUS GOLDEN LIGHT



BERBERIS GOLD SPIRE



Preliminary Plant Schedule

Common Name	Botanical Name	Growth Rate	Approx. Size in 3–5 Years	Mature Size	Container Size at Planting
Twombly's Red Sentinel Japanese Maple	Acer palmatum 'Twombly's Red Sentinel'	Slow–Moderate	Approx. 4–6' H × 2–3' W	Approx. 8–10' H × 3' W at 15 years	7 gal.
Black Lace Elderberry	Sambucus nigra 'Eva' BLACK LACE	Fast	Approx. 5–8' H × 5–8' W	Approx. 6–8' H × 6–8' W	5 gal.
Sunjoy Gold Pillar Barberry	Berberis thunbergii 'Maria' SUNJOY GOLD PILLAR	Slow–Moderate	Approx. 3–4' H × 1.5–2' W	Approx. 3–4' H × 1.5–2' W	3 gal.
Golden Euonymus	Euonymus japonicus 'Aureomarginatus'	Moderate	Approx. 3–5' H × 3–4' W	Approx. 5–10' H × 4–8' W	5 gal.
Cherry Laurel Hedge	Prunus laurocerasus	Fast	Approx. 6–8' H × 3–5' W, maintained as hedge	Up to approx. 20' H × 6–10' W unpruned	5 gal.

** 3–5 year sizes are approximate and may vary with irrigation, exposure, soil, pruning, and initial plant size.*

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Site Landscape Plan

ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos
VERSION #	V353
SHEET #	C101



PETALUMA AVENUE VIEW TOWARDS SUBJECT PROPERTY



WALKER AVENUE VIEW TOWARDS SUBJECT PROPERTY

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Exisiting Photographs

ISSUE DATE	September 23, 2026
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VERSION #	V353	SHEET #	C102



PETALUMA AVENUE VIEW TOWARDS SUBJECT PROPERTY



WALKER AVENUE VIEW TOWARDS SUBJECT PROPERTY

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Exisiting Photographs

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VERSION #	V353	SHEET #	C102

PETALUMA AVENUE VIEW TOWARDS SUBJECT PROPERTY



BACK OFSUBJECT PROPERTY



WALKER AVENUE VIEW TOWARDS SUBJECT PROPERTY



BACK OF SUBJECT PROPERTY TOWARDS WALKER AVENUE



DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Exisiting Photographs

ISSUE DATE	September 23, 2026
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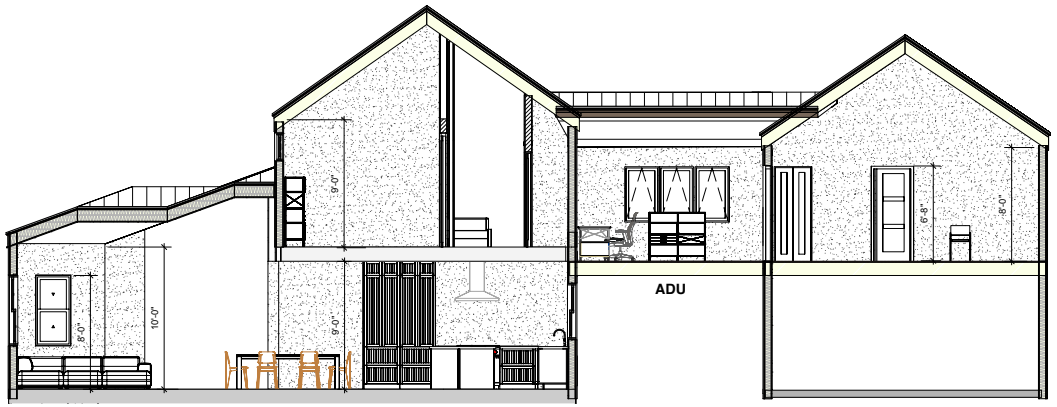
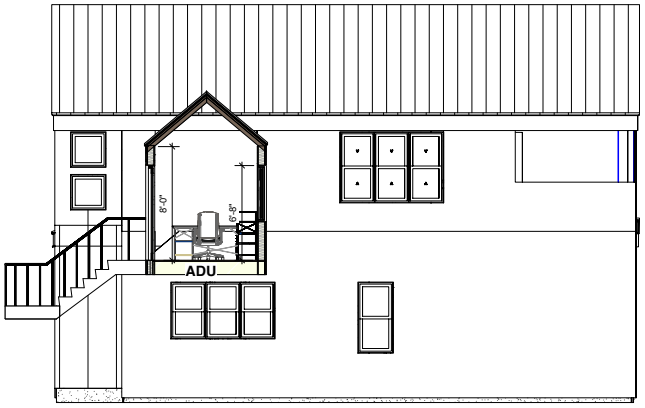
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	V353	SHEET #	C103

Received 10/12/2026



1 Cross Section North
Scale: 1/4" = 1'-0"



2 Cross Section East
Scale: 1/4" = 1'-0"



3 House Cross Section West
Scale: 1/4" = 1'-0"

DWELLINGPOINT DESIGN

REPLACEMENT DWELLING

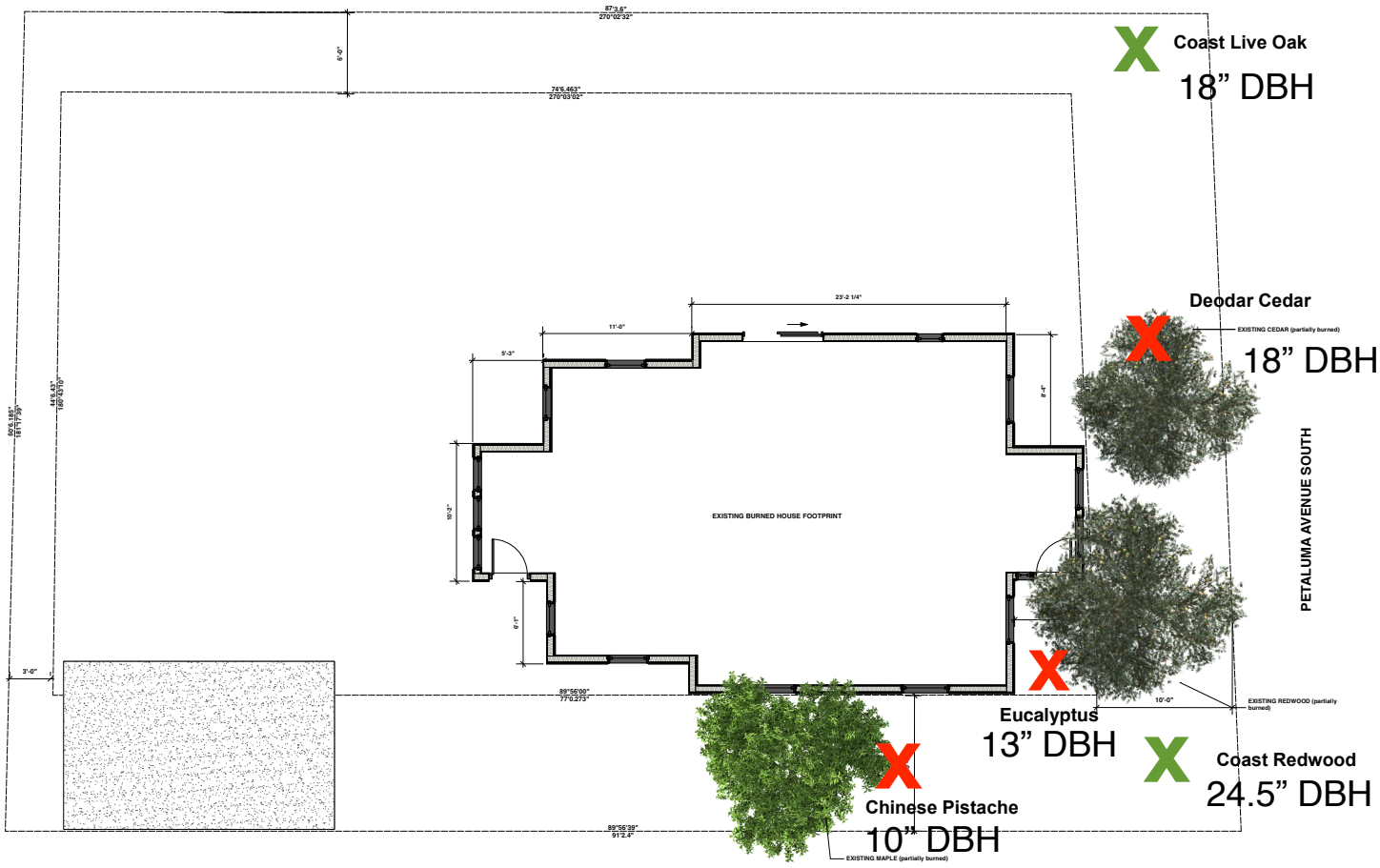
488 PETALUMA AVENUE
SEBASTOPOL, CA

SECTIONS

ISSUE DATE	SEPTEMBER 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	NIKO PREOVOLOS

VERSION # V353 SHEET # A300

Received 10/12/2026



1 EXISTING DWELLING
Scale: 1/4" = 1'-0"

Legend

X = Remove

X = Keep

DWELLINGPOINT DESIGN
808.463.7337

488 Petaluma Avenue
Sebastopol, CA

First Floor Existing

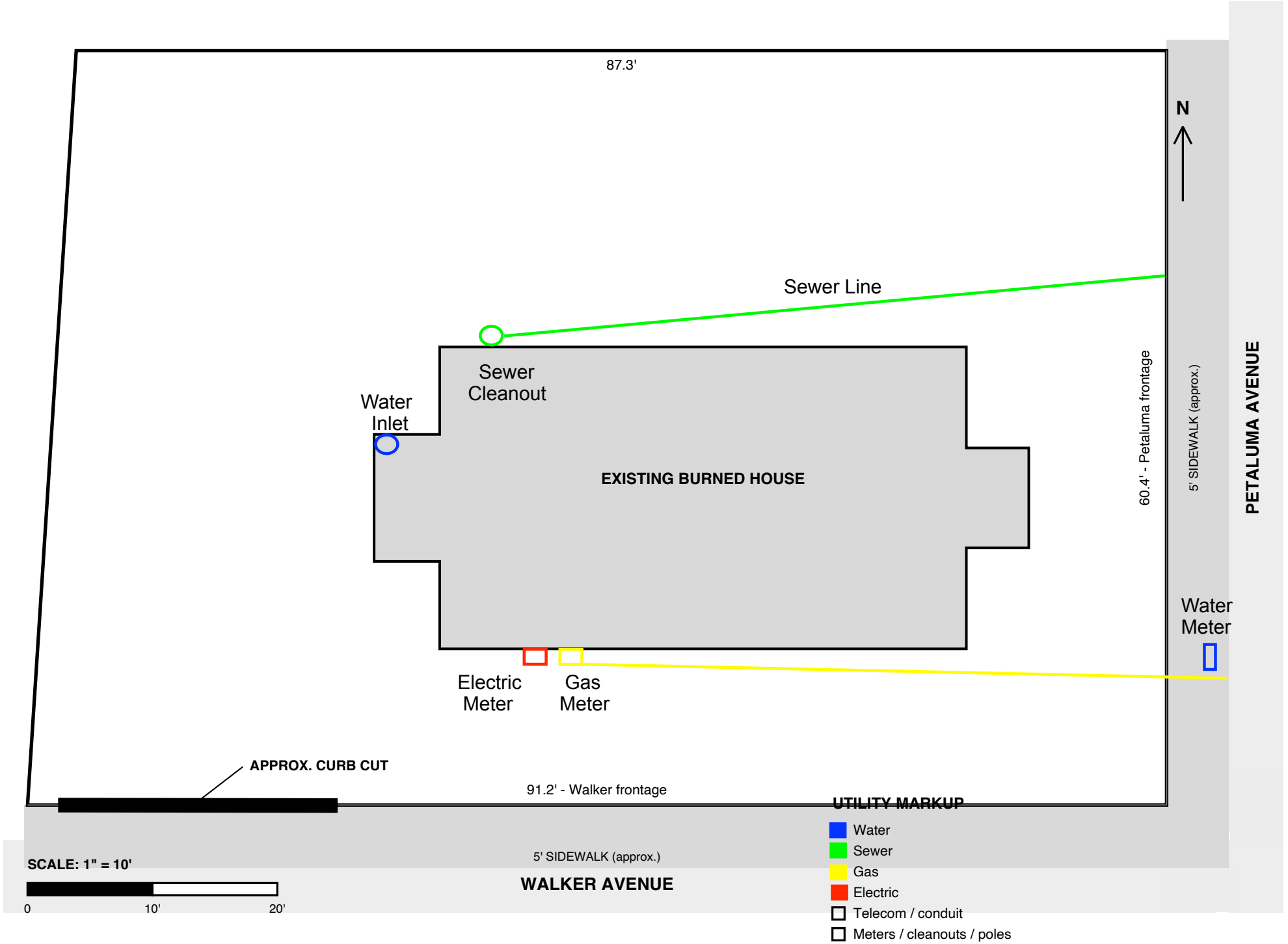
ISSUE DATE	May 20, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION # V000

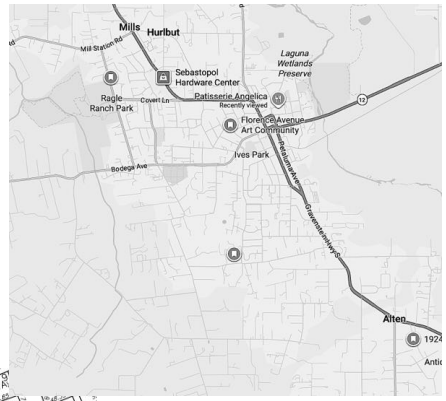
SHEET # A100

Received 10/12/2026

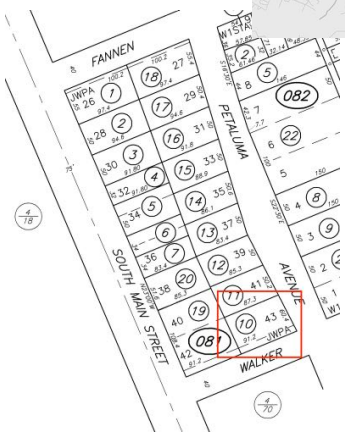
488 PETALUMA AVE. - UTILITY MARKUP BASE MAP - EXISTING BUILDING



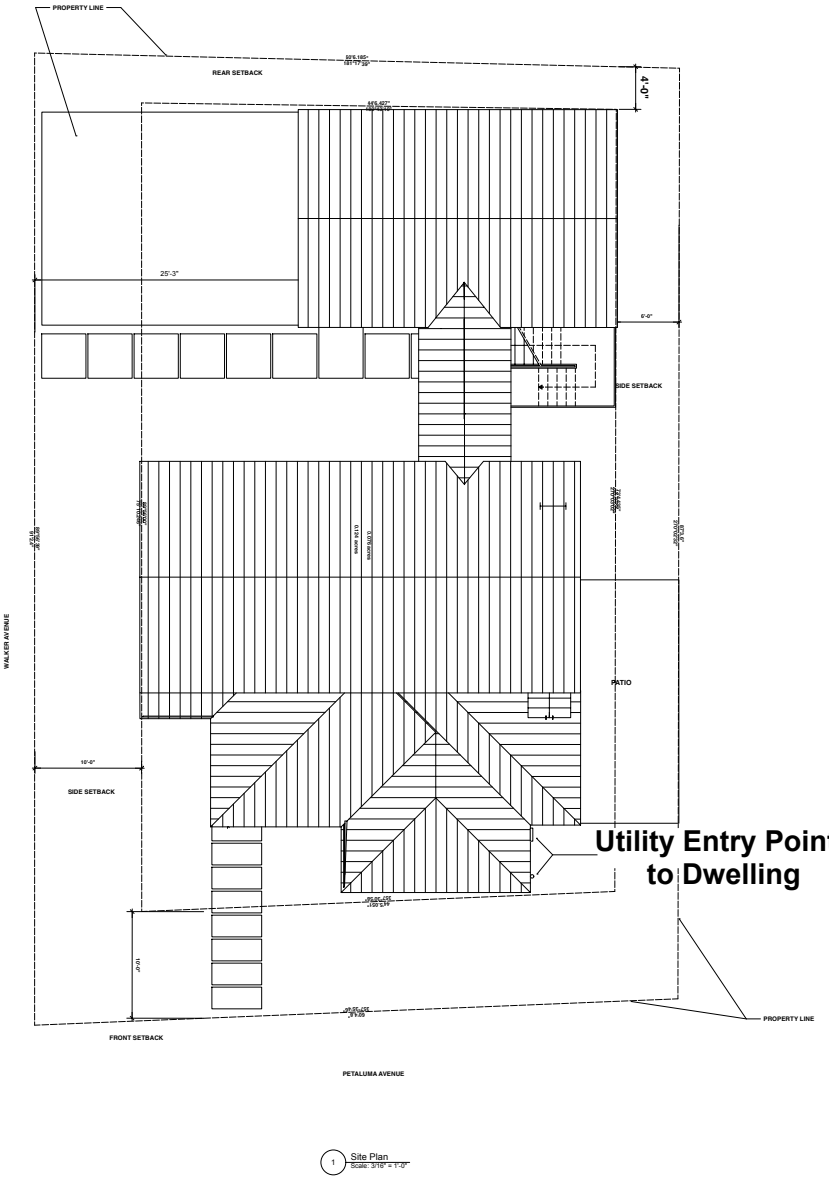
CITY OF SEBASTOPOL, REGION MAP



SUBJECT PARCEL MAP







Utility Entry Points to Dwelling

1 Site Plan
Scale: 3/16" = 1'-0"

DWELLINGPOINT DESIGN

Replacement Dwelling

488 Petaluma Avenue
Sebastopol, CA

Site Plan

ISSUE DATE	September 23, 2026
REVISION	
PROJECT NUMBER	2510-01
DRAWN BY	Niko Preovolos

VERSION #	SHEET #
V353	C100

Received 10/12/2026

DWELLINGPOINT
DESIGN

488 PETALUMA AVENUE REPLACEMENT DWELLING

SEBASTOPOL

EXISTING STRUCTURE

THE EXISTING STRUCTURE WHICH SITS ON THE CORNER OF PETALUMA AVE SOUTH AND WALKER AVENUE WAS A SINGLE FAMILY HOME WHICH WAS DESTROYED BY FIRE





EXISTING PROPERTY

STREETSCAPE AS VIEWED FROM PETALUMA AVENUE, ACROSS THE STREET FROM SUBJECT PROPERTY



STREETSCAPE AS VIEWED FROM WALKER AVENUE, ACROSS THE STREET FROM SUBJECT PROPERTY



Ribbed Corten Steel



This material is earthy, with its warm toned natural rust finish.

This eco-friendly siding and roofing is extremely durable, long-lasting with a high fire resistance. It requires virtually no maintenance for decades.

EXTERIOR FINISHES

FIBER CEMENT BATTEN AND BOARD





This material is both classic and modern depending on roof lines as well as window and door configurations. For this home a dark color would create a more sophisticated look.

A relatively durable product with fire resistant qualities, it does require maintenance / re-painting every 7-10 years.

METAL ROOFING SELECTIONS







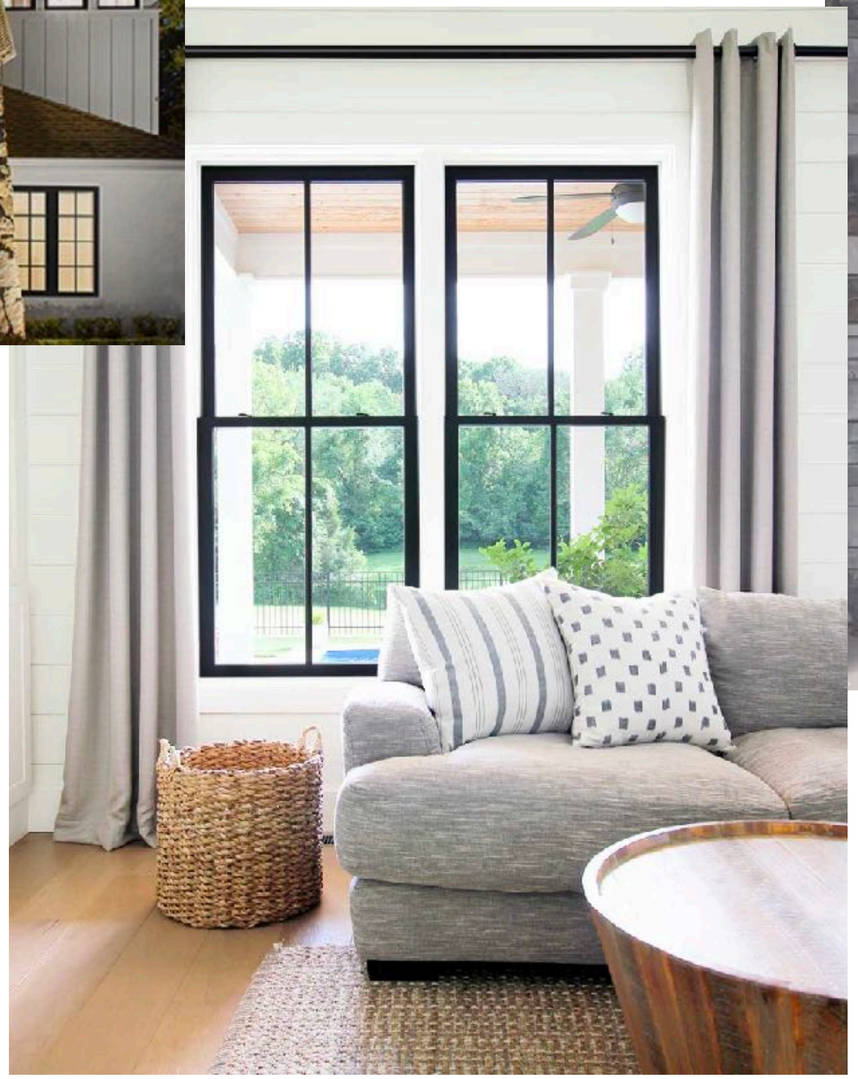
The roof on this building will benefit from the longevity and fire-retardant properties of metal.

Standing seam roofing in either a corten to create a mono-chrome look or in a contrasting charcoal grey would be the first selection. Alternately a ribbed corten would be a solid choice as well creating a very cohesive building

EXTERIOR FINISHES

CLEAN-LINED BLACK WINDOWS AND DOORS





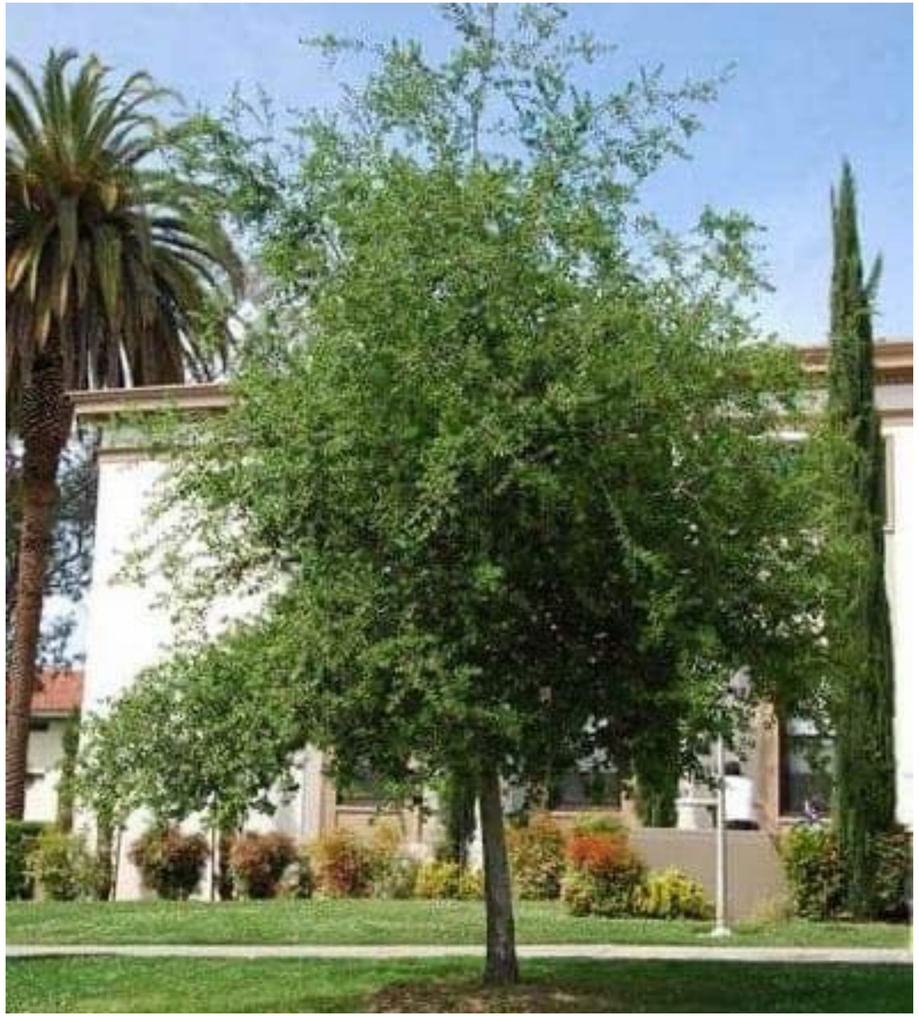


EXISTING TREES

COAST REDWOOD



COAST LIVE OAK



SPECIMEN TREE SELECTIONS

RED SENTINEL MAPLE



PERSIAN SPIRE PARROTIA



MUSASHINO COLUMNAR ZELKOVA



LANDSCAPE PLANT SELECTIONS

CHERRY LAUREL



RED SENTINEL MAPLE



BLACK LACE ELDERBERRY



EUONYMUS GOLDEN LIGHT



BERBERIS GOLD SPIRE



Received 10/29/2026

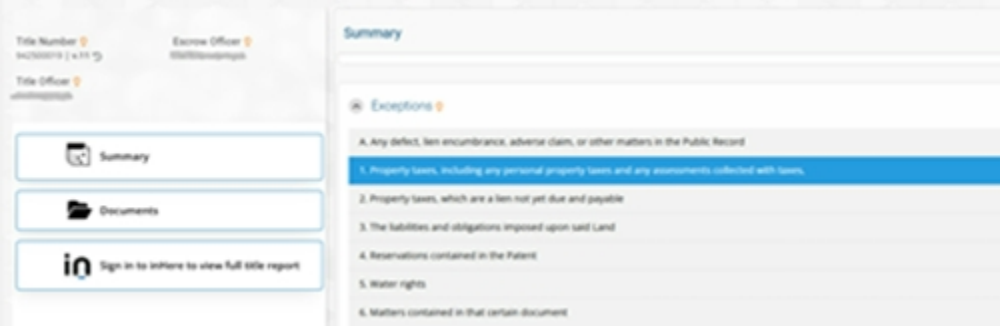
Fidelity National Title

Preliminary Report

File No.: FSNX3102610040-DW
Escrow No.: FSNX3102610040-BB
Property Address: 488 Petaluma Avenue, Sebastopol, CA

Title Officer: Doug Wilcox
Escrow Officer: Bryan Buchanan

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

Click to view custom titleLOOK®

inHere®

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

Fidelity National Title Company

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Jennifer Hall
Authorized Officer or Agent

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Marjorie Nemzura, Secretary

Visit Us on our Website: www.fntic.com

Fidelity National Title Company

ISSUING OFFICE: 11320 Trade Center Drive, Ste C, Rancho Cordova, CA 95742

FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company
400 Pitt Avenue • Sebastopol, CA 95472
(707)824-9595 • FAX (707)824-9585

Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Doug Wilcox
Email: dowilcox@fnf.com
Title No.: FSNX3102610040-DW

Escrow Officer: Bryan Buchanan
Email: bryan.buchanan@fnf.com
Escrow No.: FSNX3102610040 -BB

TO: Tombe Realty
127 N. Main Street
Sebastopol, CA 95472
Attn: Craig Goldstein

PROPERTY ADDRESS(ES): 488 Petaluma Avenue, Sebastopol, CA

EFFECTIVE DATE: October 20, 2026 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance 2021

ALTA Loan Policy 2021 Extended

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Carol M. Lynch, as Successor Trustee of The Lynch Family Trust dated December 11, 2002

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 004-081-010-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 43, AND THE NORTHERLY 10 FEET OF LOT 45, AS NUMBERED AND DESIGNED UPON THE MAP OF J. W. PITT'S ADDITION TO SEBASTOPOL, AS FILED APRIL 27, 1892 IN BOOK 10 OF MAPS, PAGE 29, SONOMA COUNTY RECORDS.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

   Code Area: 005-014
   Tax Identification No.: 004-081-010-000
   Fiscal Year: 2026-2027
   1st Installment: $430.39, Open
   2nd Installment: $430.39, Open
   Exemption: $0.00
   Land: $23,404.00
   Improvements: $9,287.00
   Personal Property: $0.00

   Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. All taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, which are not yet due and payable, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

   Any possible charges or assessments for water bills, public utilities, code enforcement and sanitary bills which may exist, but have not yet been recorded and/or filed.

4. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

   Redevelopment Agency: Sebastopol Community Development Project
   Recording Date: July 29, 1983
   Recording No.: 83050090, of Official Records

5. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

EXCEPTIONS
(continued)

6. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

   If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

7. The Company will require a current Trust Certification, pursuant to California Probate Code Section 18100.5, confirming the following facts and containing the following information, with respect to the hereinafter named Trust(s):

   Name of Trust(s): The Lynch Family Trust dated December 11, 2002

   a) Date of execution and continued existence of the Trust;
   b) Identity of the Settlor(s)/Trustor(s) and the currently acting Trustee(s);
   c) Powers of the Trustee(s);
   d) Whether the Trust is revocable or not and, if revocable, who holds the power to revoke the Trust;
   e) If there are multiple trustees, the signature authority of the Trustees, including how many of the trustees are required to exercise powers of the Trust;
   f) The Trust Identification Number [usually a Social Security Number or an Employer Identification Number];
   g) The manner in which title to Trust assets should be held;
   h) The legal description of any interest in real property held in the trust; and
   i) The Certificate of Trust must contain a statement that the trust has not been revoked, modified, or amended so as to cause the representations to be incorrect and that it is being signed by all current Trustee(s) in the form of an acknowledged declaration.

   Note: If an Affidavit of Death of a Trustee or Co-Trustee was or will be recorded, the signing successor or Surviving Trustee(s) must have the right to exercise the powers of the Trust.

   The Company reserves the right to add additional items or make further requirements after receipt of the Trust Certification.

END OF EXCEPTIONS

NOTES

Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 2. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

Note 3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

Note 4. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence, known as 488 Petaluma Avenue, Sebastopol, California, to an Extended Coverage Loan Policy.

Note 5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 6. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 7. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 8. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

NOTES
(continued)

Note 9. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06).

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.

8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

END OF NOTES

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.
- **CONFIRM RECEIPT** of funds directly with settlement company using a known trusted number.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

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Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and

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Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
   Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7 Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies
CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Co.
FNTIC - Fidelity National Title Insurance Co.
NTINY - National Title Insurance of New York

Available Discounts

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, CLTIC, FNTIC, NTINY)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

DISASTER AREA TRANSACTIONS (CTIC, CLTIC, FNTIC, NTINY)
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a Lender's Policy (Standard or Extended), or an Owner's Policy (Standard or Homeowners coverage). To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster.

Notice of Available Discounts
(continued)

DISASTER AREA ESCROWS (CTC, CLTC, FNTC, TICOR, LTC)
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a loan or a sale escrow transaction. To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster. Standard minimum charge applies based upon property type. No other discounts or special rates, or combination of discounts or special rates, shall be applicable. Applies to a single transaction per property.

This rate is applicable to the following Zones/Counties:

Zone 1.A: Orange County
Zone 1.B: Riverside and San Bernardino Counties
Zone 2: Los Angeles County
Zone 3: Ventura County
Zone 10: San Diego County
Zone 12: Imperial County

If used for a sale transaction, the application of this rate assumes the charge for the Residential Sale Escrow Services (RSES) fee will be split evenly between buyer and seller. As such and regardless of how the calculated applicable RSES will be split between the disaster victim and the other principal, the rate will be applied only to one half (1/2) of the calculated applicable RSES fee, regardless of whether the disaster victim is paying half (1/2) of the RSES fee (as is customary) or paying the entire fee. The rate under this provision will be fifty percent (50%) of disaster victims' one half (1/2) portion only and shall not apply to any portion paid by non-disaster victim. Additional services will be charged at the normal rates.

MILITARY DISCOUNT RATE (CTIC, CLTIC, FNTIC)
Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies. Minimum charge: Four Hundred Twenty-Five And No/100 Dollars ($425.00)

The Company may require proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

COUNTY ASSESSOR'S PARCEL MAP

PART OF J.W. PITT'S ADDITION TO SEBASTOPOL

REC. 4-27-1892 IN BK. 10 , MAPS, PGS. 29

MAP OF WALKER'S 1ST ADDITION

REC. 5-6-1903 IN BK. 15 , MAPS, PGS. 9

PART OF WALKER'S 2ND ADDITION

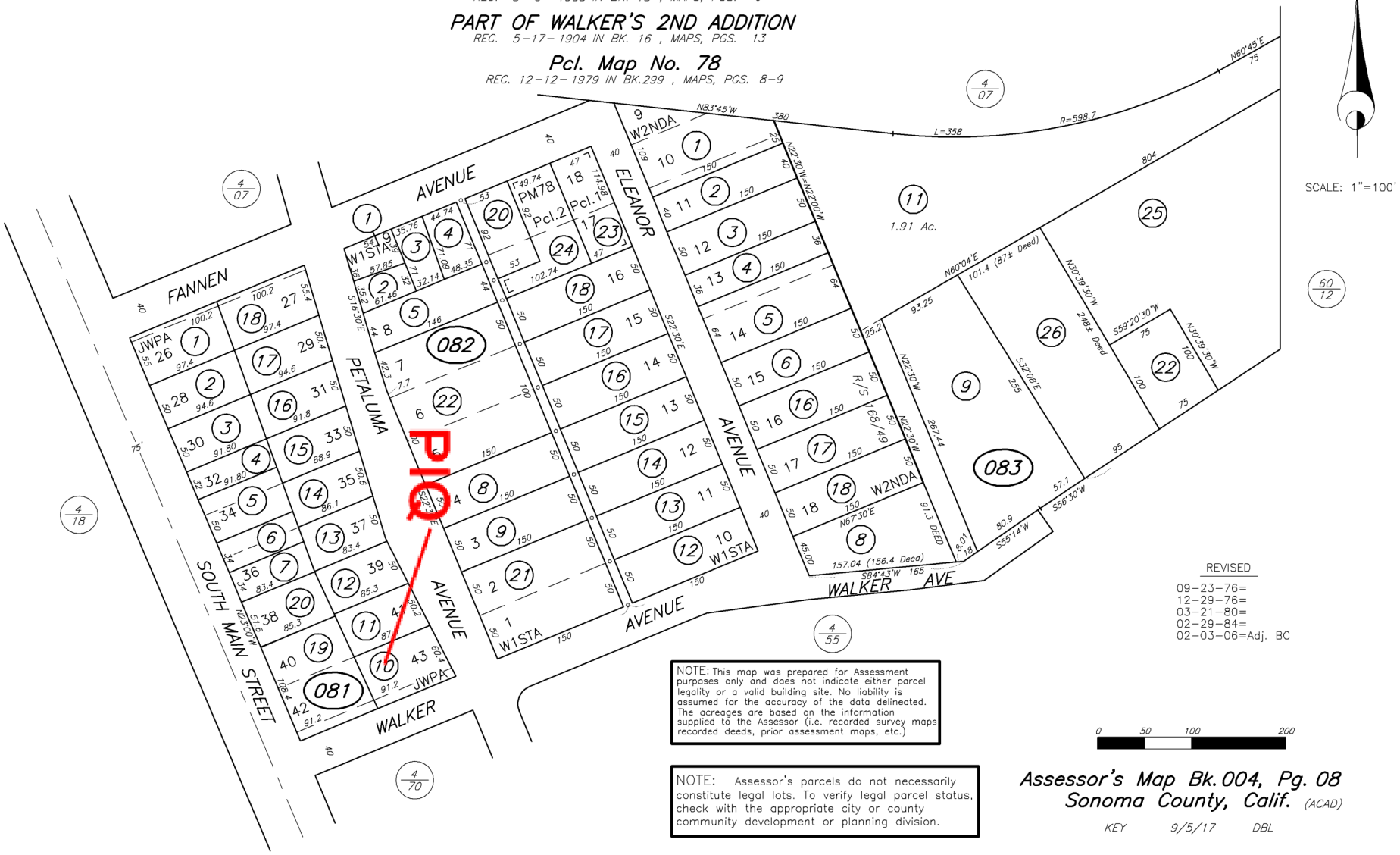
REC. 5-17-1904 IN BK. 16 , MAPS, PGS. 13

Pcl. Map No. 78

REC. 12-12-1979 IN BK.299 , MAPS, PGS. 8-9

TAX RATE AREA 5-014

004-08



REVISED
09-23-76=
12-29-76=
03-21-80=
02-29-84=
02-03-06=Adj. BC

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

0 50 100 200

Assessor's Map Bk. 004, Pg. 08
Sonoma County, Calif. (ACAD)

KEY 9/5/17 DBL

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