

Main Parcel Address: 487 S Main Street, Sebastopol, CA 95472

A & M BBQ [A&M BBQ | Authentic Texas Barbeque in Sebastopol, CA](#)

495 S Main Street, Sebastopol, CA 95472

Hours: Wednesday 4 PM – 9 PM
 Thursday 11 AM – 7 PM
 Friday 11 AM – 7 PM
 Saturday 11 AM – 7 PM
 Sunday 11 AM – 6 PM

Executive Summary

Records indicate that Marvin's Deli and BBQ Building and Fire Review was approved by former Fire Chief Bill Braga on October 12, 2022, prior to the annexation and the establishment of Gold Ridge Fire Protection District's responsibility for fire prevention services within the City. A copy of the Business License Portal record related to this business is included below under **Inspection Data**.

A review of SmartGov records identified four (4) permits associated with the property—two linked to the parcel address and two associated with the A&M BBQ business address. These permits pertain to alcohol use, plumbing, and remodeling activities. A copy of the permit listing is included below under **Inspection Data**.

No fire inspection records for this business were located during our review. Because the City retained historical fire department records following annexation, the Gold Ridge Fire Protection District cannot definitively determine whether inspections were conducted prior to the transfer of fire prevention responsibilities. However, Gold Ridge Fire Protection District can confirm that staff contacted the business via email on March 26, 2026, to coordinate a fire inspection.

I researched the City Municipal Code to provide context on two specific codes. Copies of the codes are below under Sebastopol Municipal Code:

1. Chapter 8 Health and Safety; 8.04 Use of Tobacco in Public Spaces-Smoking Control; 8.04.040 Smoke Generally; and
2. Chapter 17 Zoning; 17.300 Outdoor Uses; 17.300.040 Commercial Outdoor Barbeques.

Chapter 8 refers to tobacco use and is the only reference to “smoke nuisance.” In my opinion, the code in this chapter is not applicable to A&M BBQ.

Chapter 17 is applicable to A&M BBQ. I highlighted pertinent items in the code below:

- B-1 Fire Prevention and Response: Since the City retained fire records upon annexation, I cannot determine whether the fire chief, at the time, issued a permit authorizing the outdoor commercial barbecue and establishing its hours of use or the number of barbecues.

- B-2 Fire Prevention and Response: The Fire Chief has authority to cease A&M BBQ's commercial barbecues if "the Chief determines that smoke emissions are likely to be, or are, offensive to occupants of surrounding property and/or constitute a hazardous condition." Neighbors have submitted complaints about smoke to the City, but, in the fire department's opinion, it does not constitute a hazardous condition. Should air quality experts from regulatory agencies produce evidence to the contrary, this opinion can be revisited.
- B-6 Fire Prevention and Response: "The outdoor commercial barbecue shall comply with all applicable building codes, fire codes, and air quality rules and regulations. (Ord. 1111, 2018)." The fire department's opinion is that A&M BBQ is compliant with fire codes, and this will be verified through a fire inspection.
- Regarding air quality, I spoke with the Bay Area Air Quality Management District (BAAQMD). The inspector, whose name I failed to record, stated that the agency had received 3-4 complaints over the past 2 years, but that no action had been taken by BAAQMD.

In summary, the Gold Ridge Fire Protection District has not identified any fire or life safety violations and does not consider A&M BBQ to be out of compliance with applicable Municipal Code requirements related to fire prevention and life safety. Determinations regarding compliance with building codes, air quality regulations, or other non-fire-related standards fall within the authority of the respective regulatory agencies.

For reference, the following pages include multiple air sampling reports collected over various dates. Based on the information reviewed, none of the results indicate hazardous conditions or an immediate threat to public health and safety.

Respectfully,

Dave Bray
Deputy Chief
Gold Ridge Fire Protection District

Definitions & Information

PM2.5 (particulate matter less than 2.5 microns)

Tiny solid or liquid particles, generally soot and aerosols. The size of the particles (2.5 microns or smaller, about 0.0001 inches or less) allows them to easily enter the air sacs deep in the lungs where they may cause adverse health effects; PM2.5 also causes visibility reduction.

Source: [BAAQMD - Air Quality Data](#)

What are the Harmful Effects of PM?

Particulate matter contains microscopic solids or liquid droplets that are so small that they can be inhaled and cause serious health problems. Some particles less than 10 micrometers in diameter can get deep into your lungs and some may even get into your bloodstream. Of these, particles less than 2.5 micrometers in diameter, also known as fine particles or PM_{2.5}, pose the greatest risk to health.

Source: Epa.Gov

National Ambient Air Quality Standards (NAAQS) for pollutant PM2.5:

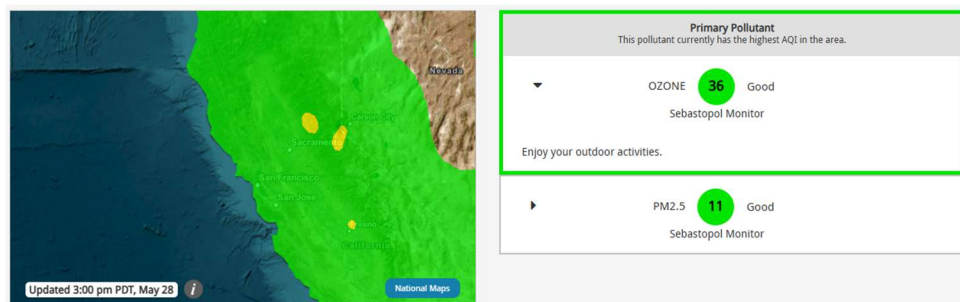
Particle Pollution (PM)	PM _{2.5}	primary	1 year	9.0 µg/m ³	annual mean, averaged over 3 years
		secondary	1 year	15.0 µg/m ³	annual mean, averaged over 3 years
		primary and secondary	24 hours	35 µg/m ³	98th percentile, averaged over 3 years
	PM ₁₀	primary and secondary	24 hours	150 µg/m ³	Not to be exceeded more than once per year on average over 3 years

Source: [NAAQS Table | US EPA](#)

Air Quality Data

Source: EPA AirNow [AirNow.gov](#)

Thursday, May 28, 2026



Thursday, May 7, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 05/07/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	22	4 µg/m³

Thursday, March 12, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 03/12/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	27	4.8 µg/m³

Thursday, April 23, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 04/23/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	22	4 µg/m³

Thursday, February 26, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 02/26/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	8	1.4 µg/m³

Thursday, April 9, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 04/09/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	12	2.2 µg/m³

Thursday, February 12, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 02/12/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	23	4.1 µg/m³

Thursday, March 26, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 04/09/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	12	2.2 µg/m³

Thursday, January 29, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 01/29/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	40	7.2 µg/m³

Thursday, January 15, 2026, Misleading as much of the state experienced poor air quality.

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 01/15/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	69	18.5 µg/m³

Thursday, January 1, 2026

Site: Sebastopol		
SiteID: 060970004		
Agency: Bay Area Air District (1 of 2)		
Thu 01/01/2026		
Pollutant	Daily AQI	Daily concentration
PM2.5	18	1.8 µg/m³

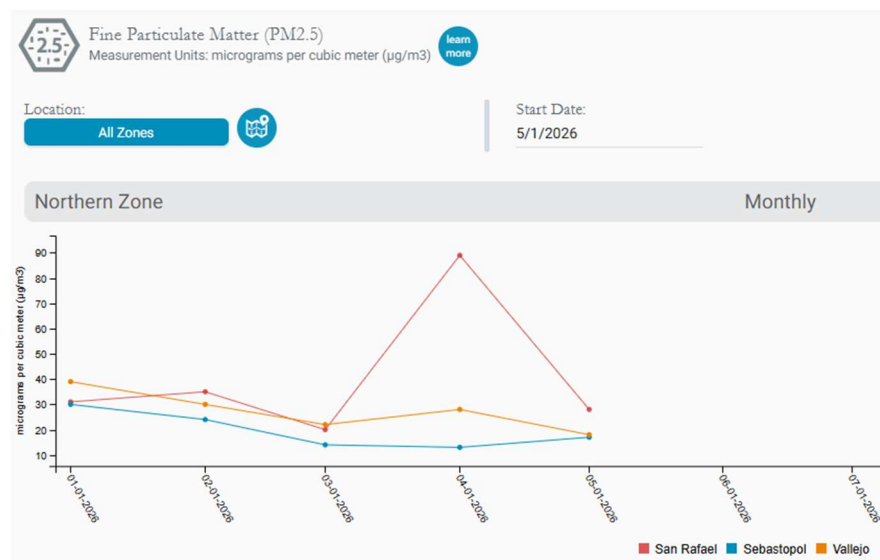
Source: Bay Area Air Quality Management District

[BAAQMD - Air Quality Data](#)

Per phone call with inspector ??, states 3-4 complaints over past year?

Air sensor located at

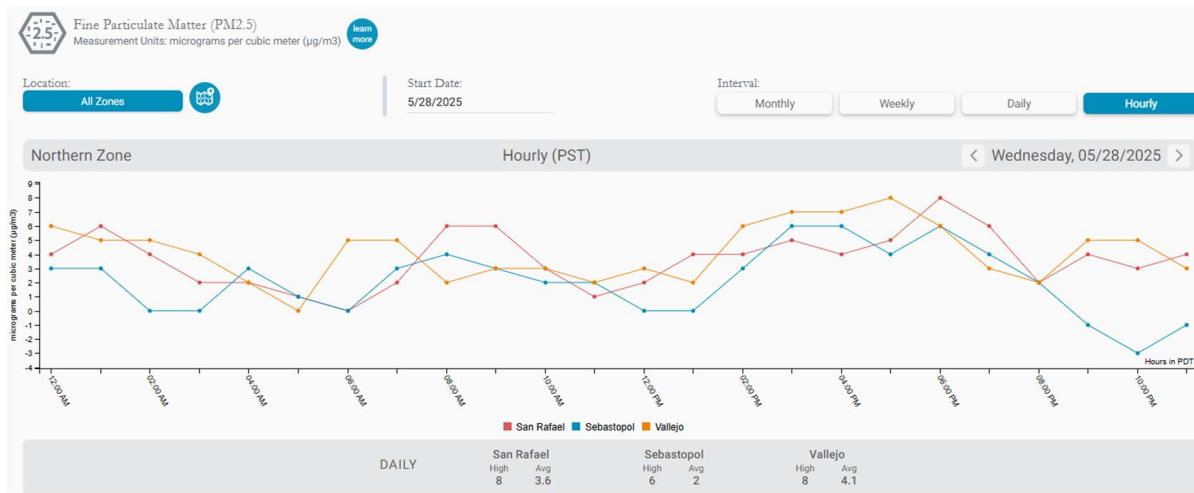
YEAR 2026



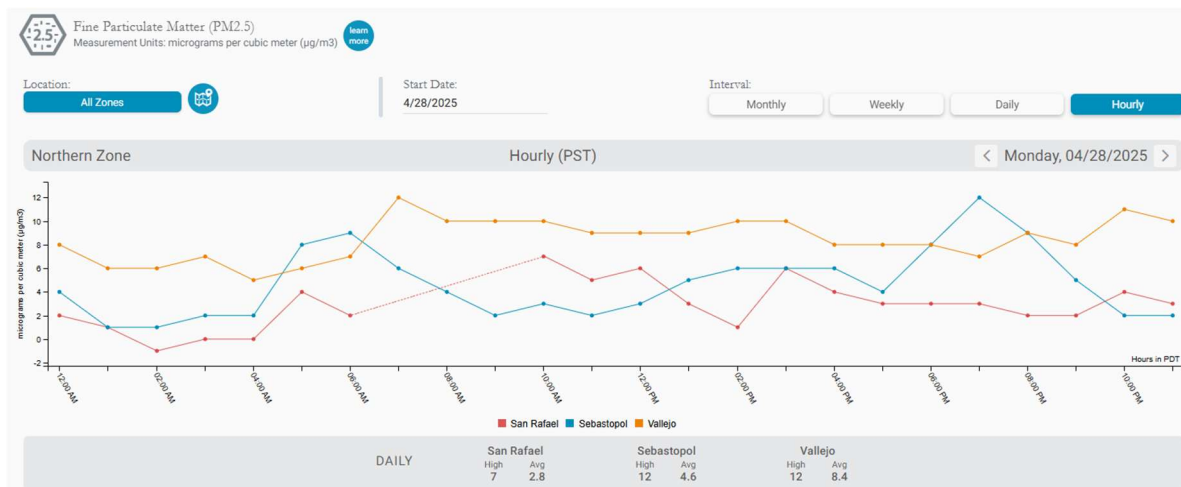
HOURLY Thursday, May 22, 2026



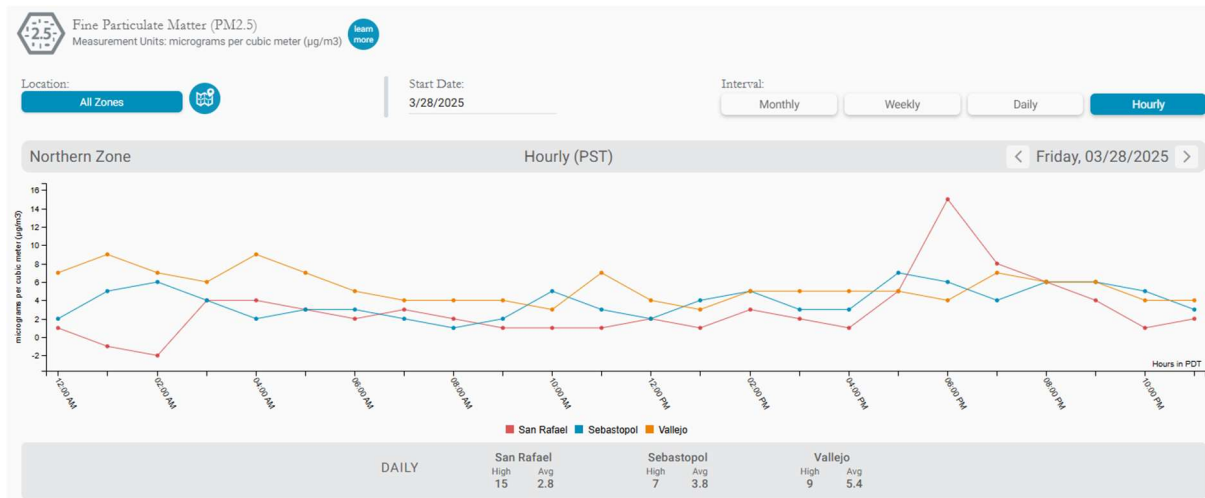
HOURLY Wednesday, May 28, 2026



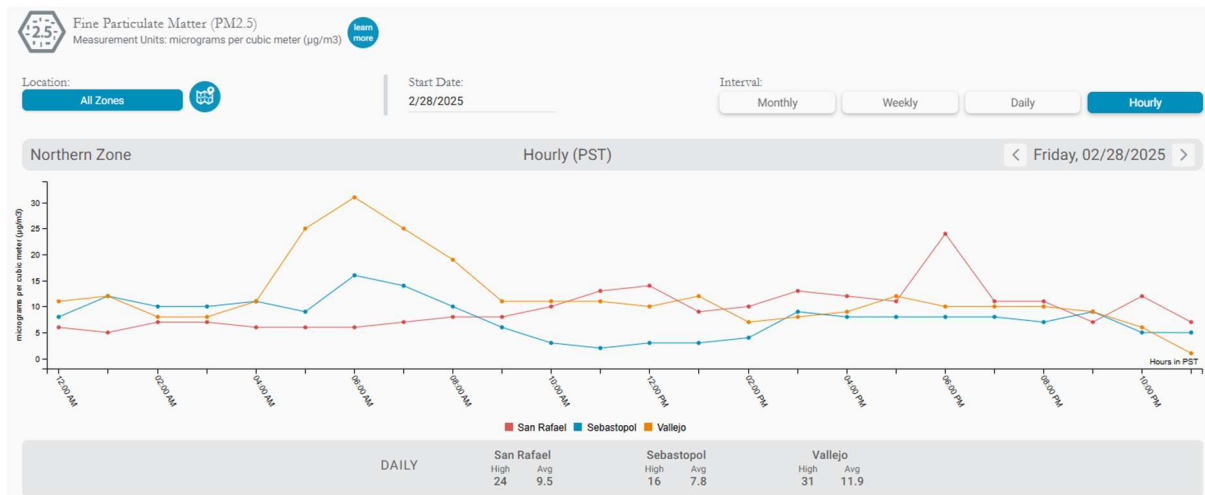
HOURLY Monday, April 28, 2026



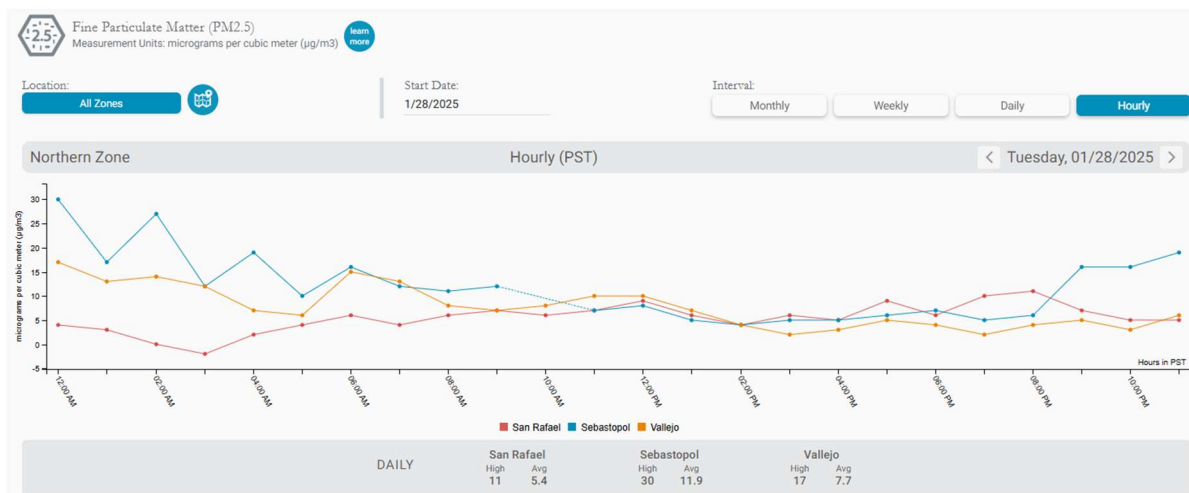
HOURLY Friday, March 28, 2026



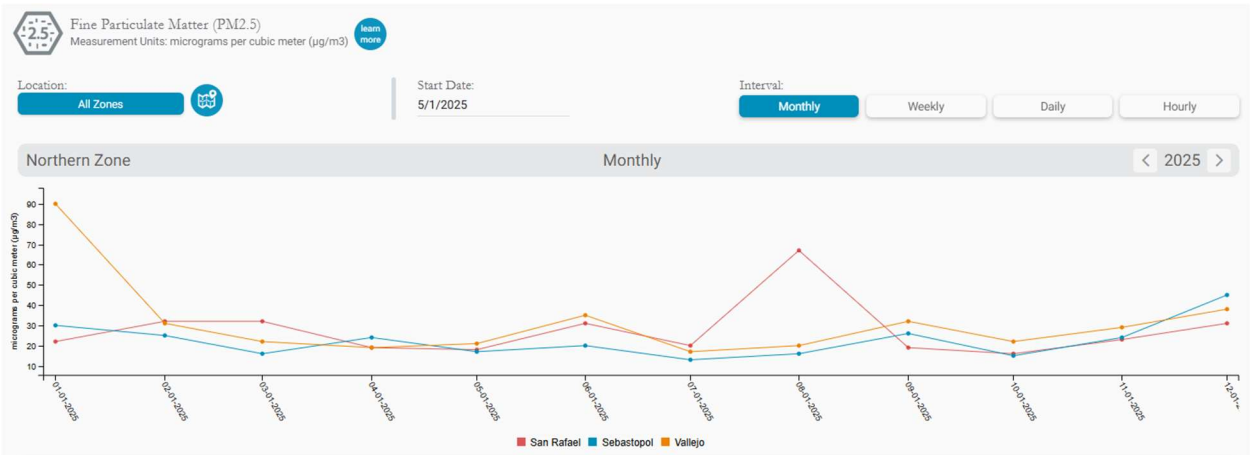
HOURLY Friday, February 28, 2026



HOURLY Tuesday, January 28, 2026



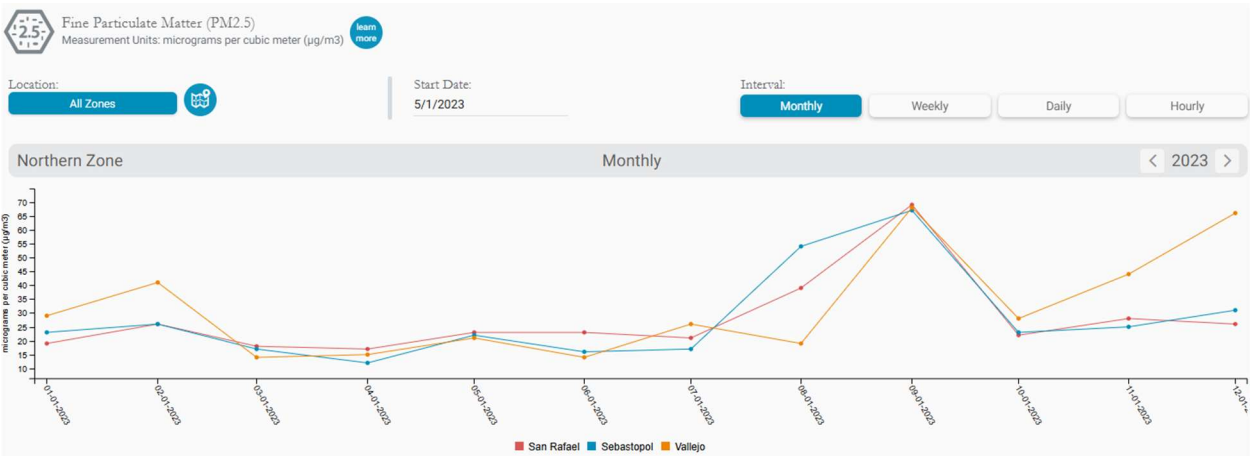
YEAR 2025



YEAR 2024



YEAR 2023



YEAR 2022



Sebastopol Municipal Code

Chapter 8 Health and Safety; 8.04 Use of Tobacco in Public Spaces-Smoking Control; 8.04.040 Smoke Generally

For all purposes within the City, nonconsensual exposure to smoke is a nuisance, and the uninvited presence of smoke on property is a nuisance and a trespass.

Chapter 17 Zoning; 17.300 Outdoor Uses; 17.300.040 Commercial Outdoor Barbeques

A. *Setbacks.* As shown in Table 17.25-2, the outdoor commercial barbecue shall have a minimum setback of 10 feet from any property line.

B. *Fire Prevention and Response.*

1. No person shall kindle or maintain any fire in an outdoor commercial barbecue not constructed in accordance with the requirements of the Sebastopol Fire Department and located in noncombustible enclosures, without first having obtained a permit from the Fire Chief. In granting the permit, the Chief shall take into consideration the following:

a. The hours between which burning may be conducted;

b. The number and size of barbecues;

c. The type of fuel that will be used;

d. The proximity to vegetation, buildings and structures;

e. Any other condition or restriction that may be required from time to time by resolution of the City Council.

2. The Fire Chief is authorized to deny a permit request or to require that an outdoor commercial barbecue be immediately discontinued if the Chief determines that smoke emissions are likely to be, or are, offensive to occupants of surrounding property **and/or** constitute a hazardous condition.
3. Every **commercial outdoor barbecue** and associated equipment shall be equipped and maintained with a spark arrestor and fire extinguisher and shall be maintained in good working order and a safe condition at all times.
4. Any resulting refuse, trash, rubbish or combustible waste material shall be properly and responsibly disposed of in order to avoid fire hazards.
5. The expenses of fighting fires, which result from a violation of this section, shall be charged against the person or corporation whose violation of this section caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the Fire Chief in the same manner as in the case of an obligation under a contract, expressed or implied.
6. **The outdoor commercial barbecue shall comply with all applicable building codes, fire codes, and air quality rules and regulations. (Ord. 1111, 2018)**

Chapter 17 Zoning; 17.470 Enforcement/Penalties; 17.470.020 Official Actions

All officials, departments and employees of the **City** vested with the authority to issue permits, certificates or licenses shall adhere to, and require conformance with, the Zoning Code, and shall issue no permit, certificate or license for uses, **buildings**, or purposes in conflict with the provisions of this code; any such permit, certificate, or license issued in conflict with the provisions of this code shall be null and void. (Ord. 1111, 2018)

Inspection Data

SmartGov Records (four records)

Permit #	Site Address	Department	Type	Status
...022-062	487 S Main St	Planning & Zoning	Alcohol Use Permit/ABC Transfer	Closed
...023-086	487 S Main St	Building Safety & Const	Rumpling	Closed
...023-265	495 S Main St	Building Safety & Const	Commercial Addition/Remodel/Alteration	Closed
...023-030	495 S Main St	Planning & Zoning	Alcohol Use Permit/ABC Transfer	Approved w/ Conditions

Business License Portal

name: MARVINS DELI & BBQ

Address: 495 S MAIN ST

City: SEASIDE, CA Zip: 95472-4270

Phone: Business (707)824-0807

Business

Mailing

Same Address

Private

Current Status: Closed

Current Due \$9.00

Receive Email Notices

Not Assigned

Rate Type: GENERAL LICENSE Edit

Do Not Validate Addresses

Business Attributes | Account Notes | Contacts | **Approvals** | Transaction History | Linked Files | Additional Fields

	Approval	Note	Priority	Requested	Approved	Approved By	Assigned To	
	StandardPlanningWeb			10/12/2022 11:46:38 AM				
	Planning Review			10/12/2022 11:46:38 AM			Planning	
	Building Review	Building previously inspected.		10/12/2022 11:46:38 AM			Bbraga	
	Fire Review	Building previously inspected.		10/12/2022 11:46:38 AM			Bbraga	
	StandardPlanningWeb			10/12/2022 11:46:38 AM				