Docusign Envelope ID: A2932C09-B9E5-8330-81E8-08E8DCAE2301

CITY OF SEBASTOPOL
RESOLUTION NUMBER: 6807-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL APPROVING A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE A 2.69 ACRE LOT INTO 20 LOTS FOR THE PROPERTY LOCATED AT 8100 VALENTINE AVENUE, INCLUDING ASSOICATED FINDINGS AND SUBJECT TO CONDITIONS OF APPROVAL, AND FINDING THE PROJECT EXEMPT FROM ADDITIONAL ENVIROMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15183 (APN 004-510-054)

WHEREAS, Rob Toste on behalf of the Grupe Investment Company, LLC, has submitted a proposal for a Vesting Tentative Subdivision Map to subdivide a 2.69 acre lot located at 8100 Valentine Avenue into 20 lots, allowing up to 39 total residential units (20 Single Family Homes and up to 19 detached Accessory Dwelling Units (ADUs), (the "Project"); and

WHEREAS, the Project Site has a General Plan land use designation of Medium Density Residential, which allows for single family dwellings and ADUs; and

WHEREAS, the Project Site is zoned Single Family Residential (R4) which allows single family dwellings and accessory dwelling units as a permitted use; and

WHEREAS, three of the Project's 20 primary units will be restricted as affordable for moderate income households, in compliance with the City's inclusionary Housing Ordinance;

WHEREAS, the Project is entitled to an unlimited number of waivers and one concession under the State Density Bonus Law; and

WHEREAS, the Project has utilized waivers to excuse compliance with otherwise applicable zoning standards and the concession to modify the procedural requirements of the City's Tree Protection Ordinance: and

WHEREAS, in 2016, the Sebastopol City Council certified an Environmental Impact Report for the 2016 Sebastopol General Plan Update (SCH#2016032001) (the "General Plan EIR"), which is incorporated herein by reference; and

WHEREAS, pursuant to California Environmental Quality Act ("CEQA") Regulation Section 15183, when a project is consistent with a general plan for which an EIR was certified, no additional environmental review is appropriate except to examine whether there are project-specific significant effects which are peculiar to the project or its site; and

WHEREAS, the City conducted a detailed review to determine whether the Project included project-specific significant effects which are peculiar to the Project or its site, and prepared a Section 15183 Checklist with Exhibits to document their review; and

WHEREAS, the 15183 Checklist and its Exhibits confirm that there are no project-specific environmental effects which are peculiar to the project or its site, and all potential significant effects were previously discussed by the General Plan EIR; and

WHEREAS, a staff report dated October 20, 2026, and incorporated herein by reference, described and analyzed the Project and environmental review; and

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WHEREAS, on September 22, 2026, the Planning Commission held a duly noticed public hearing to review the proposed Project, heard a staff report and considered all public testimony and written comments submitted to the City regarding the item prior to taking action on the item; and

WHEREAS, the City Council held a duly noticed public meeting to consider the item on October 20, 2026, and heard public comment, reviewed the proposed Project, heard a staff report, and considered all public testimony and written comments submitted to the City regarding the item prior to taking action on the item; and

WHEREAS, the City Council finds that the Project will (1) ensure the productive use of property; (2) allow development of the Project to proceed in accordance with the goals and policies set forth in the Sebastopol General Plan, including its Housing Element, and will implement the City's stated General Plan policies; and (3) provide housing to residents and future residents of the City of Sebastopol; and

WHEREAS, approval of the Project is subject to full compliance with the Conditions of Approval set forth in Exhibit "A", attached, and the City Council finds that the Conditions of Approval are necessary to ensure that the Project, as conditioned, avoids or mitigates potentially significant environmental impacts and is consistent with the General Plan and Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol hereby declares that the above recitals are true and correct and made part of this resolution.

BE IT FURTHER RESOLVED that the City Council finds that the Project is consistent with the General Plan, and the General Plan EIR previously certified by the City, and that there are no impacts peculiar to the Project or its site that were not analyzed in the General Plan EIR, and that no additional environmental review is required for the Project pursuant to CEQA Guidelines Section 15183.

BE IT FUTHER RESOLVED that the City Council approves the application submitted by the applicant for a Density Bonus pursuant to California Government Code section 65915 and Chapter 17.255 of the Sebastopol Municipal Code, including requested waivers pursuant to Government Code section 65915(e) and one (1) incentive requested by the applicant pursuant to Government Code section 65915(d).

BE IT FURTHER RESOLVED THAT the City Council approves the proposed Vesting Tentative Subdivision Map for the Project based on the following findings and considering the staff report and the whole of the record related to the Project:

1. The proposed subdivision, as conditioned and including the requested waivers granted pursuant to Government Code 65915, and together with the provisions for its design and improvement, is consistent with the General Plan and Zoning Code; and
2. The design of the proposed subdivision includes active natural heating and cooling opportunities, as described in the State Subdivision Map Act;
3. That the proposed Vesting Tentative Map, as designed and conditioned, is consistent with the General Plan and Zoning Code;
4. That the site is physically suitable for the proposed type and density of development;

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems;
7. That the design of the subdivision or the type of improvements, as conditioned, will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That all requirements of the California Environmental Quality Act Section 15183 have been met.

IT IS HEREBY CERTIFIED that the above and foregoing Resolution was duly passed, approved, and adopted by the Sebastopol City Council on the 20th day of October, 2026, by the following vote:

VOTE:
Ayes: Councilmembers Carter, Hinton, Zollman
Noes: Vice Mayor Maurer and Mayor McLewis
Abstain: None
Absent: None

APPROVED: Signed by: Jill McLewis 7C6BCED0A8914A1... Jill McLewis, Mayor

ATTEST: Signed by: Mary Gourley 44C0774260FE430... Mary Gourley, City Manager

APPROVED AS TO FORM: Signed by: Alex Mog 66BDB79D572A4EB... Alex Mog, City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL
Density Bonus, Vesting Tentative Map for 8100 Valentine Avenue
APN 004-510-054, File# **2025-067**

PLANNING:

1. Plans and elevations shall be in substantial conformance with plans prepared by Rob Toste and Bassani and Lagoni stamped received on December 23, 2025, revised on March 4, 2026, revised March 12, 2026, revised April 17, 2026, and further revised May 21, 2026, and further revised September 3, 2026 and on file at the City of Sebastopol Planning Department, except as modified herein.

2. This condition sets forth how Sebastopol Municipal Code Chapter 8.12 ("Tree Protection Ordinance") shall apply for this Project, taking into consideration the City's approval of the applicant's requested concession, under Government Code Section 65915, from the Tree Protection Ordinance. Compliance with this condition is required prior to issuance of any grading or building permit. Work performed by City staff in fulfillment of this condition, including the City Arborist or other consultants, shall be at the applicant's expense.

    A. Pre-Permit Submittal: Tree Preservation and Mitigation Plan Prior to the issuance of any grading or building permit, applicant shall submit a Tree Preservation and Mitigation Plan (TPMP), prepared by a California-registered, ISA-certified arborist, for review and written approval by the City Arborist. The TPMP shall identify trees likely to be compromised by construction activities resulting from the approved project. City Arborist approval of this plan is a prerequisite to (i) submittal of the Final Landscape and Irrigation Plan to the Planning Director under Section B.c, and (ii) issuance of any grading permit. The TPMP plan shall include:

        a) An inventory of all protected native trees and trees 20 inches dbh (diameter at breast height) or greater on site, with species, size, and location;
        b) For each tree proposed for removal: species, current dbh, and written arborist certification that removal is necessary to construct the project as designed, with supporting explanation;
        c) For each tree to be retained: designated Tree Protection Zones and protective measures (fencing, root barriers, construction exclusion areas) consistent with Sebastopol Municipal Code Section 8.12, to also be shown on the Grading and Improvement Plans; and Calculation of the 2:1 replacement mitigation requirement described in Section B.2. Tree protection measures shall be installed before any grading or construction activity begins and shall remain in place until construction is complete and released in writing by the City Arborist.

    B. Mitigation: Tree Replacement

        a) Ratio. For each protected native tree or tree 20 inches dbh or greater that is removed, applicant shall plant two (2) replacement trees, minimum 24-inch box nursery stock, at a 2:1 ratio. A reduced ratio may be approved only on applicant's written showing of genuine site infeasibility (not design preference), subject to City Arborist approval.

b) Species and Location. Replacement trees shall be native or drought-tolerant species suited to local soil and climate conditions, as approved by the City Arborist, and shall be planted on the project site to the maximum extent feasible. Any new trees planted on the project site that meet the size (24-inch box) and species requirements shall qualify as a replacement tree. If on-site planting is infeasible due to documented space, soil, or utility constraints, replacement trees may be planted at another City-approved location within Sebastopol, subject to City Arborist approval. Off-site trees, if planted, may be 15-gallon (3-year) nursery stock.

c) Landscape Plan. Following City Arborist approval of the Tree Preservation and Mitigation Plan under Section A, applicant shall submit a Final Landscape and Irrigation Plan for Planning Director review. The Planning Director's, or his or her designee's, review shall be limited to determining the plan's consistency with the applicable objective standards of Section 4.030 (Landscaping and Lighting) of the City's adopted Objective Design Standards; the Planning Director shall not have discretion to modify the tree replacement ratio, species list, or other mitigation requirements established under Section A and this Section B. The TPMP shall show the species, size, and location of all replacement trees; a minimum five-year irrigation and establishment care program; and a planting schedule completing all mitigation planting prior to final inspection of any home within the subdivision.

Establishment and Replacement of Failures. Replacement trees shall be maintained and monitored for five (5) years from planting, at applicant's expense, with one (1) maintenance report submitted to the City each growing season (May through September). A replacement tree is considered failed if it dies at any point during the five-year period or falls below 80% canopy survival by year three. Any failed tree shall be replaced at applicant's sole cost, within one growing season of the failure determination. Tree stakes, ties, and protective guards shall not be removed until the City Arborist confirms in writing that the tree is established (typically 2-3 years).

C. Construction-Phase Protections and Inspections

a) No grading or tree removal shall occur until the TPMP is approved by the City Arborist and the Planning Director, or his or her designee.

b) During construction, no equipment, materials, spoils, or fill may be stored, and no grading, excavation, or utility trenching may occur, within a Tree Protection Zone without prior written City Arborist approval. Applicant's land development contractor shall attend a mandatory pre-construction meeting with the project arborist to review these requirements.

c) All tree work shall be performed by licensed, City-approved contractors experienced in arboriculture and shall comply with current ISA Standards for Tree Care Operations (ANSI A300) and Sebastopol Municipal Code

Chapter 8.12. Tree removal and the grading related to the tree removal shall occur only between November and March, unless otherwise approved in writing by the City Arborist.

d) The City Arborist may inspect the site at reasonable times, including before grading begins, after installation of tree protection measures, after completion of construction, during planting, and during the five-year establishment period.

D. Enforcement

e) Violation of this condition — including unauthorized tree removal, damage to protected trees or Tree Protection Zones, failure to timely submit required plans, or failure to plant or maintain mitigation trees as required — is subject to stop-work orders, suspension or revocation of grading or building permits, withholding of occupancy approvals, and the remedies and penalties set forth in Sebastopol Municipal Code Chapter 8.12.

3. The project site includes protected trees intended to remain. Protective measures are required for these trees. The applicant shall provide a tree replacement and mitigation plan pursuant to Sebastopol Municipal Code 8.12.060 and Tree Protection Measures shall be submitted for review and approval by the City Arborist prior to recordation of the Final Map. Grading Plans shall include the approved Tree Protection measures and fencing locations on a Map Sheet.

4. During any point of the construction phase if there is a need for removal of additional trees the applicant shall provide a qualified arborist report showing the findings of Section 8.12 of the Sebastopol Municipal Code being met and the Planning Director, or their designee shall review the report and administratively approve the removal without the need to trigger further Design Review or Tree Board approval.

5. Project will fully comply with the Inclusionary Housing requirements set forth in Section 17.250 of the Sebastopol Municipal Code, and an Affordable Housing Agreement shall be executed and recorded prior to or concurrent with issuance of any Building Permits. This condition shall be included as a note on the Final Map. The Project is subject to the Inclusionary Housing Program and shall provide 3 single-family units as affordable to households with incomes not above 120% of AMI in perpetuity. Prior to recordation of the Final Map, the applicant shall provide an Affordable Housing Plan for the review and approval of the Planning Director. The AHP shall outline the project's compliance with Inclusionary requirements and long-term affordability. The AHP shall include a site plan diagram designating the location and phasing of the affordable units, along with the number of bedrooms and bathrooms. Placement, phasing, and a note regarding compliance shall be placed on the Final Map prior to recordation.

6. Design Review Board approval is required for the design of the units, site features, landscaping, and site amenities. Design Review is not required for the Accessory Dwelling Units (ADUs).

7. The Vesting Tentative Map shall expire 24 months after its approval or conditional approval unless an extension is approved as provided in SMC 16.28.100 and in accordance with the State Subdivision Map Act except that the applicant may request a

one (1) year extension of project approvals from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance, prior to expiration of the initial two-year term.

8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.

9. This approval does not include any signs. Any signs that will identify the subdivision or use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.

10. The HOA shall ensure that the secondary resident evacuation route for residents on the western side of the site is maintained as fully clear, from ground to sky, at all times. No fencing or other structures may be placed within this area.

11. The project shall adhere to the provisions of Chapter 17.220.025 of the Sebastopol Municipal Code for the condominiumization of the Accessory Dwelling Units.

12. The applicant shall provide a Waste Management Plan (WMP) for the approval of the Planning Director and Waste Management Agency prior to recordation of the Final Map.

13. Dog park fencing may be installed within the City's PUE only as a temporary, removable structure. No other structures may be placed within the 'City's existing 25' PUE along the easterly property line. No permanent structures may be placed within the existing eastern 25' public utility easement including carports or any other permanently erected structures, and no semi-permanent items may be placed without the express written consent of the City.

14. Applicant agrees that property owner and/or HOA shall have sole responsibility for the replacement of any pavement, landscaping, or fencing that is placed within the public utility easement should it become necessary for City to remove or damage private improvements to access the public utilities.

15. Prior to Final Map recordation, the applicant shall submit CC&Rs for the 8100 Valentine Avenue subdivision to the City for review and approval by the Planning Director. No CC&Rs shall be recorded, amended, or terminated without prior City approval. The City retains the right, but not the obligation, to enforce any CC&R provision tied to City imposed conditions of approval, including common area maintenance, shared driveways, and protected tree retention/mitigation requirements.

16. The applicant shall ensure that during any vegetation clearing, tree removal or trimming, grading, or other construction activity occurring during the nesting season (February 1 through August 31), the applicant shall do all of the following:

    A. Retain a qualified biologist to survey for active nests of special-status birds, migratory birds, and raptors no more than 14 days before that work begins. The survey shall cover the construction area plus 100 feet around it.

    B. If work stops for more than seven consecutive days during the nesting season, repeat the survey before work resumes.

C. Submit the survey results to the Planning Department before work begins or resumes.

D. If no active nests are found, work may proceed.

E. If an active nest is found, fence or flag a no-disturbance buffer around it: 100 feet for raptors and owls, and 50 feet for all other birds. Keep all construction activity, equipment, and staging out of the buffer until the biologist confirms in writing that the young have fledged or the nest is no longer active. Submit that confirmation to the Planning Department before any work takes place inside the buffer.

F. If a state or federally listed bird species is found nesting within the survey area, stop all work within 100 feet of the nest and notify the California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), and the Planning Department. Work within that area may resume only once the applicant has done whatever those agencies require.

17. Cultural Resources and Human Remains. If prehistoric or historic-era cultural resources or human remains are found during ground-disturbing activities, the applicant shall do all of the following:
    A. **Cultural resources.** If equipment operators or construction crews find prehistoric or historic-era resources, stop all ground-disturbing work within 50 feet of the find and notify the Planning Department within 24 hours. Retain an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology to inspect the find and give written treatment recommendations. The applicant shall submit those recommendations to the Planning Department. Work within 50 feet of the find may resume only once the archaeologist confirms in writing that the recommended treatment has been carried out.
    B. **Human remains.** If human remains are found, stop all work within 100 feet of the find, secure the area against further disturbance, and notify the Sonoma County Coroner and the Planning Department right away, as required by California Health and Safety Code Section 7050.5. If the Coroner decides the remains are Native American, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then name a Most Likely Descendant (MLD). The applicant shall follow the process in Public Resources Code Section 5097.98 for the treatment and disposition of the remains, including any reinterment it requires. The applicant shall also retain an archaeologist meeting the qualifications in item (a). Working with the MLD, the archaeologist shall assess how significant the find is and how likely it is that more remains will be found, and give written treatment recommendations. Submit those recommendations to the Planning Department. Work within 100 feet of the find may resume only once the Coroner, and the MLD if Native American remains are involved, have finished their steps under state law and the archaeologist confirms in writing that the recommended treatment has been carried out.

Engineering and Public Works Department

18. A Final Map shall be prepared and submitted to the City Engineer and Planning Director for review and approval along with the following supporting data: a current (within the most recent three months) Preliminary Title Report including the grant deed and relevant title items, Joint Access Easement Agreement, Private Storm Drain Easement, private

utility easements (for separate water, sewer and public utility services), closure calculations, copies of existing easements, and copies of records used to prepare survey (such as deeds and easements, filed maps, etc.). The content and form of the Final Map shall comply with Government Code Section 66434. Upon approval and acceptance by the City, the map will be released to the Applicant's title company for filing at the office of the Sonoma County Recorder. The Applicant shall provide the number and types of copies to the City as directed by the City Engineer.

19. Three-quarter inch iron pipe monuments shall be set at all tract corners and at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. Per Government Code Section 66441, applicant's Surveyor shall provide a statement that all monuments have been set. Such statement shall be provided prior to recordation of the Final Map, or the applicant shall deposit with the City a cash deposit in the amount estimated by the applicant's surveyor for setting all required subdivision monumentation as security for the faithful performance of all work in setting monuments and as security for the payment of the surveyor who set the monuments. Monument security will be released upon submittal of statement by applicant's Surveyor.

20. Lighting Assessment District. Prior to recordation of the Final Map, the property owner shall execute and record a covenant running with the land, in a form approved by the City Attorney and City Engineer, binding the owner and all successors, heirs, and assigns to annex the subdivision, including all lots and any designated remainder parcel, into the existing City of Sebastopol Lighting Assessment District. The covenant shall be recorded concurrently with or prior to the Final Map.

21. 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. The applicant shall pull all necessary Encroachment permits and be granted City approval prior to any work being performed.

22. Sewer Capacity: The project shall pay its proportionate share of the costs to address existing sewer capacity issues affecting the 6-inch sewer line serving the project. Based on current estimates, the project's share is approximately $88,605 (39 of 317 units). The amount paid under this condition shall be credited against the overall sewer impact fees due for the project.

23. Water Services and Meters. Individual domestic water services and meters shall be installed for each lot in locations approved by the City. Meter sizing shall be based upon anticipated demand and approved by the City Engineer

24. Frontage Improvements. The applicant shall construct all required frontage improvements along Valentine Avenue, as determined by the City Engineer, including pavement widening or restoration, curb, gutter, sidewalk, curb ramps, driveways, street lighting, signing, striping, utility adjustments, and other associated improvements necessary to serve the subdivision.

    Upon completion of utility installations, the applicant shall restore all pavement cuts and

associated roadway damage to the satisfaction of the City Engineer. In addition, the applicant shall apply a Type II slurry seal conforming to Caltrans Standard Specifications, Section 37, across the full paved roadway width of Valentine Avenue for the full length of the project frontage. Pavement preparation and any necessary localized pavement repairs shall be completed before application of the slurry seal, as determined by the City Engineer. Following completion of the slurry seal, the applicant shall reinstall all existing roadway striping and pavement markings within the treated area, consistent with the existing roadway configuration and to the satisfaction of the City Engineer.

25. 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 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.

26. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels without an easement. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or to an approved bioretention area and then discharged to an established waterway.

27. Prior to recordation of a Final Map, the applicant shall execute and record a Post-Construction Stormwater Agreement with the City of Sebastopol.

Building Department:

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

Fire Department:

29. Prior to approval of final improvement plans, the applicant shall submit a Fire Apparatus Access Plan for review and approval by the Fire Code Official. The plan shall identify all required fire apparatus access roads, emergency access routes, fire lanes, no-parking areas, hydrants, turning areas, gates/bollards, and vertical-clearance requirements. Required access shall comply with CFC 501.3 and 503.1.1.
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30. All portions of the development designated or relied upon as required fire apparatus access roads shall provide not less than 20 feet of unobstructed width and 13 feet 6 inches of unobstructed vertical clearance, except where an alternative modification is expressly approved pursuant to applicable code.

31. The 12’ emergency egress route for project residents shall not be represented or relied upon as a compliant fire apparatus access road unless redesigned and approved by the Fire Chief under code authority (CFC 503.1.2, 503.2.1 and 503.2.2).

32. Any dead-end fire apparatus access road exceeding 150 feet shall terminate in an approved fire apparatus turnaround. Final plans shall include a turning analysis demonstrating accommodation of the Gold Ridge Fire Protection District design apparatus throughout the required route and turnaround.

33. No carport, covered parking structure, or other fixed improvement shall encroach upon the required fire apparatus access width, vertical clearance, or approved apparatus turning envelope. Covered parking adjacent to the principal driveway curve and secondary resident evacuation route shall be relocated, modified, or removed where approved apparatus analysis demonstrates operational conflict.

34. Approved fire lanes and permanent no-parking areas shall be established and maintained at the fire apparatus turnaround, along portions of the principal access road necessary to maintain required apparatus clearance, at emergency-access entrances, adjacent to hydrants, and other locations identified on the approved Fire Apparatus Access Plan. Appropriate signs, curb markings, or other approved markings shall be installed and maintained.

35. Where the secondary emergency access is restricted from routine civilian vehicle use, approved gates, or other barricades may be installed subject to approval of the Fire Code Official. Any such device shall provide immediate emergency access to Gold Ridge Fire Protection District through an approved means of operation.

36. Fire hydrants and required fire-protection water supplies shall be installed and maintained in locations approved by the Fire Code Official. Access to hydrants shall remain unobstructed, and not less than three feet of clearance shall be maintained around the circumference of the hydrants unless otherwise approved. Required fire flow, hydrant locations, and distances shall comply with the applicable provisions of CFC 507.

37. Prior to recordation of the final map or condominium plan, as applicable, the applicant shall incorporate into the recorded CC&Rs or equivalent maintenance instrument a continuing prohibition against parking, storage, landscaping, planters, furniture, refuse containers, or other obstructions within the designated fire apparatus access roads, emergency access routes, fire lanes, turnaround areas, and required hydrant clearances. These private maintenance obligations shall not limit independent enforcement by the City or Fire District under applicable law.

38. Required fire apparatus access and required fire-protection water supply shall be installed and made serviceable prior to the start of framing, unless an approved alternative method of protection is authorized.

39. All new primary one- and two-family dwellings shall be protected throughout by an approved automatic residential fire-sprinkler system. Each ADU shall also be protected where fire sprinklers are required for its associated primary residence. Systems serving buildings within the scope of the California Residential Code shall be designed and installed in accordance with CRC R313 and either NFPA 13D or CRC R313.3.1.1, as applicable, and shall be submitted to the Fire Code Official for review and approval before installation. Buildings outside of the scope of the CRC shall comply with CFC 903.2.8 and 903.3 using the system standard applicable to the final occupancy and building configuration. An ADU shall not be required to provide fire sprinklers when sprinklers are not required for the primary residence, and construction of an ADU shall not trigger sprinklers in an existing primary dwelling, consistent with Government Code 66314(d)(12) and 66323(d).

40. Approved smoke alarms shall be installed in every primary dwelling and every ADU in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every story of the dwelling, including basements and habitable attics, as applicable. In new construction, alarms shall receive power from the building wiring with battery backup and shall be interconnected so activation of one alarm activates all alarms within the individual dwelling unit. Devices shall be listed, installed in accordance with the manufacturer's instructions, and verified operational before final occupancy.

41. Before final occupancy of each phase or dwelling, the applicant shall obtain approval of all required fire and life-safety installations applicable to that phase or dwelling, including fire apparatus access, fire lanes, hydrants and water supply, emergency-access controls, residential fire sprinklers, and smoke alarms. Deficiencies identified during inspection shall be corrected before occupancy.

EXHIBIT B
STANDARD CONDITIONS OF APPROVAL
Density Bonus, Vesting Tentative Map for 8100 Valentine Avenue
APN 004-510-054, File# **2025-067**

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 for each homes front/side yard landscaping shall to be installed prior to the occupancy or each home. 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