



## City of Sebastopol Planning Commission Staff Report

Meeting Date: April 26<sup>th</sup>, 2022  
Agenda Item: 7A  
To: Planning Commission  
From: John Jay, Associate Planner  
Subject: Request for ESOS Exemption or ESOS Reduction of Study  
Recommendation: Reduction or modification of resource analysis

Applicant/Owner: Yolanda Mathew/The Barlow/Sebastopol Industrial Park LLC  
File Number: 2021-072  
Address: 385 Morris St  
CEQA Status: Not yet determined  
General Plan: LI – Light Industrial  
Zoning: M – Industrial, Environmental and Scenic Open Space Overlay (ESOS)

### **Introduction:**

In December 2021 the City received an application from Yolanda Mathew of The Barlow proposing to turn a vacant lot at 385 Morris St into a parking lot to support overflow parking of the Barlow. With this site being so close to the Laguna Wetlands, a special study under the City's Environmental and Scenic Open Space (ESOS) zoning regulations is required. This specific meeting is requesting for the Planning Commission to either: a) exempt the project from the required ESOS study or; b) to reduce the scope of the study, which is a contemplated request under the ESOS regulations in the Sebastopol Municipal Code (SMC) Section 17.46.090. Additionally, the applicant is requesting the ESOS buffer setback be reduced from 100 feet to 50 feet, as allowed by SMC 17.46.050.B(1).

### **Project Description:**

The location of this project is along the northern end of Morris Street, and was formally the Sebastopol Ready Mix site. A large portion of the lot is paved from the previous use and has been used by the Barlow for excess parking for short term events. The site also shares access to the Lagunas AmeriCorps trail, which cuts across the back portion of the property.

The December 2021 submittal contemplates a 156-space surface lot. However, on March 16<sup>th</sup>, 2022, the Planning Department received a revised version of the parking lot layout which contemplates a two-story parking garage. Both are included in the packet. Note, either of these uses (a stand-alone Parking Lot) requires a Conditional Use Permit, however an application for such is not submitted at this time (and would require the ESOS study).

### **Project Location and Surrounding Land Uses:**

The site is located on the northeast corner of town. To the West is an autobody shop along with a spa and massage production shop. To the East is the Laguna Preserve which has the AmeriCorps trail along the rear of the property, and is currently undergoing restoration along the

Laguna channel and bank. The City is in the process of finalizing a Conservation Easement over the parcel to the north and east /south-east of this parcel with Sonoma County Ag + Open Space, and it is likely future restorations projects will be done in these areas. To the North there is a continuation of the Preserve and the Community Center. To the South are other industrial businesses.

The property is within the regulatory floodplain (often called the “100-year’ flood plain), with most of the site at an elevation of 68.’ The base flood elevation (the elevation that demarks elevation of the floodplain), is 78.’



**General Plan Consistency:**

The following General Plan policies below relate to the Environmental and Scenic Open Space (ESOS) study requirement laid out in our Municipal Code and under discussion tonight. Any subsequent project would also be subject to these, and potential other, General Plan Policies.

**Policy COS 1-2:** *Consider the effects of planning decisions on the overall health and wellbeing of the natural environment and regional ecosystems.*

**Policy COS 2-6:** *Maintain Zoning Ordinance provisions to ensure that development proposals for land which is located within, or adjacent to, an environmentally sensitive area include a resources analysis that contains all of the information required in order for the City to determine that impacts to sensitive habitat and natural resources have been reduced, avoided, or mitigated to the greatest extent feasible.*

- The application follows requirements set forth in Section 17.46 of the Sebastopol Municipal Code for requesting the modification or exemption of a site that is already developed within the Environmental and Scenic Open Space combining district.

**Policy COS 3-10:** *As appropriate, consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.*

- Staff is working with the Laguna Foundation and Environmental Consultants to provide feedback on what would best suit the site for development and still consider the needs of the ecosystem. This will carry through to the ESOS study and any subsequent proposal reviews.

The above policies relate to the ESOS zoning. Additional policies will be reviewed at the time of a formal project proposal based on a proposed project.

**Zoning Ordinance:**

Any project submitted in conjunction with the site would need to be consistent with the Industrial (M) zoning, as well as the ESOS provisions, as outlined in Section 17.46.050(D):..

*An application for a conditional use permit in the ESOS Combining District shall not be determined complete until a resource analysis of the visual, vegetative, and biotic characteristics of the property is prepared and undergoes review by the Planning Commission. The resource analysis shall be prepared at the applicant's expense by an independent professional biologist who has met qualifications established by the City and, as appropriate, other professional consultants selected by, and under the direction of, the City. The Planning Commission shall make findings relative to the development constraints of the site through review of the resource analysis.*

The objectives of the ESOS combining zoning are to protect the quality of natural environment of critical parcels identified within the General Plan. The procedure for the ESOS review tasks the Planning Commission to review a resource analysis consisting of visual, vegetative, and biotic characteristics of the property.

The applicant may ask the Planning Commission to either exempt or modify the project based on the following:

- A. Repair, maintenance, and replacement projects, interior improvement projects, installation of minor mechanical equipment.
  - Not applicable.
- B. Construction on already paved land and/or impermeable surfaces, except that the project shall be subject to the visual and scenic resources analysis and shall be required to be reviewed under the resource analysis process set forth in this chapter.
  - Applicable
- C. Additions or changes to existing structures or improvements where the new footprint and elevations do not extend into or adversely affect resources of concern.
  - Not applicable
- D. Replacement of existing structures involving substantially the same use, location, square footage, and height.

- E. Projects of the City unless they involve construction of buildings for occupancy.
  - Not applicable

The applicant provided a resource analysis document from WRA Environmental Consultants which note the first design is within the footprint of the previous development. It is also mentioned in this document that it will not impact the biological resources associated with the Laguna Wetlands Preserve. The resource analysis mentions that careful grading will be needed around the boundary of the site as to minimize the impacts to the mature oaks. The final conclusion of this study is that the 50' setback reduction is a valid request in that the scope of the proposed project is within the previously developed footprint. Note, however, that this study reviewed only option 1 (and a prior option not submitted by the applicant), and does not review a parking garage concept.

**Required Findings:**

Sebastopol Municipal Code Section 17.46.090 Modification of analysis requirements states:

*Upon application for a modification of analysis requirements, where the applicant demonstrates to the satisfaction of the Planning Commission that, due to the existing character of the property or the size, nature, or scope of the proposed project or previous development of the property, the full scope of studies called for by SMC 17.46.050(D) is not necessary, the Commission may modify study requirements of this chapter if it finds, on the basis of substantial evidence provided by a qualified professional, that specific resources of potential concern do not occur on the property or will not be affected by the project. Any such decision shall be subject to appeal to the City Council under procedures set forth in Chapter 17.455 SMC.*

The below (SMC Sections 17.46.050) further describes the scope of a full ESOS Resource analysis study:

*The resource analysis shall be prepared pursuant to a methodological guidance document that has been approved by the City Council and shall include the following:*

- 1. Characterization of the significant visual elements of the land in terms of scale, form, color, and relation to surrounding terrain.*
- 2. Characterization of the relative significance of the land in terms of visibility from the primary scenic perspective and existing settlement areas, and considering the relationship to any scenic view corridors identified by the General Plan.*
- 3. If proposed project information is available, characterization of the change in the above which the proposed project may effect, and identify any specific project modifications or conditions that may be appropriate to address identified issues. If proposed project information is not available, such analysis shall be prepared for any subsequent project, which analysis shall be subject to the review process established by this chapter.*
- 4. The resource and constraints analysis will identify and map the following using, where applicable, information collected during the season of potential visibility or availability of the resource:*

- a. *Identify the type and location of threatened or endangered plant and animal species and their habitats;*
- b. *Drainage patterns, creeks, streams, and riparian vegetation on and within 50 feet of subject property;*
- c. *The location and boundaries of wetlands and vernal pools on the site, if applicable, and if such resources are identified, a delineation of them in accordance with standards of and verified by the U.S. Army Corps of Engineers;*
- d. *Potential archaeological resources, if applicable, as identified through records review and a site inspection;*
- e. *Flood hazard areas on the site as identified in Federal Emergency Management Agency and City official maps;*
- f. *Identification of native trees of six inches in diameter or greater, including those protected under Chapter 8.12 SMC, Tree Protection.*

5. *The resource analysis will contain the following types of investigations and mitigations:*

a. *Determine, if applicable, the area and location of existing undeveloped land required to preserve, protect, and enhance the continued viability of significant biotic resources, wetlands, and environmentally sensitive areas. (This involves identifying land that is functionally a part of the wetlands ecosystem and which should be preserved in a natural state.)*

b. *Recommend measures for proposed development that will mitigate impacts on identified resources in the following in order of preference:*

- i. *Avoidance of impacts;*
- ii. *Minimization of impacts;*
- iii. *Removal with on-site mitigation;*

iv. *Removal with off-site mitigation. Any such measures should have the objective of restoring and enhancing resources to a level equal or better than existing conditions, and should include specific and measurable performance criteria and recommendations for any appropriate monitoring.*

6. *The above analysis, as well as any other analysis deemed appropriate by the Planning Director, shall be presented to the Planning Commission for review, and if required by the Planning Commission, thereupon to the Design Review Board for review and comment on visual, scenic, and protected tree issues. Review of this analysis shall occur prior to any action by the Planning Commission on a conditional use permit for the proposed project.*

8. *Review of Resource Analysis. The Planning Commission shall review the resource analysis report in relation to the requirements of this chapter. Following a public hearing, the*

*Commission may provide comments regarding the content of and issues identified in the report. In its review, the Commission shall make findings whether the report adequately reviews each of the required topics set forth in this subsection D, and may require revisions to the report if it is incomplete. Such determinations shall be subject to appeal to the City Council under SMC 17.455.020(B).*

**Analysis:**

A portion of the site has been previously developed, as noted above, while other portions of the site, specifically the north and east portions of the site, include natural resources.

The objective of the “Setback Buffer” from Laguna resources is two-fold:

*To protect the character and quality of the natural environment of critical parcels as identified within the General Plan:*

- 1. The elements of scale, form and color derived from the topography and native vegetation of the land shall be preserved.*
- 2. Development should be located in such a manner that the overall natural features and processes of the land can still be accommodated. (SMC 17.46.050(A)).*

While it is clear that certain parts of the site (generally the current gravel/foundation areas), at this time, the exact nature of the resources on or adjacent to the site is not known in detail. The setback buffer is from the ‘edge’ of wetlands, riparian driplines, endangered species population, or State Department of Fish and Wildlife Preserve areas. Therefore, it is difficult for staff to provide a recommendation for a reduction of the ESOS setbacks at this time. Staff believes an ESOS analysis would provide guidance to the Commission in this matter.

Staff, in conjunction with staff from Prunuske Chatham, which developed the Laguna Wetlands Preserve Restoration and Management Plan, have done a preliminary review of the intensity of the two proposals submitted to the City, and their potential impact/concerns related to the Laguna area, which may help guide the Commission’s discussions.

The surface parking lot that was submitted in December of 2021 had minimal impacts on the site as it was proposed. New paving and landscaping were included within the submittal and the site was utilized to its basic needs of providing overflow parking for uses at the Barlow. As submitted the site would be surfaced with permeable surfaces for the parking aisles and asphalt would be used for the driving aisles. The landscaping proposed would blend the site within the natural landscape of the Laguna while still providing parking spots. The project development is geared towards the street side of the lot facing Morris Street and intends to keep the natural look of the site towards the rear.

From the topography map that is provided in the submittal the project doesn’t appear to introduce any major grading work on the site other than the work that would be done at the south end of parcel where larger storage pits from the previous batch plant are currently located. The application does include a grading plan but does not provide any earth work numbers. Staffs feels that this should be a consideration that the Planning Commission consider when deciding on the ESOS review. The project proposes to have a total of 156 parking spaces

and 20 bike spaces. Of that 156, 122 will be full size spaces, 23 compact spaces, 5 bus spaces, and 6 ADA spaces (3 van). The proposal does include a note for safety lighting within the parking area and those devices would need to be flood resistant.

In March of 2022 the applicant requested the Planning Department place the project on hold as they were preparing new designs for the parking lot. The design submitted is attached to this staff report indicates a similar footprint but as a two-story parking structure. Staff has a list of overall concerns with this revised proposal as a two-story parking structure does not fit within the landscape of a natural open space. The southern property line will require a severe amount of grading to provide the alley way that leads to the storage area.

Staff has concerns related to the following elements:

- Light pollution from the parking lot lights  
*The applicant should consider limiting the lighting to dark sky-friendly types which has multiple benefits of lessening the impacts on wildlife as well as the dark sky views. This would also allow the site to be developed and not disrupt the nocturnal wildlife. This will need to be considered in both the ESOS and CEQA review for any project. Of note, the City's treatment of these areas on its own property as well as other development applications has been to respect the Dark Sky policies in the General Plan and minimize lighting that can impact biotic species (the ballfields are unlit for this reason, etc.).*

- Storm water runoff with potential contamination from automobiles.  
*If the site is used for a parking lot, the oils and chemicals of vehicle runoff are a concern for possible contamination into the Laguna. This should be a consideration in any proposal from the applicant in terms of management/containment of these., particularly given its location in a floodplain.*

*Additionally, a a larger setback from the Laguna this could also allow for more extensive filtration of water runoff quality. Additional considerations could be made to ensure to protect the quality of water from vehicle runoff.*

- Grading concerns, especially with option two.  
*As the site is within the floodplain and would not be allowed to bring in fill, the grading must be minimal and still respect the natural landscape. The first design (surface lot) appears to show minimal grading work as some existing features do need to be repaired or replaced. However, the second design does not fit the character of minimal site work and could cause major concerns. As mentioned above this site is within the floodplain and when cuts are made on the site you are not only affecting the surface, but since this is an environmentally sensitive area the natural habitat should also be considered for potential disruption.*
- Visual and scenic disruptions  
*As this site has been vacant for quite some time, the proposal to put something on this site will inherently disrupt the visual and scenic views. However, that shouldn't dissuade anyone from developing the site, but it should be considered of how that development fits within the land and natural environment. The scope of the first design does respect the environment in that it provides landscaping that is closely found within the general area and is site appropriate. Also, the added lighting on the site would negatively impact the existing views and loss of night-time dark sky views.*

- Appropriate landscaping within the Laguna habitat area  
*The applicant's first proposal includes site-appropriate native trees and shrubs, which would help improve both view issues and provide additional habitat restoration. However, the native oaks and buckeyes are ecologically more site-appropriate than the maple trees, in addition to being more drought tolerant than most maples.*

Additionally, the Commission may wish to consider that the redevelopment of the site could provide the opportunity to better meet ESOS standards, and to improve conditions along the Laguna, rather than just not worsening them relative to historic uses. Staff believes this could be done in partnership with The Barlow and development of the site.

**Public Comment:**

No public comments have been received as of the writing of this staff report.

**Planning Commission Options:**

As noted above, the consideration before the Commission at this time is the level of analysis required by the Planning Commission for an ESOS study, including any exemptions or reductions, and any potential reduction to the setback buffer on the north and east side of the site.

Planning Commission Options include:

- 1) Require a full ESOS study and no provision for a reduction in the setback (or defer decision as noted in option 4);
- 2) Exempt the project from the biological elements of an ESOS study requirements (visual analysis is still required per Code) and allow a reduction from 100' down to a minimum of 50' setback from resources (this could be different on the north and east sides, and southeast corner);
- 3) Exempt a portion of the site (such as the previously developed areas) from Study;
- 4) Defer any determination of setback reduction until such time as an ESOS study has been completed to allow for additional information on which to base this decision (this can be done in combination with option 1 or 3)

If it is the consensus of the Planning Commission that a reduction in the scope of the resource analysis is appropriate, they will need to determine what aspects of the analysis are appropriate given the information presented on the past development of the site.

In the event the Commission determines that option 2 or 3 is selected, the Commission should provide direction to staff for the basis of this determination.

**Attachments:**

Application Materials  
Laguna Preserve diagrams (excerpts)

Additional information regarding the Laguna Wetlands Preserve Restoration and Management Plan can be found here: <https://www.ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Parks-Planning> under "Documents"





City of Sebastopol  
Planning Department  
APPLICATION ROUTING FORM

To: [X] Kari Svanstrom, Planning Director  
[X] Becky Duckles, City Arborist  
[X] Bill Braga, Fire Chief  
[X] Dante Del Prete, Public Works Superintendent  
[X] Pattie Murphy, Senior Administrative Assistant  
[X] Kevin Kilgore, Police Chief  
[X] Toni Bertolero, RGH, City Engineer  
[X] Larry McLaughlin, City Manager / City Attorney  
[X] Mary Gourley, Assistant City Manager / City Clerk  
[ ] Sonoma County Health, Environmental Health Division (via email)  
[ ] Graton Racheria, Tribal Heritage Preservation Officer (via email)  
[ ] Laguna Foundation (via email)

From: *Elise Blindauer, Planning Temp*

Date: *January 03, 2022*

Subject: *Minor Use Permit – 385 Morris Street – 2021-072 – Request to modify ESOS requirements for a proposed parking lot development.*

Deposit: *Please Track Your Time (City Departments)*

*Proposal is to build a 156-space parking lot on a previously developed 2.9-acre site to support The Barlow. The proposed lot will include 122 full-size space, 23 compact space, 5 bus spaces, 6 ADA spaces, and 24 bicycle parking spaces. The lot will include interior pathways, a Laguna overlook pathway, and native plant landscaping. The proposal is requesting to remove the existing concrete block walls on the Morris Street frontage and northern property line.*

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Please provide any comments and/or conditions by **Thursday, January 13, 2022.**

City Departments: Please input your time for this review: \_\_\_\_\_ hours.

Memorandum

Date:

To: John Jay, Associate Planner, City of Sebastopol

From: Yolanda Mathew, The Barlow

Subject: Submittal of Preliminary Use Permit Application

Attached is our submittal for Planning Commission review of a Use Permit request to exempt or modify ESOS requirements for a proposed parking lot development at 385 Morris Street.

Please contact us if you have any questions or need more information or additional copies.

Included are:

- 1 application form
- 1 project description
- 1 Environmental Information Form
- 1 preliminary title report for the parcels
- 1 WRA report
- 2 sets of plans



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- Administrative Permit Review
Alcohol Use Permit/ABC Transfer
Conditional Use Permit
Design Review
Lot Line Adjustment/Merger
Preapplication Conference
Preliminary Review
Sign Permit
Temporary Use Permit
Tree Removal Permit
Variance
Other ESOS exemption/modification

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: 385 Morris Street
Assessor's Parcel No(s): 004-011-017 and -020
Present Use of Property: Vacant
Zoning/General Plan Designation: M/ESOS; LI

APPLICANT INFORMATION

Property Owner Name: Sebastopol Industrial Park, LLC, attn: Yolanda Mathew
Mailing Address: 6770 McKinley Street
City/State/ZIP: Sebastopol, CA 95472
Signature:
Date:
Authorized Agent/Applicant Name: Sandra Reed
Mailing Address: 405 East D Street, Suite H
City/State/ZIP: Petaluma, CA 94952
Signature:
Date:
Contact Name (If different from above):
Phone/Email:

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

156-space parking lot to support The Barlow. Most of the site has been previously developed, with a significant portion of the proposed development area paved. The easternmost, more natural area would be undeveloped. The project includes 122 full-size spaces; 23 compact spaces; 5 bus spaces; 6 ADA spaces; and 24 bicycle parking spaces. The project includes interior pathways, as well as a Laguna overlook pathway. There will be extensive native plant landscaping. The project includes removal of existing concrete block walls on the Morris Street frontage, and north property line. Permeable paving material will be used in parking areas.

CITY USE ONLY

Fill out upon receipt:
Application Date:
Planning File #:
Received By:
Fee(s):
Completeness Date:
Action:
Staff/Admin:
Planning Director:
Design Review/Tree Board:
Planning Commission:
City Council:
Action Date:
Date:
Date:
Date:
Date:
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
<b>Zoning</b>	N/A	M/ESOS	M/ESOS
<b>Use</b>	N/A	Vacant	Parking
<b>Lot Size</b>		2.9 acres	2.9 acres
<b>Square Feet of Building/Structures</b> <i>(if multiple structures include all separately)</i>		0	0
<b>Floor Area Ratio (F.A.R)</b>	_____ FAR	_____ FAR	_____ FAR
<b>Lot Coverage</b>	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.
<b>Parking</b>		0	156 spaces
<b>Building Height</b>			
<b>Number of Stories</b>			
<b>Building Setbacks – Primary</b>			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
<b>Building Setbacks – Accessory</b>			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
<b>Special Setbacks (if applicable)</b>			
<i>Other ( _____ )</i>			
<b>Number of Residential Units</b>	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
<b>Residential Density</b>	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
<b>Useable Open Space</b>	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
<b>Grading</b>	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
<b>Impervious Surface Area</b>	N/A	20 _____ % of lot 25,593 _____ sq. ft.	29 _____ % of lot 37,149 _____ sq. ft.
<b>Pervious Surface Area</b>	N/A	80% _____ % of lot 100,731 _____ sq. ft.	71% _____ % of lot 89,175 _____ 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:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> A general plan   | <input checked="" type="checkbox"/> A specific plan    |
| <input checked="" type="checkbox"/> An ordinance affecting building permits or grading permits | <input checked="" type="checkbox"/> 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:** Jed Lameth **Date:** 12/15/21

*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:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**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

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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:

## Website Required for Major Projects

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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

Batch Plant Site Parking Lot Development  
Project Description

**Application:** This is an application for modification of the ESOS study requirements for a proposed parking lot project at 385 Morris Street. The proposed project is a 156-space parking lot to support uses at the Barlow.

**Zoning:** The site is zone M, Industrial, and ESOS, Environmental and Scenic Open Space. The ESOS designation imposes special review requirements and development restrictions.

**Site:** While vacant and unutilized at this time, most of the site has been previously developed. It was used for industrial purposes (concrete batch plant) for decades. As a relic of previous use, over 25,000 square feet of the site is paved. The project concept includes parking lot development only within the footprint of previously-disturbed/developed areas, leaving the rear (east) area undeveloped.

The last long-term use of the site was by Sebastopol Ready Mix, an intense industrial concrete batch plant use. A large portion of the property where the parking lot would be developed appears to have been paved with concrete from the former operation. The Ready Mix business has been out of operation for many years. In the time since the Barlow acquired the property, the site has occasionally been used for City-approved short-term parking purposes, supporting events at the Barlow, and also serving as a temporary parking area for a film production company.

The easternmost area of the developed site slopes off sharply, with concrete rubble presumably deposited by the former Ready Mix plant protruding from the slope. The eastern area, while likely at some point previously disturbed, appears more natural in character, and includes a seasonal shallow pond area that may have served as a catchment area for prior industrial uses.

The Laguna Preserve's AmeriCorps Trail slices across a portion of the back of the property. Another informal Laguna Preserve trail parallels the north property line just north of the property and emerges at the Morris Street sidewalk. An industrial use is on the property to the south. Concrete block walls line the Morris Street frontage and the north property line. Both of these walls are proposed for removal.

The site is below the 100-year flood elevation, which together with adjacency to the Laguna Preserve and the ESOS regulations, makes development a challenge.

In general, the site presents a poor appearance, weedy and dusty, disused, and detracting from the Morris Street area.

**Proposed project:** The proposed project is a 156-space parking lot to support uses at the Barlow. A parking lot presents relatively low flood risk for property damage or risk to persons.

The project includes 5 bus parking spaces, a mix of compact and standard parking spaces, and 24 bicycle parking spaces. Given flood concerns at the site, Planning staff suggested otherwise-required electric vehicle charging stations instead be located at the main Barlow development. This request can be reviewed in the formal Use Permit application.

Parking areas would be surfaced with permeable road base gravel. For durability, drive aisles would be asphalt.

The concrete block walls would be removed, and safety lighting (minimized to address night sky and biotic impacts) would be provided.

Extensive landscaping would be provided within bioswales, serving the dual purposes of providing parking lot landscaping as well as providing drainage/percolation of stormwater. The bioswales would be extensively landscaped, focused on native plants and trees. Pedestrian pathways would be provided at several locations, including an overlook trail at the back of the proposed development footprint.

The easternmost portion of the property would be undeveloped. The applicant has had some discussions with City staff about providing an open space easement to the City to ensure that this more natural area remains as open space, and to also grant an easement to the City for the portion of the AmeriCorps Trail that traverses the property. We remain open to this discussion.

**Request:** This application requests that the project either be exempted from the ESOS study requirements, or alternatively, that the study requirements set forth by the ESOS regulations be modified. The ESOS District is a combining district that imposes additional review requirements and development standards and requires that virtually any development otherwise permitted by the underlying M Industrial zoning be subject to a Use Permit.

There are extensive study and related procedural requirements for proposed development projects within the ESOS district, however the ESOS regulations also include exemptions for development on already paved land. Of the total site area of 130,079 sq. ft., the previously-developed portion of the property comprises approximately 81,000 sq. ft. The proposed project would leave 48,831 sq. ft. of the site in a 'natural' or undisturbed state, and within the 81,248 sq. ft. area proposed for development, there would be 57,976 sq. ft. of parking lot and paved areas and 11,424 sq. ft. of bioswales and 11,848 sq. ft. of native landscaping.

Of the previously developed area, approximately 25,000 square, or 31%, is currently paved. Given the high proportion of the proposed project area previously paved and previously disturbed/developed, an exemption from the study requirements is appropriate.



If the Commission finds that a full exemption is not warranted, Section 17.46.090 provides for Planning Commission modification of study requirements, "...where the applicant demonstrates to the satisfaction of the Planning Commission that, due to the existing character of the property or the size, nature, or scope of the proposed project or previous development of the property, the full scope of studies called for by SMC 17.46.050(D) is not necessary, the Commission may modify study requirements of this chapter if it finds, on the basis of substantial evidence provided by a qualified professional, that specific resources of potential concern do not occur on the property or will not be affected by the project." The project fully qualifies for such modification as discussed below, and the applicant requests that the study it commissioned be determined adequate for purposes of the study requirement, and that a reduced setback of 50' be authorized.

- As noted, the area of the site within the proposed development footprint was previously developed for intense industrial purposes and the provides no natural features, includes no special status plants and has no natural habitat.
- Large portions of the development footprint are paved, meeting one element of a site that otherwise would be fully exempt from the study requirements.
- The eastern area of the site would not be developed. This area, while likely also previously disturbed many decades ago, did not appear to be utilized by the most recent industrial use, has a natural appearance, and includes native plants and trees and other resources as well as a portion of the City's AmeriCorps Trail.
- After discussions with City staff, the applicant commissioned a biotic study of the site by WRA Environmental Consultants (see attached report). This detailed study found no resources of concern within the proposed development footprint, however the preliminary findings recommended several modifications to the project design to better achieve compliance with ESOS regulations and environmental concerns in the transition area from the parking lot development to the undeveloped area to the east, which the applicant performed. The report determined that the revised design complies with ESOS concerns and qualifies for reduced study requirements and reduction of the required 100' setback from resources of concern, to 50'.
- It is the applicant's understanding that the Commission previously granted a similar modification of ESOS requirements for the Davis Townhome project.

If the Commission approves these requests, the applicant will proceed with filing a formal Use Permit application which will be subject to full review by the Commission.



# City of Sebastopol

## ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

*(To be completed by applicant)*

**The submittal information shall be provided to the Planning Department**

Date Filed: \_\_\_\_\_

### General Information:

1. Name of developer or project sponsor: Sebastopol Industrial Park LLC  
Address of developer or project sponsor: 6780 Depot Street, No. 110, Sebastopol, CA 95472
  2. Address of project: 385 MORRIS STREET  
Assessor's Block and Lot Number: 004-011-017 + 020
  3. Name of person to be contacted concerning this project: \_\_\_\_\_  
Address of person to be contacted concerning this project: \_\_\_\_\_  
Telephone Number of person to be contacted concerning this project: \_\_\_\_\_
  4. Indicate number of the permit application for the project to which this form pertains:  
\_\_\_\_\_
  5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:  
USE PERMIT, DESIGN REVIEW, BUILDING PERMIT
- 
6. Existing Zoning District: M/ESOS Existing General Plan Designation: LI
  7. Propose Use of Site (Project for which this form is filed): PARKING
- 
-

**PROJECT DESCRIPTION:**

- 8. Site Size: \_\_\_\_\_
- 9. Square Footage: \_\_\_\_\_
- 10. Number of floors of construction: \_\_\_\_\_
- 11. Amount of off-street parking: 156 SPACES
- 12. Attach plans
- 13. Proposed scheduling
- 14. Associated project
- 15. Anticipated incremental development:
- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
- 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
- 18. If industrial, indicate type, estimated employment per shift, and loading facilities.
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

***Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).***

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No <input checked="" type="checkbox"/>

	quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Environmental Setting**

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		<input checked="" type="checkbox"/>
2. An addition of more than 50% of square footage to the existing structure?		<input checked="" type="checkbox"/>
3. An addition of more than 2500 square feet to the existing structure?		<input checked="" type="checkbox"/>
4. An addition of more than 10,000 square feet to the existing structure?		<input checked="" type="checkbox"/>
5. Demolition of the existing structure?		<input checked="" type="checkbox"/>
	YES	NO
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		
1. Will have substantially the same purpose and capacity as existing structures at the site?		<input checked="" type="checkbox"/>
2. Will result in an increase in square footage or capacity as compared to the existing structure?		<input checked="" type="checkbox"/>

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		X
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		X
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		X
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		X
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?	X	
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)	X	
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		X
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		X
	YES	NO
H. Does the Project involve changes to an official City landmark?		X
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		X
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		X
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		X

I certify that the information in this form is correct to the best of my knowledge.

J. J. J. J.  
Applicant Signature

12/15/21  
Date

**Certification:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 12/15/21

Signature: J. Adametz

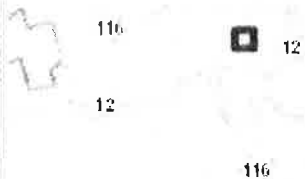
Printed Name: Jennifer Adametz

For: 12/15/21

# Batch Plant Air Photo



Batch Plant air photo



11/15/2021

Scale 1: 1,200

0 Miles 0.02





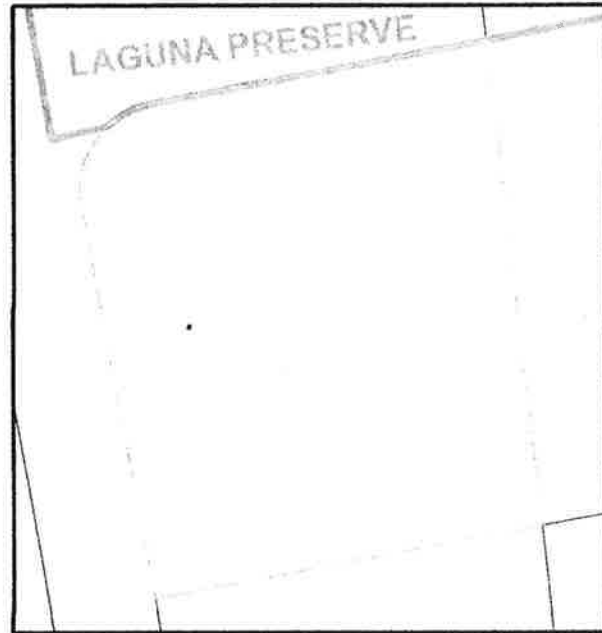
# Parcel Report

Parcel #: 004-011-017

## County Assessor Information

11/15/2021 11:32:05 AM

**Situs Address:** 385 MORRIS ST  
**Situs CSZ:** SEBASTOPOL, CA 95472



**Land Use:** VACANT INDUSTRIAL LND W/L  
**Tax Area:** 005014  
**Jurisdiction:** SEBASTOPOL  
**Recording#:** 2018R033775  
**Rec Date:** 5/9/2018  
**Land Value:** \$399,447  
**Improvements:** \$0  
**Owner Exempt:** \$0  
**Subdivision:**

### Commercial Units:

### Residential Units:

**Bedrooms:** 0  
**Bathrooms:** 0  
**Main Bldg SqFt:** 0  
**Year Built:**  
**Lot Acres:** 1.40

## GIS Calculated Information

## Local Information

**Lot Acres:** 1.49  
**Census Tract:** 153401  
**Census Block:** 1005  
**Latitude:** 38.4059  
**Longitude:** -122.8193

**Zoning Code:** M  
**General Plan Code:** LI

This report is a user generated static output from an Internet mapping site and is for reference only. Data that appear on this report may or may not be accurate, current, or otherwise reliable. GIS Calculated Lot Acres is NOT official. Assessor Data is maintained by Sonoma County.

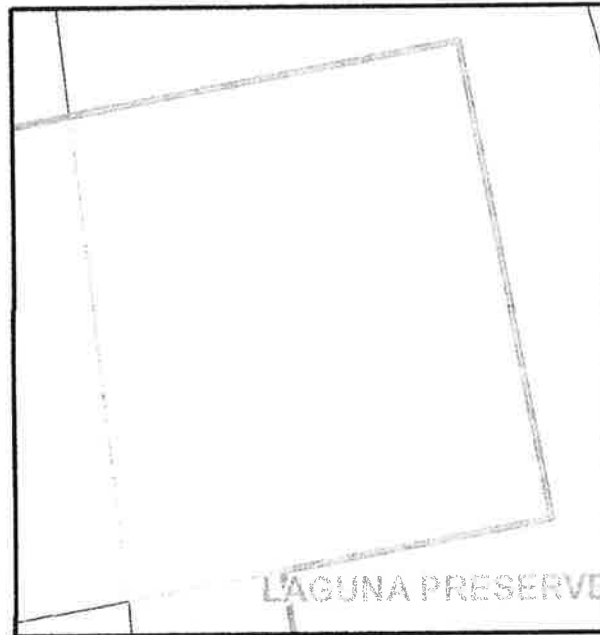
# Parcel Report

Parcel #: 004-011-020

## County Assessor Information

11/15/2021 11:32:38 AM

**Situs Address:** 0 MORRIS ST  
**Situs CSZ:** SEBASTOPOL, CA 95472



**Land Use:** VACANT INDUSTRIAL LND W/L  
**Tax Area:** 005014  
**Jurisdiction:** SEBASTOPOL  
**Recording#:** 2018R033775  
**Rec Date:** 5/9/2018

**Land Value:** \$21,023  
**Improvements:** \$0  
**Owner Exempt:** \$0  
**Subdivision:**

**Commercial Units:**  
**Residential Units:**  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Main Bldg SqFt:** 0  
**Year Built:**  
**Lot Acres:** 1.50

## GIS Calculated Information

## Local Information

**Lot Acres:** 1.51  
**Census Tract:** 153401  
**Census Block:** 1005  
**Latitude:** 38.4060  
**Longitude:** -122.8185

**Zoning Code:** M  
**General Plan Code:** LI

This report is a user generated static output from an Internet mapping site and is for reference only. Data that appear on this report may or may not be accurate, current, or otherwise reliable. GIS Calculated Lot Acres is NOT official. Assessor Data is maintained by Sonoma County.



*First American Title*

## First American Title Company

105 Morris Street, Suite 100  
Sebastopol, CA 95472

3/1/18

Escrow Officer:  
Phone:  
Fax No.:  
E-Mail:

Amy Adamson  
(707)823-1046  
(866)440-2064  
aadamson@firstam.com

ACKNOWLEDGEMENT OF RECEIPT	
PAGE 1 OF 13 PAGE DOCUMENT	
SIGNATURE	DATE
BUYER/SELLER	
SIGNATURE	DATE

Title Officer:  
Phone:  
Fax No.:  
E-Mail:

Amy Adamson  
(707)823-1046  
(866)440-2064  
aadamson@firstam.com

E-Mail Loan Documents to:  
Buyer:  
Property:

SebastopolEdocs.ca@firstam.com  
Sebastopol Industrial Park, LLC  
385 Morris Street  
Sebastopol, CA 95472

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations 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 Exhibit A attached. *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 Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.**

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.

Dated as of April 13, 2018 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

SEBASTOPOL READY MIX, INC., A CALIFORNIA CORPORATION

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The fact that the land lies within the boundaries of the SEBASTOPOL COMMUNITY DEVELOPMENT PROJECT Redevelopment Project Area, as disclosed by the document recorded July 29, 1983 as INSTRUMENT NO. 83-050090 of Official Records.
4. A deed of trust to secure an original indebtedness of \$163,860.76 recorded December 07, 1983 as INSTRUMENT NO. 1983-81817 OF OFFICIAL RECORDS.  
Dated: November 23, 1983  
Trustor: SEBASTOPOL READY MIX, INC., A CALIFORNIA CORPORATION  
Trustee: SONOMA TITLE GUARANTY COMPANY, A CORPORATION  
Beneficiary: JOHN L. WINTERS AND LENORE WINTERS, HUSBAND AND WIFE, AS JOINT TENANTS

**Notes:**

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, we will require all of the following prior to the recordation of any documents or the issuance of any policy of title insurance:

i. Original note and deed of trust.

ii. Payoff demand statement signed by all present beneficiaries.

iii. Request for reconveyance signed by all present beneficiaries.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company

Document re-recorded February 09, 1984 as INSTRUMENT NO. 1984-8656 of Official Records.

5.

The effect of a map purporting to show the land and other property, filed BOOK 767, PAGE 17 of Record of Surveys.

6.

Water rights, claims or title to water, whether or not shown by the public records.

7.

Rights of parties in possession.

**Prior to the issuance of any policy of title insurance, the Company will require:**

8.

With respect to SEBASTOPOL READY MIX, INC., a corporation:

a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.

b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.

c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

**INFORMATIONAL NOTES**

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2017-2018.

First Installment:	\$403.08, PAID
Penalty:	\$0.00
Second Installment:	\$403.08, PAID
Penalty:	\$0.00
Tax Rate Area:	005014
A. P. No.:	004-011-017-000

2. General and special taxes and assessments for the fiscal year 2017-2018.

First Installment:	\$209.13, PAID
Penalty:	\$0.00
Second Installment:	\$209.13, PAID
Penalty:	\$0.00
Tax Rate Area:	005014
A. P. No.:	004-011-020-000

3. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 385 MORRIS STREET, SEBASTOPOL , CALIFORNIA.

(Affects 004-011-017-000)

4. The property covered by this report is vacant land.

(Affects 004-011-020-000)

5. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

Real property in the City of Sebastopol, County of Sonoma, State of California, described as follows:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL, SAID POINT BEING NORTH 11° 07' WEST 904.68 FEET AND NORTH 76° 45' EAST 550.37 FEET FROM THE 3/4" IRON PIPE (P.M. NO. 1) WHICH IS SOUTH 11° 07' EAST, ONE FOOT FROM THE INITIAL POINT OF THE BIRDIE MILLER CNOPIUS SUBDIVISION, AS RECORDED IN BOOK 35 OF MAPS, AT PAGE 21, 22 AND 23, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF THE PARCEL, NORTH 78° 53' EAST, 470.66 FEET TO AN IRON PIPE AT SOUTHEAST CORNER; THENCE ALONG THE EAST LINE OF THE PARCEL, NORTH 11° 07' WEST 278.00 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER; THENCE ALONG THE NORTH LINE SOUTH 78° 53' WEST 420.66 FEET TO THE TANGENT POINT OF A CURVE WHOSE RADIUS IS 50 FEET WITH A CENTRAL ANGLE OF 90 ; THENCE ALONG THE ARC, A DISTANCE OF 78.54 FEET TO THE END OF THE CURVE; THENCE SOUTH 11° 07' EAST, 228.00 FEET TO THE POINT OF BEGINNING.

APN: 004-011-017-000 AND 004-011-020-000

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
5-014

004-01

Ptn of BIRDIE  
MILLER CNOPIUS SURVEY  
REC. 02-28-1918 N. BY 35 MAPS, PDS 21-23

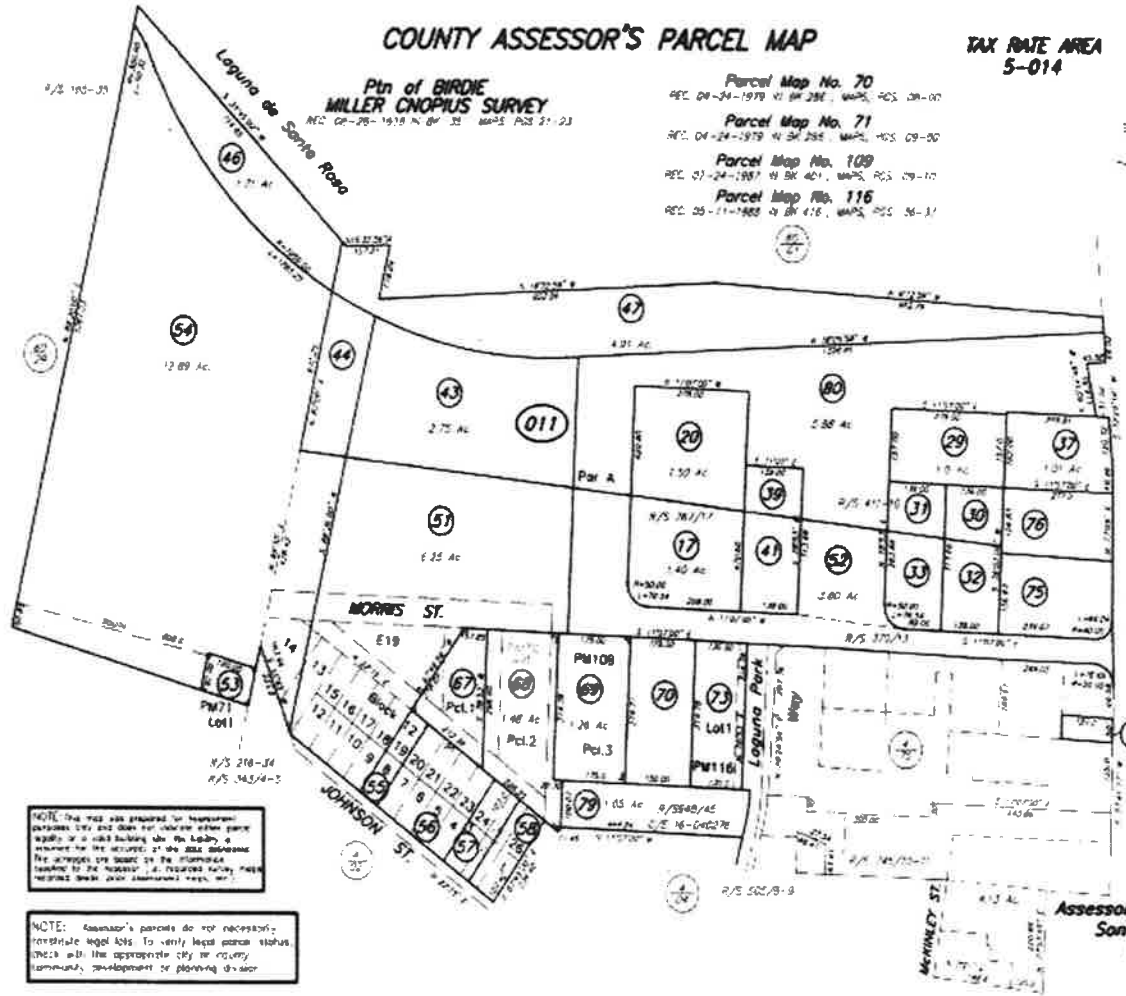
Parcel Map No. 70  
REC. 04-24-1978 N. BY 288 MAPS, PDS 09-07

Parcel Map No. 71  
REC. 04-24-1978 N. BY 288 MAPS, PDS 09-07

Parcel Map No. 109  
REC. 07-24-1987 N. BY 401 MAPS, PDS 09-10

Parcel Map No. 116  
REC. 05-11-1988 N. BY 418 MAPS, PDS 06-31

SCALE: 1"=200'



NOTE: This map was prepared for information purposes only and does not constitute a warranty or a contract. The Assessor's Office is not responsible for the accuracy of the information shown on this map. The Assessor's Office is not responsible for the accuracy of the information shown on this map.

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

01-08-90	100
02-08-90	100
03-08-90	100
04-08-90	100
05-08-90	100
06-08-90	100
07-08-90	100
08-08-90	100
09-08-90	100
10-08-90	100
11-08-90	100
12-08-90	100
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58-08-90	100
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Assessor's Map Bk. 004, Pg. 01  
Sonoma County, Calif. (2024)



***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**  
**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 of 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 not shown by the public records.

**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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

**2006 ALTA LOAN 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 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that 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, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. 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 Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t] or [T] 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:

##### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

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 but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
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 not shown by the public records.

##### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

#### 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 or 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.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### 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: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

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 but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
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 not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)** 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, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
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 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that 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. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

- Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
  8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
  9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
  10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



## First American Title

### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. [FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



## MEMORANDUM

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Yolanda Mathew

**To:** Sebastopol Industrial Park, LLC  
yolanda@thebarlow.net

**From:** Hope Kingma  
Hope.kingma@wra-ca.com

**Date:** December 3, 2021

**Subject:** THE BATCH PLANT PARKING LOT – RESOURCE ANALYSIS

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This memorandum provides a resource analysis of the existing vegetative and biotic characteristics of the property and the changes that may occur as a result of the Batch Plant Parking Lot proposed at the 385 Morris Street project site (Project Site), located in the City of Sebastopol (City), California (Figures 1 -3, Attachment A). The Project Site is bordered by Morris Street and commercial properties to the west, an existing construction equipment yard and storage building to the south, and open space and riparian vegetation associated with Laguna de Santa Rosa to the north and east.

The conclusions and recommendations of this report are based on conditions observed at the time of the field assessment and regulatory policies and practices in place at the time the report was prepared; changes that may occur in the future regarding conditions, policies, or practices could affect the conclusions presented in this assessment.

### Methods

Prior to the site visit, background literature was reviewed to evaluate whether special-status species or other sensitive biological resources (e.g., wetlands) could occur in the Project Area and vicinity. Background literature reviewed include aerial photography and the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) (CDFW 2021).

On September 1, 2021, WRA biologists Hope Kingma and Matt Richmond traversed the Project Area and vicinity on foot to determine the presence of plant communities, special-status plant and wildlife species, essential habitat elements for any special-status plant or wildlife species, and the presence and extent of wetland and non-wetland waters on the site and the immediate surroundings.

WRA biologists also identified wetland and non-wetland waters adjacent to the Project Site potentially subject to regulation by the federal government (U.S. Army Corps of Engineers [USACE]), the state of California (Regional Water Quality Control Board [RWQCB] and California Department of Fish and Wildlife [CDFW]), and the City of Sebastopol (ESOS Environmental and Scenic Open Space).



## **Existing Conditions**

The Project Site is currently a vacant lot with a remnant concrete pad in the center, old concrete walls around the perimeter of the site, with concrete blocks, piles of fill material, gravel piles and crumbling sandbags scattered throughout the site. The site was formerly a cement plant known as the "Sebastopol Ready Mix Plant Site" that was in operation pre-1985, likely much earlier, but the date is unknown. Historic aerial photographs are provided in Attachment B. Historically, land between Morris Street and the Laguna de Santa Rosa was filled with dredged spoils from Laguna by the City (Cumplings 2003) in order to make it useful for commercial and industrial purposes.

There are pockets of ruderal (weedy) vegetation throughout the site and around the edges of the parcel. The ruderal herbaceous vegetation is dominated by slim oat (*Avena barbata*), rippgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), Bermuda grass (*Cynodon dactylon*), Italian ryegrass (*Festuca perennis*), sweet fennel (*Foeniculum vulgare*), Italian thistle (*Carduus pycnocephalus*) and summer mustard (*Hirschfeldia incana*). There is a depressional wetland that extends into the project site along the eastern project site boundary that is dominated by willow (*Salix* sp.) and Himalayan blackberry (*Rubus armeniacus*). A list of plant and wildlife species observed during the site visit is included as Attachment C. Photographs taken of the Project Site are included in Attachment D.

## **Vegetation Communities Adjacent to the Project Site**

The Laguna de Santa Rosa creek channel is located approximately 200 feet to the west of the project site, with riparian vegetation and an associated floodplain between the creek and the project site. This area is part of the City of Sebastopol's Laguna Wetlands Preserve. This Preserve provides habitat for a suite of wetland- and riparian-dependent species, as well as critical flood protection and water storage for the lower Russian River region by retaining floodwaters during high winter flows (Prunuske Chatham, Inc. 2015).

The eastern edge of the project site is characterized by a steep slope dominated by mature valley oaks (*Quercus lobata*) that descends to the floodplain that is 15 to 20 feet lower in elevation than the project site. The floodplain is dominated by wetland species including tall flatsedge (*Cyperus eragrostis*), common cocklebur (*Xanthium strumarium*), pennyroyal (*Mentha pulegium*), prostrate knotweed (*Polygonum aviculare*), triangle orache (*Atriplex prostrata*), California wild rose (*Rosa californica*), Santa barbara sedge (*Carex barbaeae*), broadleaf plantain (*Plantago major*), perennial pepperweed (*Lepidium latifolium*), and curly dock (*Rumex crispus*), among others.

There is an existing unpaved Americorps Trail that meanders through the floodplain east of the project site. This trail is connected to another unpaved trail that runs parallel to the northern site boundary that connects to Morris Street. The northern edge of the project site is also at least 10 to 15 feet higher than the adjacent floodplain area. The steep slope along this boundary of the project site is dominated by plum (*Prunus* sp.), coast live oak (*Quercus agrifolia*), California grape (*Vitis californica*), a few mature willows and Himalayan blackberry. There are homeless encampments along this edge of the project site resulting significant litter and trash surrounding the site.

## **Special-Status Species**

Due to the extremely disturbed and historic land use of the project site, no special-status plant or wildlife species have potential to occur within the proposed parking lot development envelope. Based on the

CNDDDB records, no special-status plants or wildlife species are known to occur on or adjacent to the project site.

### **Laguna Wetlands Preserve Restoration and Management Plan**

The purpose of the Laguna Wetlands Preserve Restoration and Management Plan is to guide the City's long-term management of the properties consistent with the Laguna Master Plan (Prunuske Chatham, Inc. 2015). The Plan includes an inventory of the natural, cultural, and recreational resources of the Preserve; describes restoration and management objectives and actions as well as environmental compliance requirements. The goals and policies most relevant to this document, include:

- A. Preservation of Laguna habitats, including sensitive habitats and lands that serve as buffers between the Laguna and urban or agricultural development.
- B. Establish a Specific Park Development Plan Compatible with Protection and Enhancement Goals.
  - Native tree buffer between park uses and adjacent land uses, from 8-40' wide, designed to provide wildlife resources as well as screening. This buffer now exists in most places where it is feasible.

### **City of Sebastopol ESOS Environmental and Scenic Open Space Requirements**

The purpose of the ESOS Environmental and Scenic Open Space Combining District is to control land use within areas of great scenic or environmental value to the citizens of the Sebastopol General Plan area, to control any alteration of the natural environment and terrain in areas of special ecological and educational significance to the entire community as unique vegetative units or wildlife habitats or as unique geological or botanic specimens, and to enhance and maintain for the public welfare and well-being the public amenities accrued from the preservation of the scenic beauty and environmental quality of Sebastopol. The ESOS Combining District was established to implement the goals, policies and objectives of the Conservation, Open Space and Parks Element of the General Plan.

The ESOS Combining District includes setback requirements to protect the quality and integrity of certain unique scenic, ecologic or biotic environments (Zoning Code Chapter 17.92, ESOS – Environmental and Scenic Open Space District). The site is zoned M Industrial and ESOS, Environmental and Scenic Open Space. The ESOS zone requires a 100-foot minimum setback buffer from the edge of a wetland or identified riparian dripline, unless a reduced setback of no less than 50 feet is determined to be appropriate by the Planning Commission, based on review of a resource analysis. The requirements of the resource analysis are detailed subsection D; however, Section 17.46.090 states that the Planning Commission can modify the study requirements on the basis of substantial evidence provided by a qualified professional that specific resources of potential concern do not occur on the property or will not be affected by the project.

### **Conceptual Development Plan Modifications and Recommendations**

WRA recommended that the Conceptual Development Plan, dated 7/14/21 (Sheet L1.OC and Figure 4, Attachment 1) be revised, since the proposed Laguna Promenade trail shown on those plans encroached into the willow wetland on the eastern edge of the project site, and the proposed terraced seating would be located within this wetland, which would be inconsistent with ESOS policies and requirements. WRA recommended that the proposed Laguna Promenade trail and seating be confined to the limits of existing

disturbance, as illustrated in Figure 3. Finally, the Conceptual Development Plan dated 7/14/21 showed the Laguna Promenade trail extending off the project site to connect with the existing dirt trail to the north; however, there is a very steep slope that would make a trail extension infeasible at that location, and would likely result in impacts to mature willows.

#### **Other considerations**

Sheet L1.OC illustrated (Attachment A) that there are several stormwater treatment facilities, such as a bioretention basin and bio-treatment swales with native plantings, proposed throughout the parking lot to retain and treat stormwater run-off. It is assumed that the treated stormwater will be discharged to the existing storm drain system in Morris Street.

To further ensure that there are no water quality impacts to adjacent floodplain that is located north and east of the project site, the grading of the parking lot should be sloped away from the wetland and floodplain. Installing a concrete barrier around the site perimeter would provide an additional measure of protection for the adjacent biological resources by preventing any run-off from the parking lot from flowing into the adjacent wetland. This would be a significant improvement over the current site conditions, since there is no barrier between the limits of disturbance and the adjacent wetlands at this time.

#### **Revised Plans for the Batch Plant Parking Lot**

The revised plans for the Batch Plant Parking Lot prepared by ZAC Landscape Architects Inc. dated 11/17/21 (Attachment A) show that the proposed Laguna Promenade trail and overlook on the eastern edge of the project site are located within the limits of existing disturbance (see Sheets L1.0 and L1.1). The trail connection to the north has been removed from the plans. The Conceptual Grading Plan (Sheet L2.0) shows that the site will be sloped away from the wetland and floodplain towards Morris Street. The Conceptual Landscape Plan (Sheets L3.0 and L3.1) illustrates the proposed native plantings.

#### **Conclusion**

This report provides a resource analysis of the existing vegetative and biotic characteristics of the property and the changes that may occur as a result of a development project. The revised plans for the Batch Plant Parking Lot dated 11/17/21 were modified as recommended above, and the stormwater treatment facilities do not discharge directly into the Laguna floodplain. As such, the proposed parking lot will not impact the biological resources associated with the Laguna Wetlands Preserve.

Careful site grading around the project site boundary will be required to minimize impacts to the roots of the mature oaks growing on the northern and eastern edges of the project site. Finally, if project construction is initiated during the breeding season (February 15 – September 1), a preconstruction nesting bird survey will be required to ensure that project activities do not disturb raptors or other native birds that likely nest in the adjacent floodplain that is located north and east of the project site. If active nests are identified, suitable buffers will be required, as determined by a qualified biologist.

It is WRA's professional opinion that due to the existing character of the property and the proposed scope of the proposed project, the full scope of studies called for by SMC 17.46.050(D) is not necessary, given the fact that the parking lot footprint was previously intensely developed and disturbed, and the proposed project would not expand beyond the limits of prior disturbance on the site. Therefore, a reduced setback

of 50 feet is appropriate. The existing mature valley oaks on the eastern edge of the project site provide a 50-foot native tree buffer between the edge of the project site (limits of the proposed parking lot) and the wetland floodplain associated with the Laguna de Santa Rosa.

Please contact me if you have any questions regarding the conclusions of the resource analysis report.

Sincerely,

A handwritten signature in black ink that reads "Hope Kingma". The signature is written in a cursive, flowing style.

Hope Kingma  
Senior Regulatory Permitting Specialist

**Attachments:**

- Attachment A. Figures, Conceptual Development Plan (Sheet L1.OC), and Batch Plant Parking Lot plans dated 11/17/21
- Attachment B. Historic Aerial Photographs of the 385 Morris Street Project Site
- Attachment C. List of Observed Plant and Wildlife Species
- Attachment D. Project Site Photographs

**References:**

CDFW. 2021. California Natural Diversity Database Maps and Data: RareFind 5. Wildlife and Habitat Data Analysis Branch, Sacramento, CA. Accessed June 2021.

Cummings, John. 2003. The Awful Offal of Sebastopol. Manuscript available online in Sonoma State University, Environmental History Digital Collections, at:  
<http://northbaydigital.sonoma.edu/cdm/singleitem/collection/EHDC/id/2438/rec/4>

Google Earth. 2021. Aerial Imagery 1985-2020. Most recently accessed September 2021.

Hyden Associates and Golden Bear Biostudies. 1993. The Laguna de Santa Rosa Park Master Plan (Master Plan) adopted by the City of Sebastopol in 1993

Prunuske Chatham, Inc. 2015. Laguna Wetlands Preserve Restoration and Management Plan, prepared for City of Sebastopol, December 23, 2015, adopted January 5, 2016

[USDA] U.S. Department of Agriculture, Natural Resources Conservation Service. 2019. Web Soil Survey. Online at <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed June 2021.

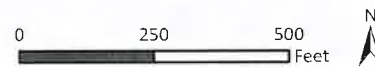
Attachment A. Figures, Conceptual Development Plan (Sheet L1.OC), and  
Batch Plant Parking Lot plans dated 11/17/21





**Figure 2. Aerial Vicinity Map**

The Barlow Overflow Parking at Batch Plant  
Sebatopol, California

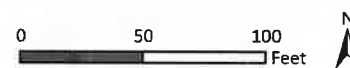






**Figure 3. Study Area Aerial Map**

The Barlow Overflow Parking at Batch Plant  
Sebatopol, California

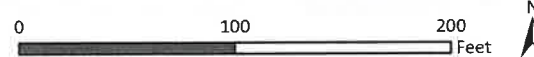


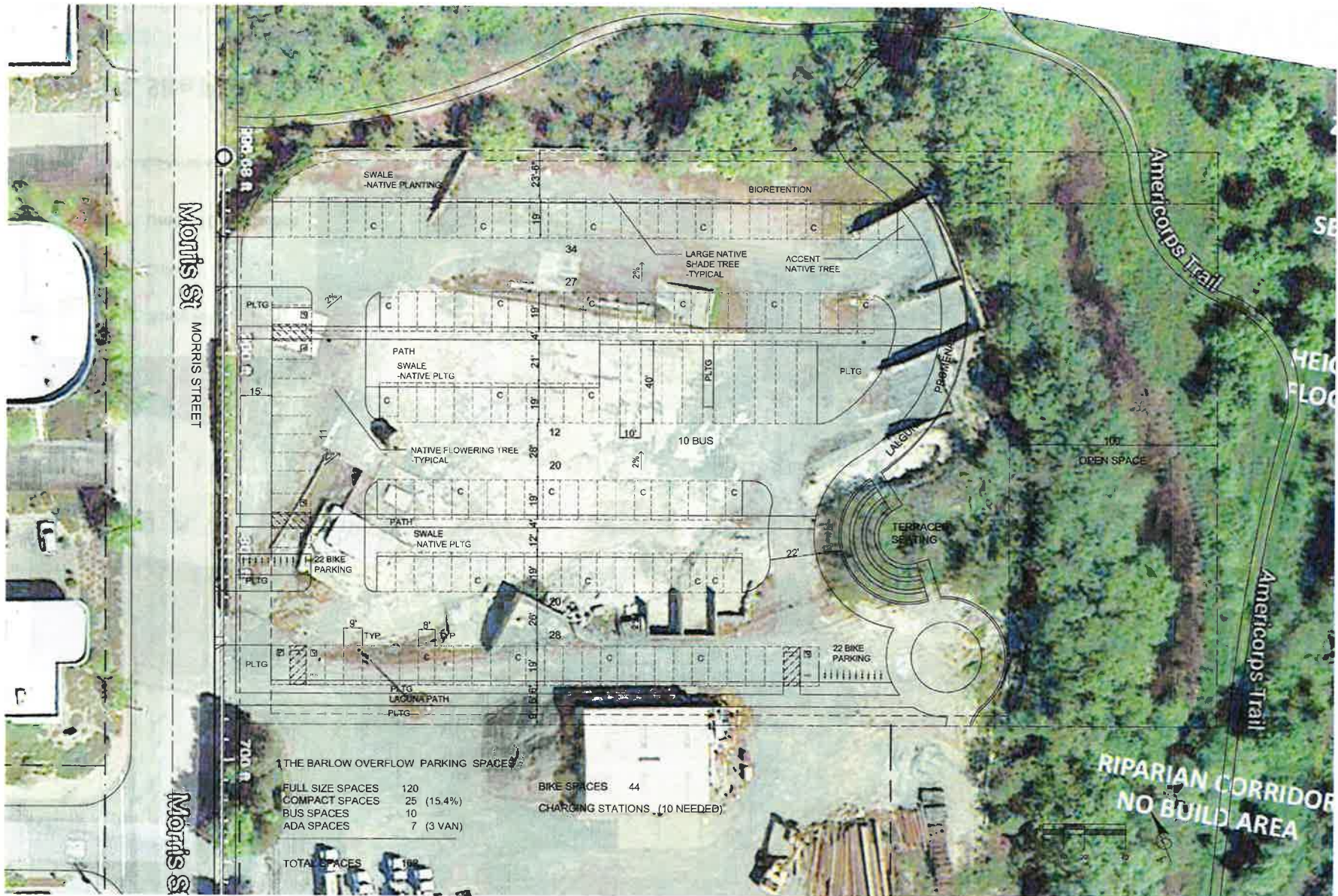


Sources: ZAC Provided Aerial and Site Plan, WRA | Prepared By: mrochelle, 9/17/2021

**Figure 4. Site Plan**

The Barlow Overflow Parking at Batch Plant  
Sebatopol, California





1 THE BARLOW OVERFLOW PARKING SPACES

FULL SIZE SPACES	120
COMPACT SPACES	25 (15.4%)
BUS SPACES	10
ADA SPACES	7 (3 VAN)
<b>TOTAL SPACES</b>	<b>162</b>

BIKE SPACES 44  
CHARGING STATIONS (10 NEEDED)

**TRC**  
TRC CONSULTANTS, INC.  
11770 LINDSEY  
SUITE 200  
SEASIDE, CA 94132  
TEL: (925) 441-1100  
WWW.TRCONSULTANTS.COM

OWNER:  
SEBASTOPOLE INDUSTRIAL PARK, LLC  
8760 DEPOT STREET, NO. 110  
SEBASTOPOLE, CA 95472  
(707) 824-5500

**THE BARLOW OVERFLOW PARKING @ BATCH PLANT**

385 MORRIS STREET SEBASTOPOLE, CA 95472

CONCEPTUAL DEVELOPMENT PLAN  
W/BUS PARKING

PLOT DATE:  
07/18/2021

L1.0C

Attachment B. Historic Aerial Photographs of the 385 Morris Street Project Site



2003



2009



2021

Attachment C. List of Observed Plant and Wildlife Species



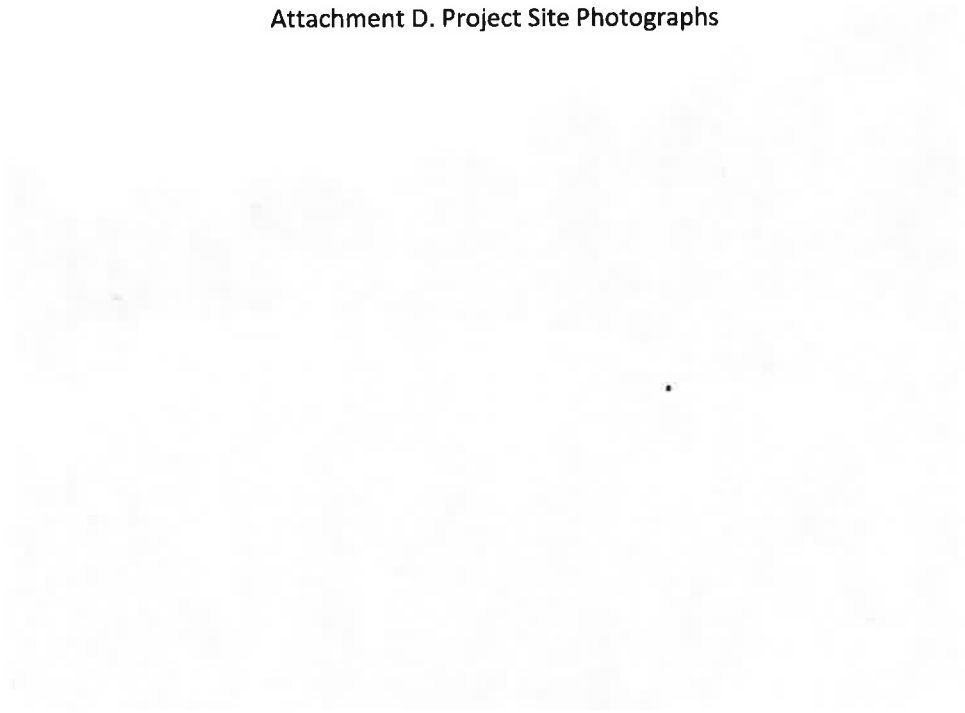
**Attachment C. Plant and Wildlife Species Observed on the Project Site on September 1, 2021.**

<b>Plant Species</b>	
<b>Scientific Name</b>	<b>Common Name</b>
<i>Bromus diandrus</i>	Ripgut brome
<i>Bromus hordeaceus</i>	Soft chess
<i>Avena barbata</i>	Slim oat
<i>Festuca perennis</i>	Italian ryegrass
<i>Cynodon dactylon</i>	Bermuda grass
<i>Phalaris aquatica</i>	Harding grass
<i>Polypogon monspeliensis</i>	Rabbitsfoot grass
<i>Foeniculum vulgare</i>	Sweet fennel
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Genista monspessulana</i>	French broom
<i>Erigeron canadensis</i>	Canada horseweed
<i>Lotus corniculatus</i>	Common bird's-foot trefoil
<i>Melilotus alba</i>	White sweet clover
<i>Lactuca serriola</i>	Prickly lettuce
<i>Sonchus asper</i>	Prickly sow-thistle
<i>Plantago lanceolata</i>	English plantain
<i>Hirschfeldia incana</i>	Summer mustard
<i>Delairea odorata</i>	German ivy
<i>Convolvulus arvensis</i>	Field bindweed
<i>Acemison americanus</i>	Spanish clover
<i>Daucus carota</i>	Wild Carrot
<i>Dittrichia graveolens</i>	Stinkwort
<i>Trifolium hirtum</i>	Rose clover
<i>Hypochaeris radicata</i>	Hairy cat's ear
<i>Cichorium intybus</i>	Common chicory
<i>Baccharis pilularis</i>	Coyote bush
<i>Toxicodendron diversilobum</i>	Poison oak
<i>Hemizonia congesta</i>	Hayfield tarweed
<i>Phyla nodiflora</i>	Frog fruit
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Vitis californica</i>	California grape
<i>Salix sp.</i>	Willow
<i>Quercus agrifolia</i>	Coast live oak
<i>Quercus lobata</i>	Valley oak

Wildlife Species	
Scientific Name	Common Name
<i>Psaltriparus minimus</i>	American bushtit
<i>Aphelocoma californica</i>	California scrub jay
<i>Calypte anna</i>	Anna's hummingbird
<i>Zenaida macroura</i>	Mourning dove
<i>Corvus brachyrhynchos</i>	American crow
<i>Cathartes aura</i>	Turkey vulture
<i>Melospiza melodia</i>	Song sparrow
<i>Melospiza crissalis</i>	California towhee
<i>Poecile rufescens</i>	Chestnut-backed chickadee
<i>Mephitis mephitis</i>	Striped skunk
<i>Odocoileus virginianus leucurus</i>	Columbian white-tailed deer
<i>Procyon lotor</i>	Raccoon
<i>Sceloporus occidentalis</i>	western fence lizard



Attachment D. Project Site Photographs







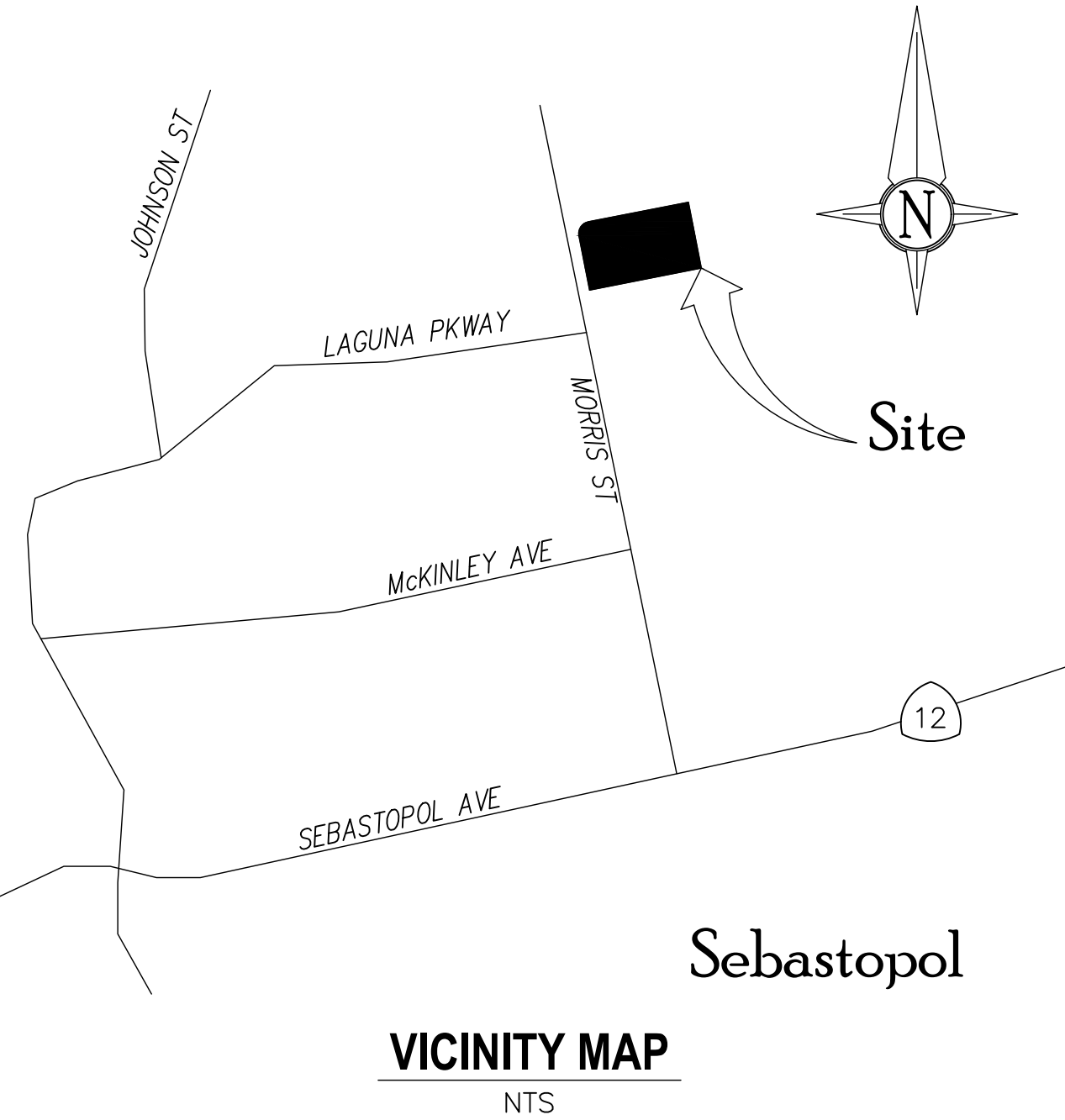


# BATCH PLANT PARKING LOT

## 385 MORRIS STREET SEBASTOPOL, CA 95472

APN 004-011-017 & 020

PROJECT LOCATION



SCOPE OF WORK

CONSTRUCT PARKING LOT, WITH PEDESTRIAN PATHS, SAFETY LIGHTING, MAINTENANCE YARD & SHED, FENCES & GATES, BIKE RACKS, BIORETENTION BASINS, AND NATIVE PLANTING

SHEET INDEX

- S1.1 PROJECT AREA MAP
- S1.2 FEMA FLOOD ZONES MAP
- S1.3 EXISTING CONDITIONS PLAN
- S1.4 TOPOGRAPHIC MAP
- S1.5 SITE PHOTOS
- L1.0 CONCEPTUAL DEVELOPMENT LAYOUT PLAN
- L1.1 CONCEPTUAL DEVELOPMENT LAYOUT PLAN-AERIAL PHOTO
- L2.0 CONCEPTUAL GRADING PLAN
- L3.0 LANDSCAPE PLAN
- L3.1 CONCEPTUAL PLANTING IMAGES & PLANT LIST

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SANDRA REED IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

*Sandra Reed*

SANDRA REED  
ZAC LANDSCAPE ARCHITECTS



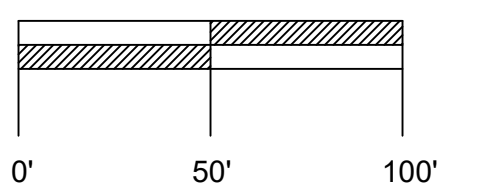
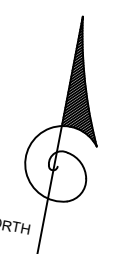


LAGUNA DE SANTA ROSA

PROJECT SITE

MORRIS STREET

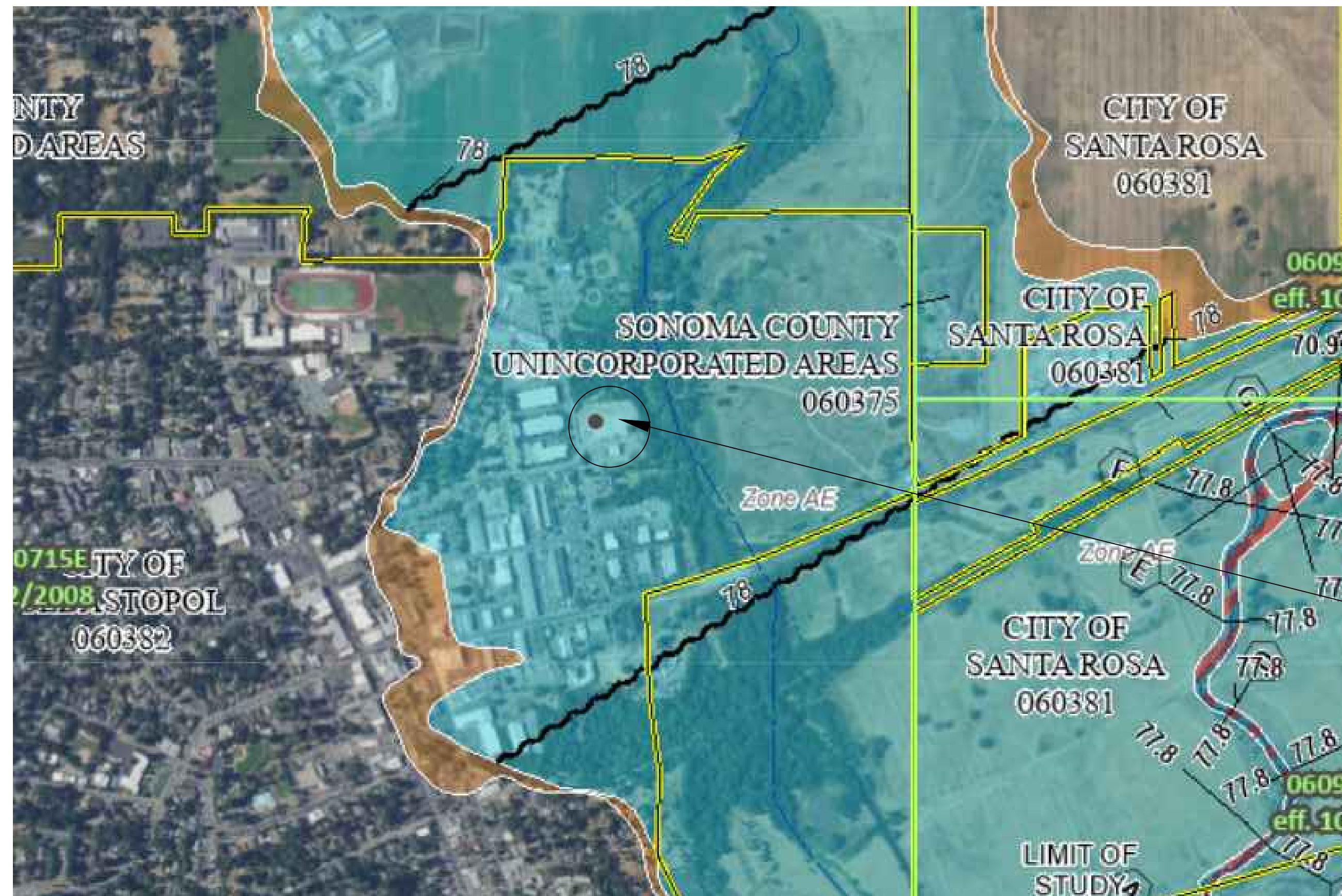
LAGUNA PARKWAY



### BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472  
APN 004-011-017 & 020

### PROJECT AREA MAP



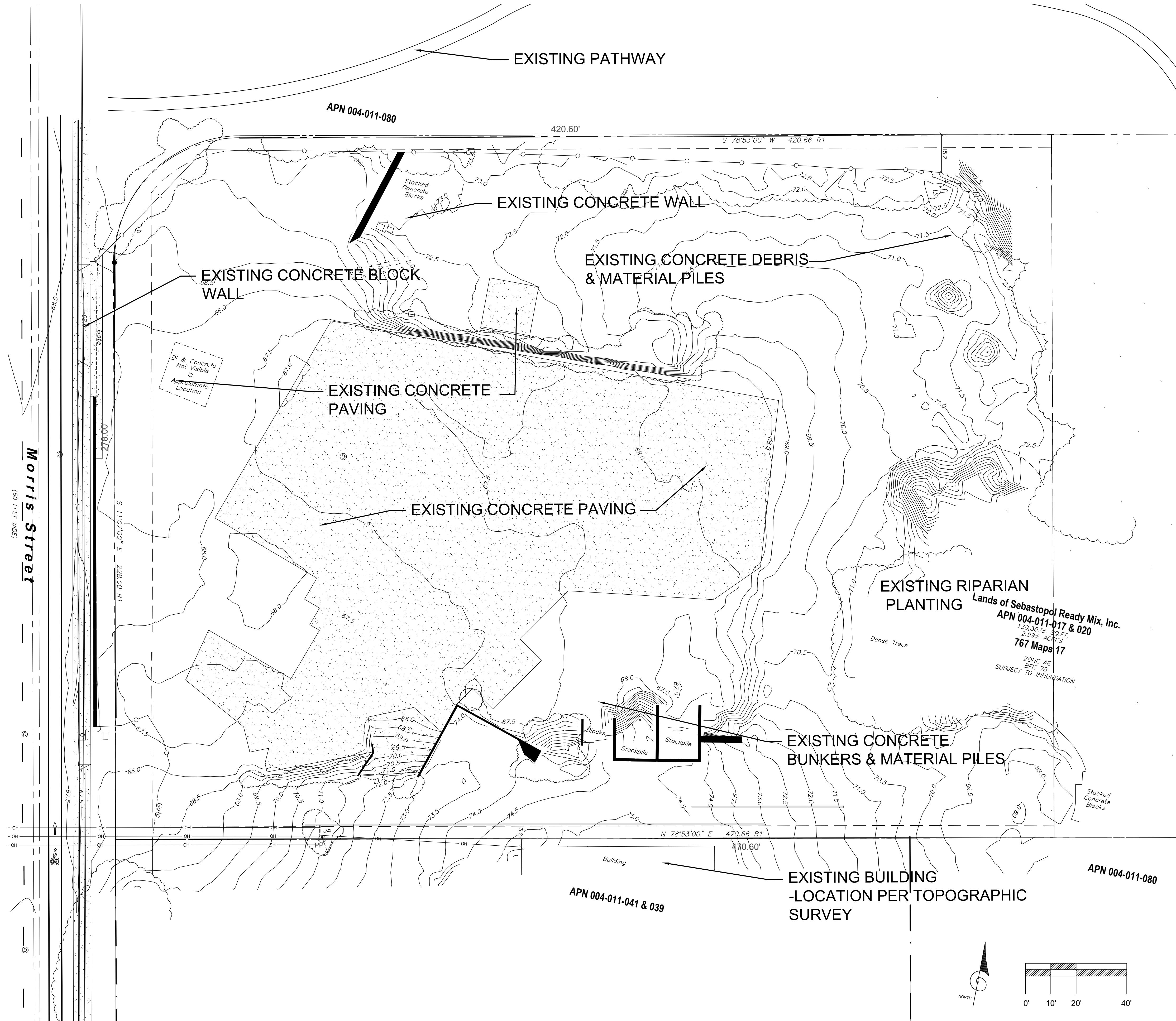
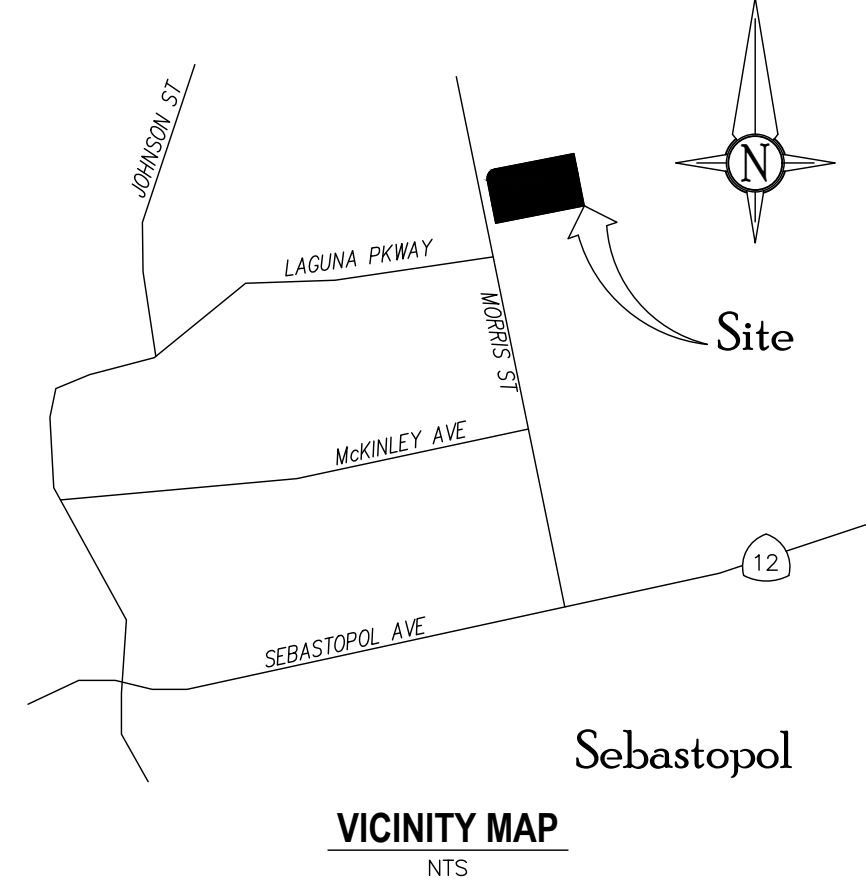
PROJECT SITE  
ZONE AE





**NOTES**

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN AUGUST 2021 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: NGS PID JT0838, ELEVATION=69.85, NAVD88 DATUM; A TEMPORARY BENCHMARK (TBM) IS LOCATED ON A MAGNAN & SHINER ON THE WEST SIDE OF MORRIS STREET OPPOSITE THE NORTHERLY GATE, ELEVATION=X, NAVD88 DATUM.
3. BOUNDARY IS BASED UPON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 767 OF MAPS, AT PAGE 17, SCR.
4. PROPERTY LIES WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION (BFE) OF 78, AS SHOWN ON THE FEMA FIRM MAP NO. 06097C0715E, EFFECTIVE DATE DECEMBER 2, 2008.
5. GROUND OBSTRUCTIONS: EDGES OF CONCRETE IN MANY AREAS IS OBTAINED BY DIRT; NUMEROUS CONCRETE BLOCKS EXIST ON SITE THAT BLOCK THE GROUND OR ARE STACKED AS A WALL; DROP INLET AND CONCRETE APRON SHOWN ON SITE WERE NOT VISIBLE DURING THE FIELD SURVEY BUT WERE OBSERVED DURING A FIELD CHECK TO SCOPE THE PROJECT. AERIAL PHOTOGRAPHS WERE USED TO PLACE STORM DRAIN FEATURE AND SHOULD BE VERIFIED IN THE FIELD.
6. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
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**LEGEND**

- BUILDING
- CENTER LINE (PER MAP)
- FENCE, CHAIN LINK
- OVERHEAD UTILITIES
- OH
- RETAINING WALL, CONC
- CONCRETE
- JOINT UTILITY POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TEMPORARY BENCHMARK
- TREE/BUSH DRIP LINE
- WATER VALVE

**ABBREVIATIONS**

- APN ASSESSOR'S PARCEL NUMBER
- CI CURB INLET
- CONC CONCRETE
- CONC CONCRETE
- D STORM DRAIN
- DI DROP INLET
- JP JOINT POLE
- OH OVERHEAD UTILITY LINES
- NTS NOT TO SCALE
- SCR SONOMA COUNTY RECORDS
- S SANITARY SEWER
- TBM TEMPORARY BENCHMARK
- R1 RECORD OF SURVEY, 767 MAPS 17, SCR



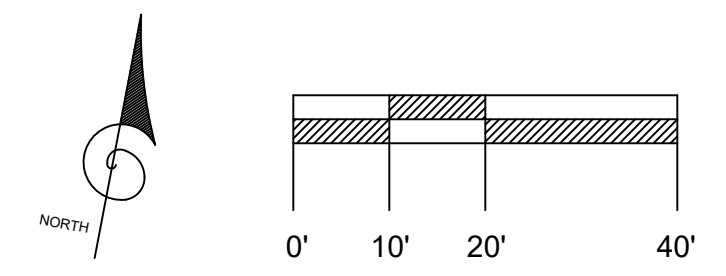
LANDS OF SEBASTOPOL READY MIX, INC.  
385 MORRIS STREET  
APN 004-011-017 & 020  
SEBASTOPOL, SONOMA COUNTY, CALIFORNIA

**Partial Topographic Map**

**1031Survey, Inc.**  
HIGH DEFINITION SURVEYING  
1857 Rainier Circle, Petaluma, California 94954  
415-827-6370 www.1031survey.com

DATE: 2021.09.13  
SCALE: 1" = 20'  
FILE: 21333topo

SURVEY DATE: AUG2021  
SHEET: 1 OF 1



2



3



4



5



1



6



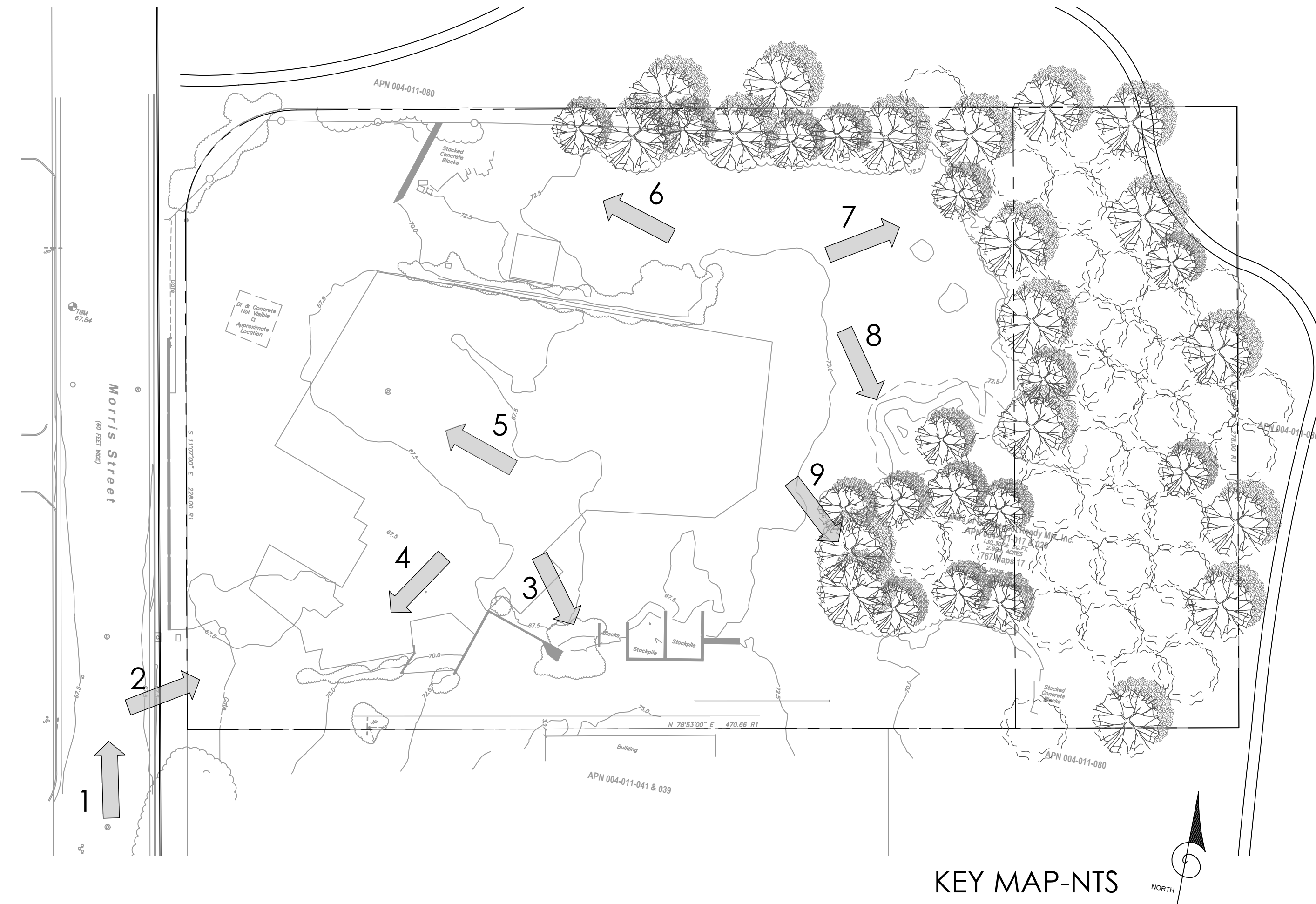
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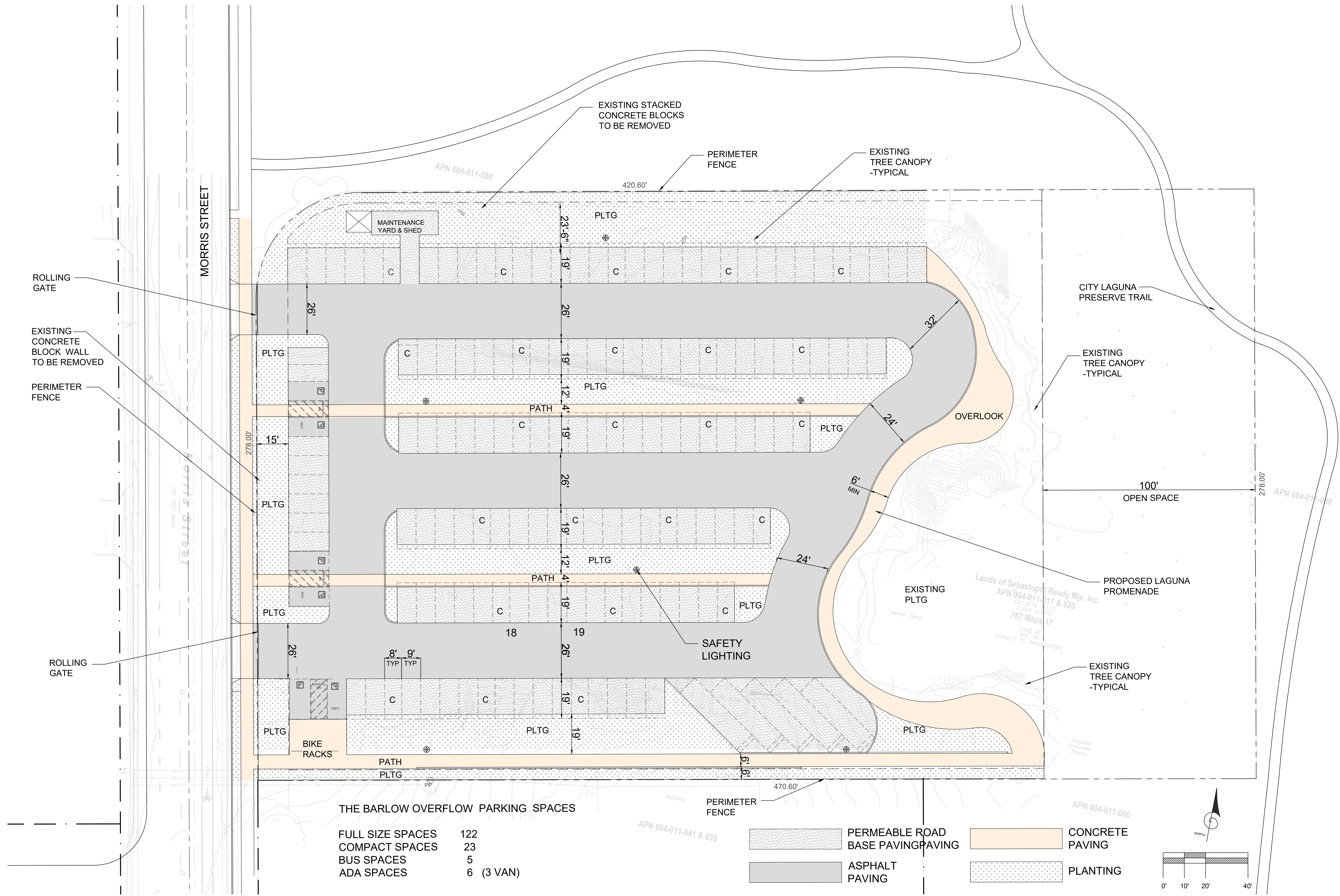


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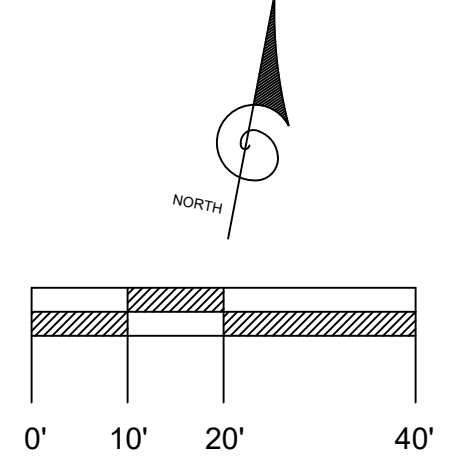


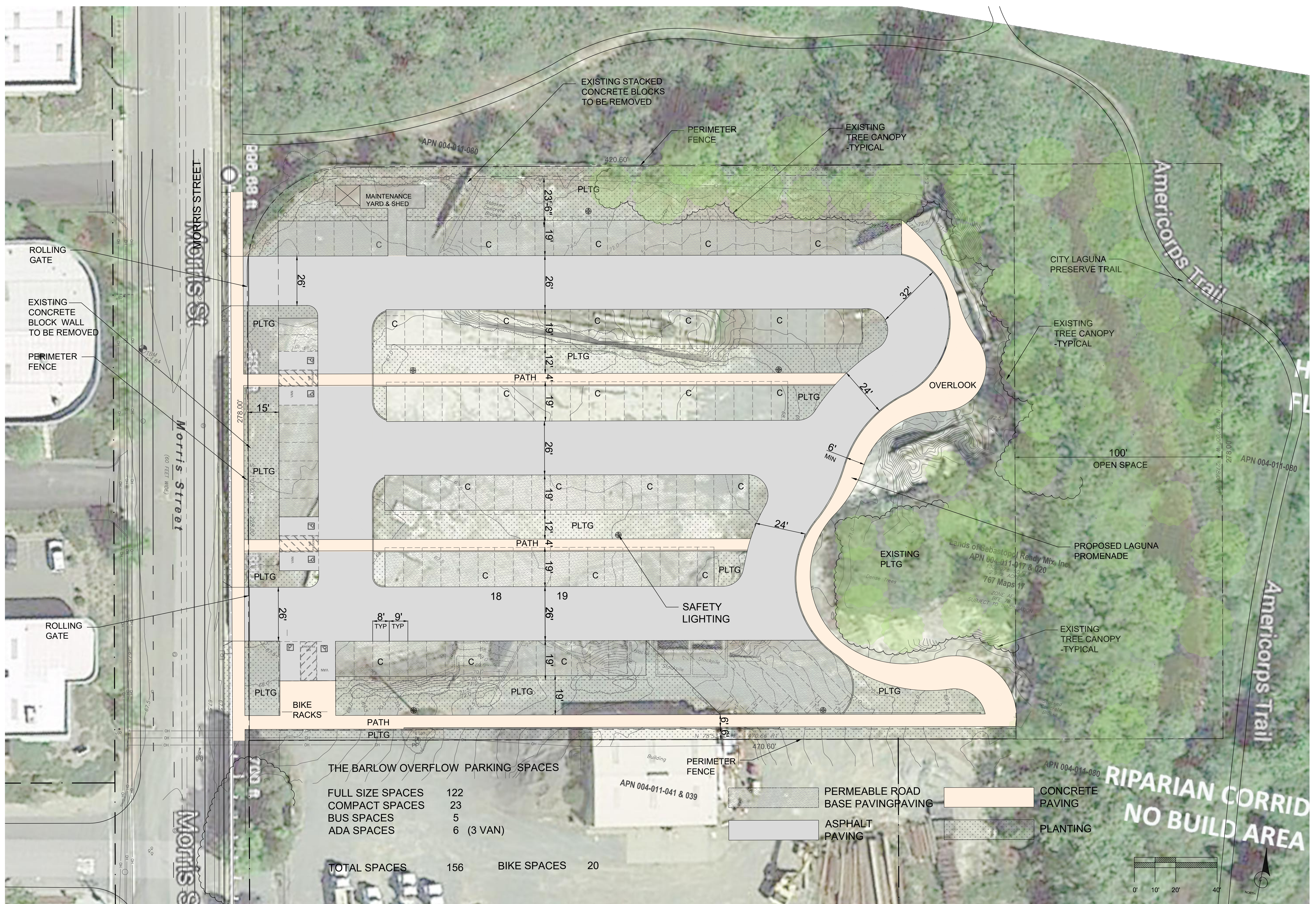


**THE BARLOW OVERFLOW PARKING SPACES**

FULL SIZE SPACES	122
COMPACT SPACES	23
BUS SPACES	5
ADA SPACES	6 (3 VAN)

	PERMEABLE ROAD BASE PAVING		CONCRETE PAVING
	ASPHALT PAVING		PLANTING

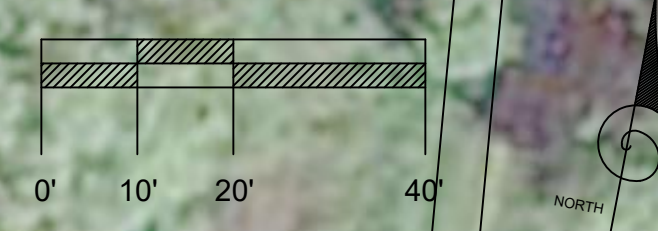


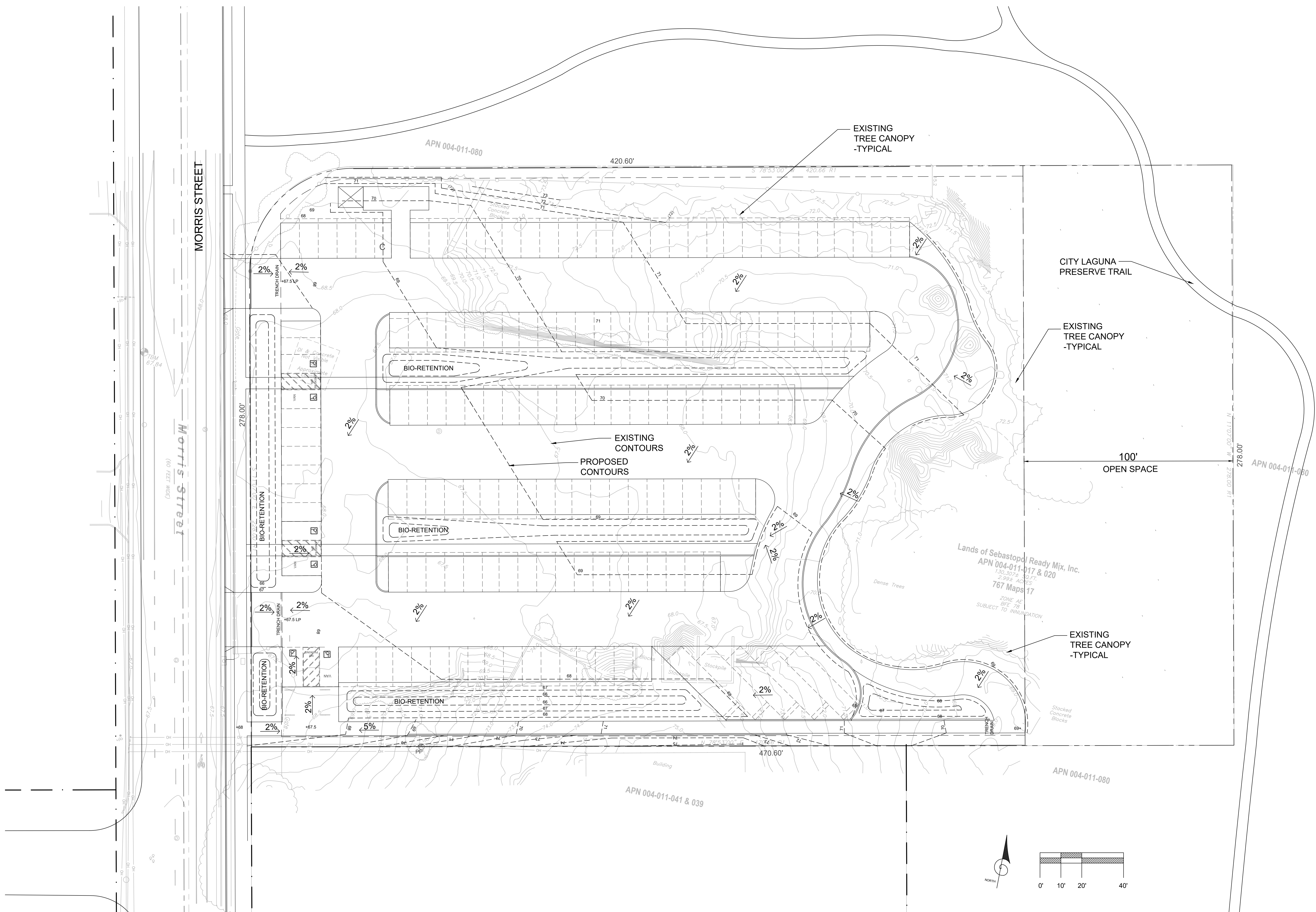


**THE BARLOW OVERFLOW PARKING SPACES**

FULL SIZE SPACES	122	
COMPACT SPACES	23	
BUS SPACES	5	
ADA SPACES	6 (3 VAN)	
<b>TOTAL SPACES</b>	<b>156</b>	<b>BIKE SPACES 20</b>

- PERMEABLE ROAD BASE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- PLANTING





Landscape Architects, Inc.  
 145 Keller Street  
 Petaluma, California 94952  
 (707) 696-2967  
 sr@zandscape.com

KENYON WEBSTER  
 Urban Planning and Land Use Consulting  
 Kenyonw222@gmail.com

OWNER:  
 SEBASTOPOL INDUSTRIAL PARK, LLC  
 6780 DEPOT STREET NO.110  
 SEBASTOPOL, CA 95472  
 (707) 824-5600

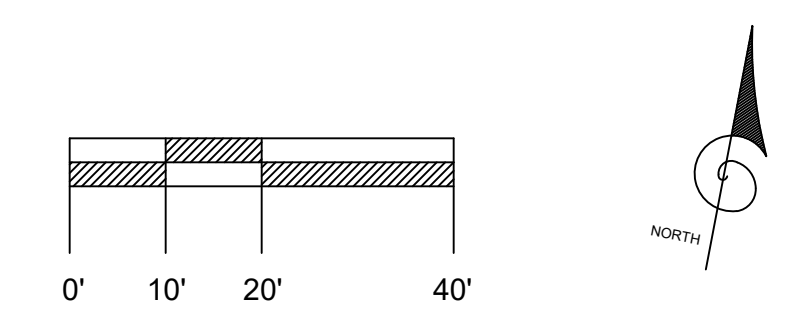
### BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472  
 APN 004-011-017 & 020

### CONCEPTUAL GRADING PLAN

PLOT DATE:  
 11-17-2021

# L2.0

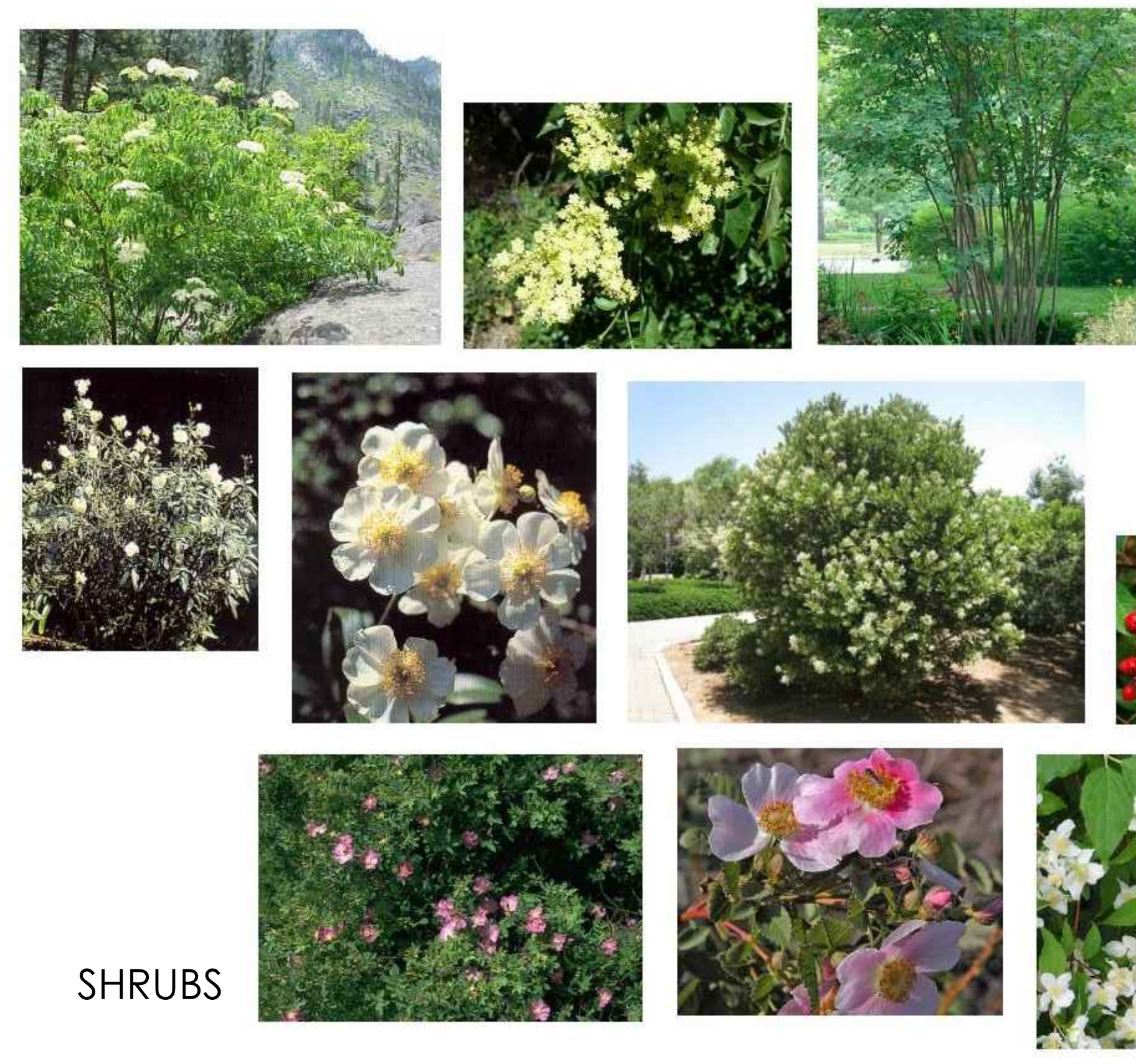




TREES

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
<b>TREE LEGEND</b>								
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D	N	M		DEC 5-35H CRG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ACE MAC	ACER MACROPHYLLUM	BIG LEAF MAPLE	15 GAL		N			DEC 50-80H 25-60W YL FALL CLR RIPARIAN
AES CAL	AESOUUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D	N	Dr	VL	DEC 15-4H 20-50W WHT FRGT RIPARIAN HIGH & BIORETENTION
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	15 GAL	D	N	Dr	VL	EV 50-70H 50-70W RIPARIAN HIGH & BIORETENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	D	N	Dr	L	DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION
SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL		N			DEC 8-50H NARROW ROUNDED LVS STREAM BANKS THICKETS MF CATKINS RIPARIAN LOW-MID-HIGH & BIORETENTION
SAL LAE	SALIX LAEVIGATA	RED WILLOW	15 GAL		N	H		RIPARIAN LOW-MID-HIGH & BIORETENTION
<b>SHRUB &amp; PERENNIAL</b>								
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL	E	N	L		DEC 10H 0W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MED-CNL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEGE-WINDBREAK BIORETENTION HIGH & LOW ZONES
ELY TRI	ELYMUS TRICOIDES	CREeping WILD RYE				N	Dr	L
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	D	N	Dr	L	B
HOL DIS	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	D		Dr	L	
JUN PAT	JUNCUS PATENS	WIPE GRASS	1 GAL	D	N	Dr	L	
PHI LEW	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL		N	Dr	M	
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	N		L		
RIB AUR	RIBES AUREUM	GOLDEN CURRANT	5 GAL	D	N	DR	L	
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL		N	Dr	L	
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL	E	N	Dr	L	



SHRUBS



PERENNIALS

## Program Summary

Total Area - 104,000 SF

Car Parking -

Standard - 193

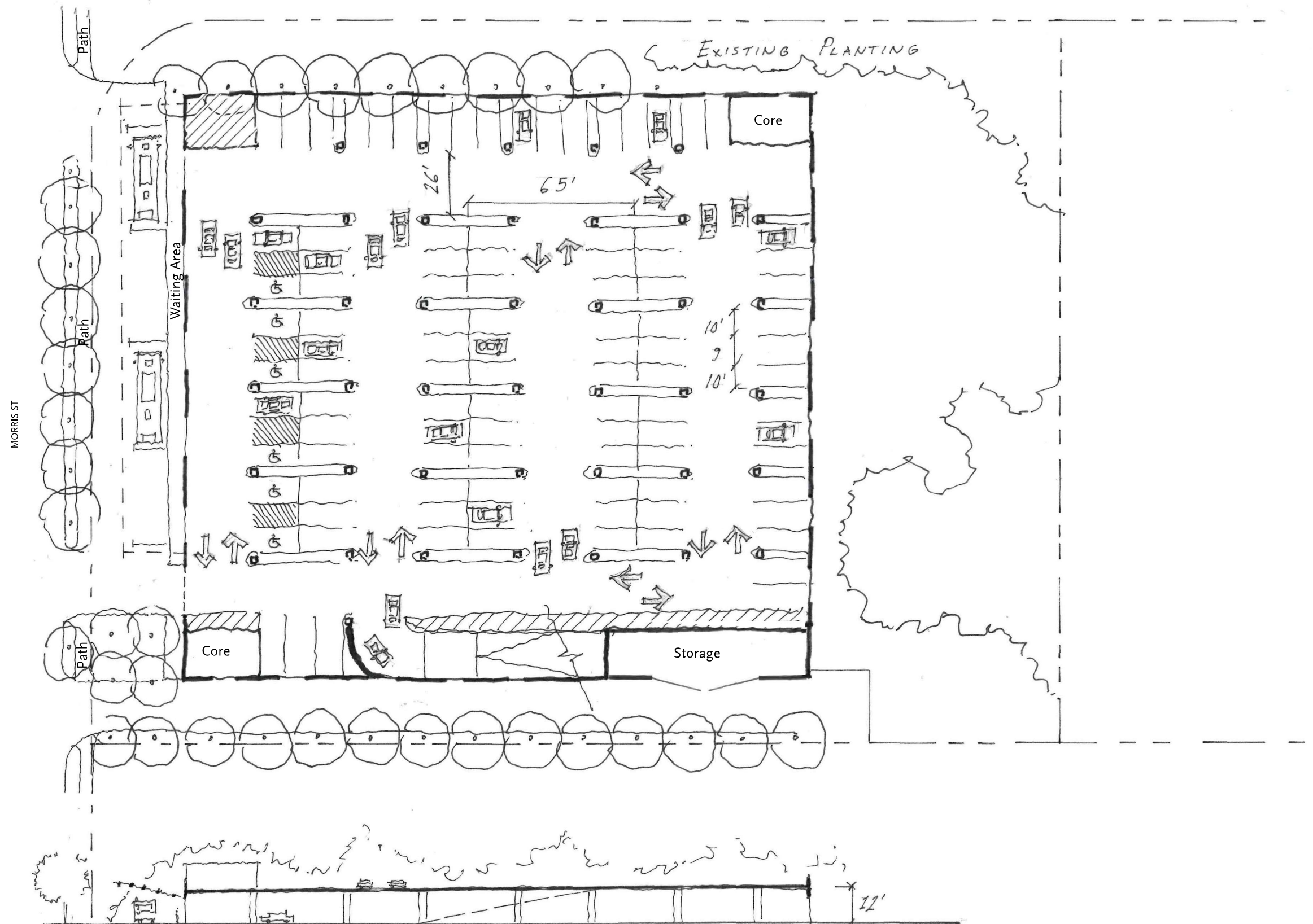
Compact - 30

ADA - 7

**Total - 230**

Bus Parking - 4

Storage - 1600 SF



## 385 MORRIS ST. PARKING GARAGE