



City of Sebastopol Design Review Board Staff Report

Meeting Date: June 16, 2021
Agenda Item: 7A
To: Design Review Board
From: Kari Svanstrom, Planning Director
Jeffrey Setterlund, Contract Planner
Subject: Design Review Amendment for the Barlow Crossings Townhomes
Recommendation: Approve with Conditions
Applicant/Owner: Wright Residential, Dylan Eacret, WRI Barlow LLC
File Number: 2021-26
Address: 6737 Sebastopol Avenue
CEQA Status: Exempt
General Plan: Central Core
Zoning: Downtown Core

Introduction:

The applicant is seeking a Design Review Amendment to apply a new exterior color scheme on the 18 residential structures under construction, as well as the three carports and trash enclosure at the Barlow Crossings Townhomes located at 6737 Sebastopol Avenue. Previous planning entitlements for the Barlow Crossings Townhomes. The original approvals include a Major Use Permit (for residential-only project in a Commercial Zone), Tentative Subdivision Map, Environmental and Scenic Open Space (ESOS) study (2018-82), approved by the City Council on May 7th, 2019, and Design Review (2018-82), approved by the Design Review Board (DRB) on May 15, 2019.

Project Description:

The project will revise the exterior color schemes for all 18 proposed residential units contained within Design Review Application (2018-82) and previously approved by the Design Review Board on May 15, 2019. The project also includes the development of three carports to the east, west, and center of the project site; and the development of a single trash enclosure at the northern entryway of the project site. While the Board had some comments about the design of these during its May 2019 review of the project, the Board ultimately voted to approve these structures. These improvements are in addition to the improvements contained within Design Review Application (2018-82) and previously approved by the Design Review Board on May 15, 2019. With exception of the revised exterior color scheme, carports and trash enclosure, the project does not propose the alteration of any characteristics of the overall residential development or design previously approved by the DRB.

Environmental Review:

The proposed project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project will apply a new exterior color scheme on the proposed residential structures, construct three carports, and construct a trash enclosure and therefore will not result in a substantial adverse impact to the environment.

General Plan Consistency:

The General Plan Land Use Designation for the site is Central Core. As stated above, Barlow Crossings has obtained Use Permit approval for the proposed townhomes. The proposed improvements will not change the use of the site. The revised exterior color scheme and proposed addition of the carports and trash enclosure may be inconsistent with the City of Sebastopol's Design Review Guideline (A1), which states that architectural design should be compatible with the developing character of the area, and should complement the unique aspects of the site. Design compatibility includes complementary building style, form, size, color and materials. Additionally, the revised exterior color scheme may be inconsistent with the City of Sebastopol's Design Review Guideline (C2), which states that building materials and color should be complementary to the design and to the surrounding area.

Zoning Ordinance Consistency:

The project is zoned "PC", with a Planned Community overlay to vary the minimum required FAR and minimum lot sizes from the original base zoning requirements (Downtown Core). The Planned Community overlay allows for consideration of the unique site characteristics; and, with the approval by the City Council on May 7, 2019, the application was rezoned to the Planned Community designation.

An ESOS visual analysis was required due to the overlay zoning. This is included in the Analysis section of this Report. This was reviewed by the Planning Commission at their April 9, 2019 meeting, and approved by City Council on May 7, 2019. As such, the proposed project is consistent with the ESOS section of the Zoning Ordinance.

City Departmental Comment:

The Planning Department previously circulated the application to the following City departments for review prior to the May 15, 2019 DRB meeting: Building and Safety, Engineering, Fire, City Manager and Assistant City Manager, and Public Works. The proposed amendments, which relate only to color, were routed to these departments, with no additional comments received.

Required Findings:

Section 17.450.030.B.2 of the Zoning Ordinance states that in considering an application for design review, the Design Review Board shall determine whether the project is consistent with the following:

- a) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Section 17.46.050 notes the following objectives and criteria shall be adhered to in all ESOS Overlay Districts:

- a) To protect the character and quality of the natural environment of critical parcels as identified within the General Plan:
- b) The elements of scale, form and color derived from the topography and native vegetation of the land shall be preserved.

Analysis

The original approved design included a variety of warm colors that are sympathetic with the Laguna open space preserve (creams, reddish-browns, grays, and charcoals), as well as a variety of roof shingles (ranging from gray, brown, dark green). These colors were selected both to blend with the surrounding natural environment, as well as break down the massing of the three sets of buildings, and provide for individuality to the units (See attachments for details).

While the colors are likely neutral enough to be compatible with the landscape, and the small flecks of color at the doors are similar to the flecks of color of both flora and fauna in the surrounding area, staff finds that the revised exterior color scheme, which is limited to a range of grays and whites, does not provide the same level of individuality to the units across the full set of structures. Staff recommends the Board review and discuss the potential for a modified scheme which represents the new owners wishes, but still provides greater variety to the development.

Staff finds that the revised exterior color scheme of the residential structures and colors applied to the proposed carports and trash enclosure (attached) may conflict with the colors that are complementary to the surrounding landscape. While the colors are likely neutral enough to be compatible with the landscape, the use of only a couple of shades of gray and white to be somewhat monotonous and may emphasize the sameness and massing of the structures. Additionally, the use of only a couple of shades of gray and white to be somewhat monotonous and may emphasize the sameness and massing of the structures. Staff feels the roofing, which has already been installed, could be kept, especially due to potential construction issues if removed and reinstalled, if the colors are more varied for the units. Staff finds a greater diversity of colors would also be more compatible with the of the surrounding neighborhood and with the general visual character of Sebastopol.

Furthermore, staff finds the design provides appropriate transitions to adjacent properties in that the exterior colors are applied to the residential structures, carports and trash enclosure are setback and located out of the public right of way and are not disproportionately shorter or taller than nearby buildings.

The design does not impair the desirability of investment or occupation in the neighborhood in that it revitalizes a vacant, unmaintained lot and creates 18 townhomes while leaving ample space to create an outdoor area with permeable surfaces, vegetation, trees and open space that softens the visual appearance of the existing site.

Finally, the design is internally consistent and harmonious in that it utilizes the same exterior colors and materials throughout the development.

Recommendation:

The Board should determine whether or not the new exterior color scheme for the residential structures, and the exterior color and materials of the carports and trash enclosure are appropriate for the site. Staff recommends allowing the shingles to remain and, if the Board agrees with staff

that the color scheme should be more varied to reduce the massing, work with the applicant to add a greater diversity to the palette.

If there is a consensus that the improvements are compatible with the site, staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained herein.

DESIGN REVIEW AMENDMENT PERMIT: 2021-26
Wright Residential
Barlow Crossings Townhomes
6737 Sebastopol Avenue

Recommended Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, as it involves the application of exterior paint on proposed residential structures, resulting in a minor alteration of a proposed structure.
2. That the project is consistent with the General Plan as it will not change the use on site.
3. That the project is consistent with the Zoning Ordinance in that the revised color scheme of the residential structures and the development of the carports and trash enclosure meet the development standards of the Downtown Core Zoning District, Planned Community Overlay, and ESOS section of the Zoning Ordinance.
4. That the design of the revised color scheme of the residential structures, carports, and trash enclosure will be compatible with the neighborhood and with the general visual character of Sebastopol as the exterior colors and materials used are compatible with other improvements at The Barlow and the general visual character of the City.
5. That the design provides appropriate transitions and relationships to adjacent properties and the public right of way as the colors applied to the exterior faces of the proposed residential structures, carports, and trash enclosure are setback and located out of the public right of way and are not disproportionately shorter or taller than nearby buildings.
6. That the proposed improvement will not impair the desirability of investment or occupation in the neighborhood as the exterior colors contribute to the overall design of the building, creating a more aesthetically pleasing environment.
7. That the design is internally consistent and harmonious in that the revised exterior colors are applied to all proposed residential structures, carports, and trash enclosure.
8. That the design is in conformity with Design Review Guideline A1 and C2 as the revised color scheme, carports, and trash enclosure will be complementary to the surrounding area, including The Barlow.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped April 29, 2021. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
2. All improvements shall conform to the plans date-stamped April 29, 2021, unless the design is modified herein.
3. All conditions of approval as originally contained in Design Review Permit (2018-082) shall apply.

4. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Attachments:

1. Application Submittal Material
2. Conditions of Approval of original Design Review Permit (2018-82)



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

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: 6737 Sebastopol Ave Assessor's Parcel No(s): 004-063-036
Present Use of Property: Vacant / Under Construction Zoning/General Plan Designation: PC

APPLICANT INFORMATION

Property Owner Name: WRI Barlow LLC
Mailing Address: 3020 Dutton Ave Phone: 707.837.5507
City/State/ZIP: Santa Rosa Email: dylan@wrightresidential.com
Signature: Date: 03/01/2021
Authorized Agent/Applicant Name: Dylan Eacret
Mailing Address: 7710 Bell Rd Phone: 707.837.5507
City/State/ZIP: Windsor, CA 95492 Email: dylan@wrightresidential.com
Signature: Date: 03/01/2021
Contact Name (If different from above): Phone/Email:

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

18-unit townhome project, building designs and color schemes approved by DRB via Design Review application 2018-82 at May 15, 2019 DRB meeting.

Requesting Design Review Amendment using new exterior color schemes, no other changes.





CITY USE ONLY

Fill out upon receipt: Application Date: 04-29-21 Planning File #: 2021-026 Received By: [Signature] Fee(s): \$428.00 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 |
|---|---|------------------------|--|
| Zoning | N/A | PC | PC |
| Use | N/A | Residential | Residential |
| Lot Size | 12,000 SF | 1.49AC buildable | 1.49 AC buildable |
| Square Feet of Building/Structures (if multiple structures include all separately) | N/A | 1172 x 18 = ±21,096 SF | 1172 x 18 = ±21,096 SF |
| Floor Area Ratio (F.A.R) | N / A FAR | 3 . 0 8 FAR | 3 . 0 8 FAR |
| Lot Coverage | N/A % of lot | 16.6 % of lot | 16.6 % of lot |
| | N/A sq. ft. | 10,800 sq. ft. | 10,800 sq. ft. |
| Parking | N/A | 38 Spaces | 38 Spaces |
| Building Height | 28'2"-30'10" +- | 28'2"--30'10"+- | 28'2'--30'10"+- |
| Number of Stories | 2 | 2 | 2 |
| Building Setbacks – Primary | | | |
| Front | N/a | N/A | N/A |
| Secondary Front Yard (corner lots) | N/A | N/A | N/A |
| Side – Interior | N/A | N/A | N/A |
| Rear | N/A | N/A | N/A |
| Building Setbacks – Accessory | | | |
| Front | N/A | N/A | N/A |
| Secondary Front Yard (corner lots) | N/A | N/A | N/A |
| Side – Interior | N/A | N/A | N/A |
| Rear | N/A | N/A | N/A |
| Special Setbacks (if applicable) | | | |
| Other () | N/A | N/A | N/A |
| Number of Residential Units | 18 Dwelling Unit(s) | N/A Dwelling Unit(s) | N/A Dwelling Unit(s) |
| Residential Density | 1 unit per 1172 sq. ft. | 1 unit per N/A sq. ft. | 1 unit per N/A sq. ft. |
| Useable Open Space | 1172 sq. ft. | N/A sq. ft. | N/A sq. ft. |
| Grading | Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees. | N/A | Total: N/A cu. yds Cut: N/A cu. yds Fill: N/A cu. yds Off-Haul: N/A cu. yds |
| Impervious Surface Area | N/A | N/A % of lot | N/A % of lot |
| | | N/A sq. ft. | N/A sq. ft. |
| Pervious Surface Area | N/A | N/A % of lot | N/A % of lot |
| | | N/A sq. ft. | N/A sq. ft. |


 APR 29 2021
 BY: 

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

Certification

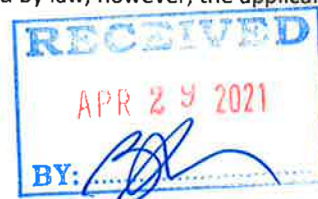
I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____ Date: 4/14/2021

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: 04/15/2021

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.



Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

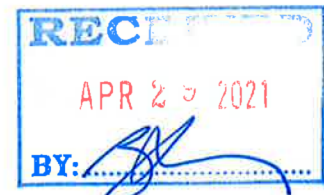
Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



Memorandum of Exterior Color Change for DRB Amendment

Project: **Barlow Crossings Townhomes**
6737 Sebastopol Avenue, Sebastopol, CA 95472


Attention: City of Sebastopol Design Review Board

Overview: This memorandum accompanies the DRB amendment packet for a request in change to exterior color schemes for the Barlow Crossings Townhomes project, including: Master Plan Application Form, Design Review Amendment Fee, Site Plan with previously approved colors, Site Plan with proposed colors, Elevations showing previously approved colors in Finish Schedule format, Elevations showing proposed colors in Finish Schedule format, color swatches for proposed colors.



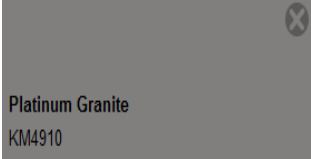

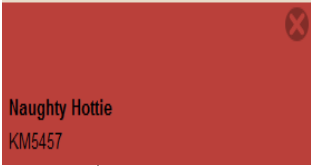

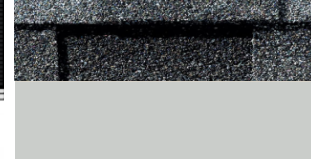


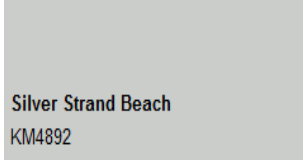

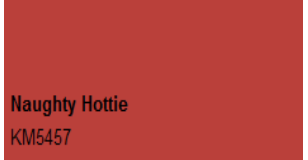


Wright Residential Construction LLC, builder of Barlow Crossings Townhomes, on behalf of WRI Barlow LLC, owner of Barlow Crossings Townhomes, is requesting a change to the approved color schemes for all 18 units. The previously approved colors were submitted by the Project Architect on behalf of previous owner Dan Davis, prior to purchase of the project by WRI Barlow LLC. Based on casual, candid feedback from potential tenants and neighbors of Barlow crossings Townhomes, as well as the aesthetic preferences of Owner, current Design Team, and other impartial designers and parties, we request approval of new exterior color schemes as proposed on the accompanying documentation. It is our opinion that these new color schemes are more appropriate to the surrounding buildings, while retaining a more subtle individual unit visual differentiation, making the project buildings more attractive to pedestrians, neighbors to the property, and the general public, as well as more attractive and more marketable to potential tenants, further, we would like to use this project in our expanding portfolio of completed projects, and this new color scheme fits with our modern yet approachable aesthetic.

Dylan Eacret, Project Manager

PROPOSED COLORS

| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|-----------------------|---------------|--------------------------------|----------|------------|--|
| EXTERIOR PAINT | | | | | |
| EP-1 | PRODUCT | EXTERIOR COLOR SCHEME 1 | | | |
| | MFG | Kelly Moore | | | |
| | FIELD COLOR 1 | KM4892 Silver Strand Beach | | | |
| | FIELD COLOR 2 | KM4968 Arctic White | | Lot 5 & 15 | |
| | TRIM COLOR | KM4968 Arctic White | | | |
| | ROOF COLOR | Timberline - Charcoal | | | |
| | DOOR COLOR | KM5457 Naughty Hottie | | | |
| | | | | |     |

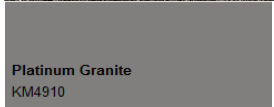
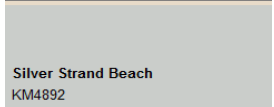
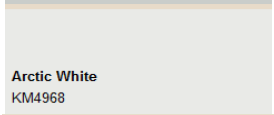
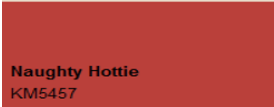
PROPOSED COLORS

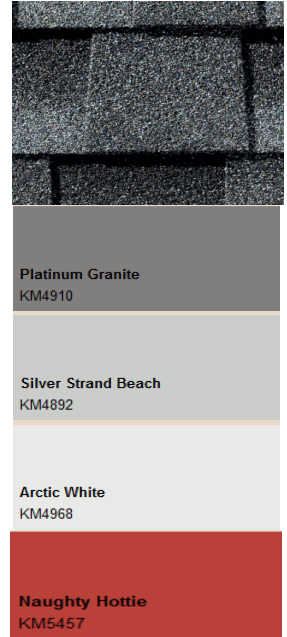
| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE | |
|------|---------------|--------------------------------|----------|--|---|---|
| EP-2 | PRODUCT | EXTERIOR COLOR SCHEME 2 | |  |  | |
| | MFG | Kelly Moore | | | | |
| | FIELD COLOR 1 | KM4910 Platinum Granite | | | |  |
| | FIELD COLOR 2 | KM4968 Arctic White | | | |  |
| | TRIM COLOR | KM4968 Arctic White | | | |  |
| | ROOF COLOR | Timberline - Charcoal | | | |  |
| | DOOR COLOR | KM5457 Naughty Hottie | | | |  |
| EP-3 | PRODUCT | EXTERIOR COLOR SCHEME 3 | |  |  | |
| | MFG | Kelly Moore | | | | |
| | FIELD COLOR 1 | KM4892 Silver Strand Beach | | | |  |
| | FIELD COLOR 2 | KM4968 Arctic White | | | |  |
| | TRIM COLOR | KM4968 Arctic White | | | |  |
| | ROOF COLOR | Timberline - Charcoal | | | |  |
| | DOOR COLOR | KM5457 Naughty Hottie | | | |  |

PROPOSED COLORS

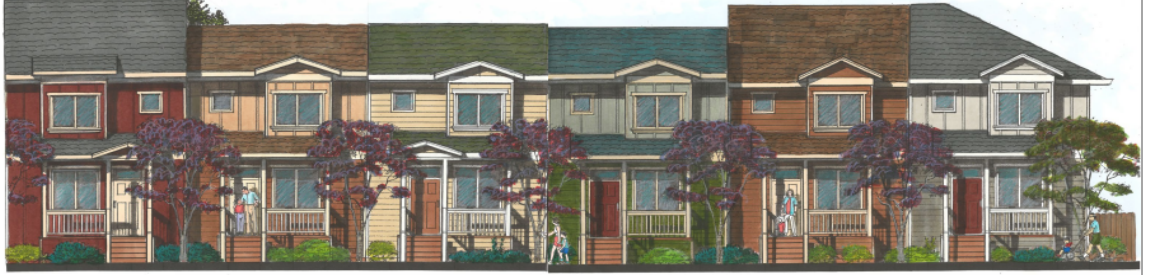
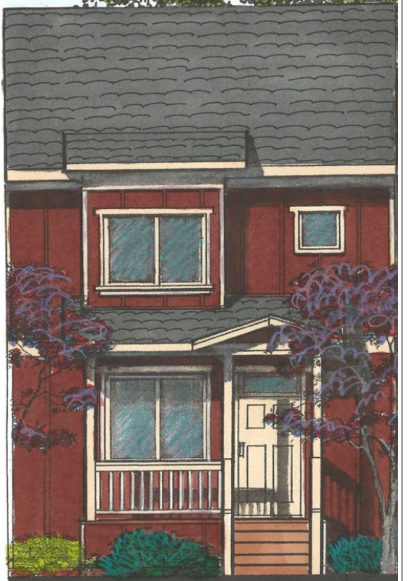
| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE | |
|------|---------------|---|--------------------|-------|-------|--|
| EP-4 | PRODUCT | EXTERIOR COLOR SCHEME 4 | | | | |
| | MFG | Kelly Moore | | | | |
| | FIELD COLOR 1 | KM4968 Arctic White | | | | |
| | FIELD COLOR 2 | KM4892 Silver Strand Beach | Lot 2, 8, 12, & 18 | | | |
| | TRIM COLOR | KM4968 Arctic White | | | | |
| | ROOF COLOR | Timberline - Charcoal | | | | |
| | DOOR COLOR | KM5457 Naughty Hottie | | | | |
| EP-5 | PRODUCT | EXTERIOR COLOR SCHEME 5 | | | | |
| | MFG | Benjamin Moore (Can Match w/ Other Brand Equivalence) | | | | |
| | FIELD COLOR 1 | KM4968 Arctic White | | | | |
| | FIELD COLOR 2 | KM4968 Arctic White | Lot 1, 9, 11, & 17 | | | |
| | TRIM COLOR | KM4968 Arctic White | | | | |
| | ROOF COLOR | Timberline - Charcoal | | | | |
| | DOOR COLOR | KM5457 Naughty Hottie | | | | |

PROPOSED COLORS


| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|------|---------------|--------------------------------|----------|-------|---|
| EP-6 | PRODUCT | EXTERIOR COLOR SCHEME 6 | | | |
| | MFG | Kelly Moore | | | |
| | FIELD COLOR 1 | KM4910 Platinum Granite | | |  |
| | FIELD COLOR 2 | KM4892 Silver Strand Beach | | |  |
| | TRIM COLOR | KM4968 Arctic White | | |  |
| | ROOF COLOR | Timberline - Charcoal | | | |
| | DOOR COLOR | KM5457 Naughty Hottie | | |  |



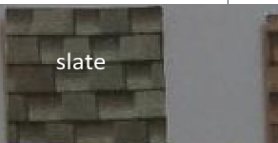
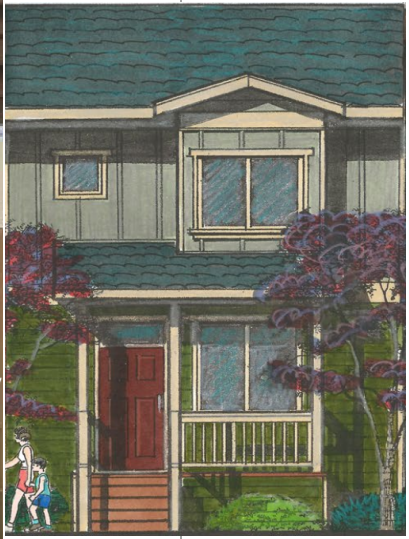
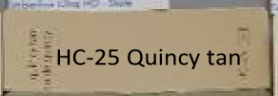
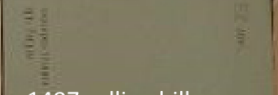

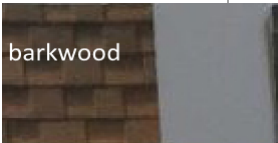

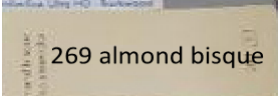

PREVIOUSLY APPROVED COLORS

| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|-----------------------|---|--|----------|--|--|
| EXTERIOR PAINT | | | | | |
| | Rendering of Typical Color Combinations - Approved by Design Review Board (DRB) | Lot 15, 5 Lot 14, 4, 6 lot 13, 3, 7 lot 12,18, 2, 8 lot 11, 17, 1, 9 lot 10, 16 | | |  |
| EP-1 | PRODUCT EXTERIOR COLOR SCHEME 1 MFG Benjamin Moore (Can Match w/ Other Brand Equivalence) | | | Charcoal 1030 brandy cream 2113-30 bison brown Door: brandy cream |  |
| | FIELD COLOR 1 2113-30 Bison Brown | | Lot 15 | | |
| | FIELD COLOR 2 N/A | | Lot 5 | | |
| | TRIM COLOR 1030 Brandy Cream | | | | |
| | ROOF COLOR Timberline - Charcoal | | | | |
| | DOOR COLOR 1030 Brandy Cream | | | | |


PREVIOUSLY APPROVED COLORS

| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|--|---|---|----------|-----------------------|---|
| EP-2 | PRODUCT EXTERIOR COLOR SCHEME 2 MFG Benjamin Moore (Can Match w/ Other Brand Equivalence) | | | barkwood |  |
| | FIELD COLOR 1 - Upper Story HC-47 Brookline Beige | Lot 14 | | 269 almond bisque | |
| | FIELD COLOR 2 - Lower Story 1056 Edgewood Rocks | Lot 4 | | HC-47 Brookline beige | |
| | TRIM COLOR 269 Almond Bisque | Lot 6 | | Door: almond bisque | |
| | ROOF COLOR Timberline - Barkwood | | | 1056 edgewood rocks | |
| | DOOR COLOR 269 Almond Bisque | | | | |
| | EP-3 | PRODUCT EXTERIOR COLOR SCHEME 3 MFG Benjamin Moore (Can Match w/ Other Brand Equivalence) | | | |
| FIELD COLOR 1 HC-25 Quincy Tan | | Lot 13 | | 269 almond bisque | |
| FIELD COLOR 2 N/A | | Lot 3 | | HC-25 Quincy tan | |
| TRIM COLOR 269 Almond Bisque | | Lot 7 | | Door: edgewood rocks | |
| ROOF COLOR Timberline - Weathered Wood | | | | | |
| DOOR COLOR 1056 Edgewood Rocks | | | | | |

PREVIOUSLY APPROVED COLORS

| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|------|--|-----------------|--|---|---|
| EP-4 | PRODUCT EXTERIOR COLOR SCHEME 4 MFG Benjamin Moore (Can Match w/ Other Brand Equivalence) | | |  slate |  |
| | FIELD COLOR 1 - Upper Story 1497 Rolling Hills | Lot 12 |  HC-25 Quincy tan | | |
| | FIELD COLOR 2 - Lower Story 1505 Trailing Vines | Lot 18 Lot 2 |  1497 rolling hills | | |
| | TRIM COLOR HC-25 Quincy Tan | Lot 8 | Door: AF-300 dinner Party | | |
| | ROOF COLOR Timberline - Slate | |  1505 Trailing vines | | |
| | DOOR COLOR AF-300 Dinner Party | | | | |
| | | | | | |
| EP-5 | PRODUCT EXTERIOR COLOR SCHEME 5 MFG Benjamin Moore (Can Match w/ Other Brand Equivalence) | | |  barkwood |  |
| | FIELD COLOR 1 1056 Edgewood Rocks | Lot 11 |  269 almond bisque | | |
| | FIELD COLOR 2 N/A | Lot 17 Lot 1 |  1056 edgewood rocks | | |
| | TRIM COLOR 269 Almond Bisque | Lot 9 | Door: almond bisque | | |
| | ROOF COLOR Timberline - Barkwood | | | | |
| | DOOR COLOR 269 Almond Bisque | | | | |
| | | | | | |

PREVIOUSLY APPROVED COLORS

| KEY | DESCRIPTION | ROOM | LOCATION | NOTES | IMAGE |
|------------|-----------------------|---|----------|-----------------------|---|
| EP-6 | PRODUCT | | | charcoal |  |
| | | EXTERIOR COLOR SCHEME 6 | | | |
| | MFG | Benjamin Moore (Can Match w/ Other Brand Equivalence) | | | |
| | FIELD COLOR | | | 856 silver satin | |
| | 1 - Upper Story | 1460 Silver Dollar | Lot 10 | | |
| | FIELD COLOR | | | 1460 silver dollar | |
| | 2 - Lower Story | 21112-40 Stone | Lot 16 | Door:AF-300 dinner p. | |
| TRIM COLOR | 856 Silver Satin | | | | |
| ROOF COLOR | Timberline - Charcoal | | | 21112-40 stone | |
| DOOR COLOR | AF-300 Dinner Party | | | | |

BARLOW CROSSINGS TOWNHOMES PREVIOUSLY APPROVED EXTERIOR COLORS

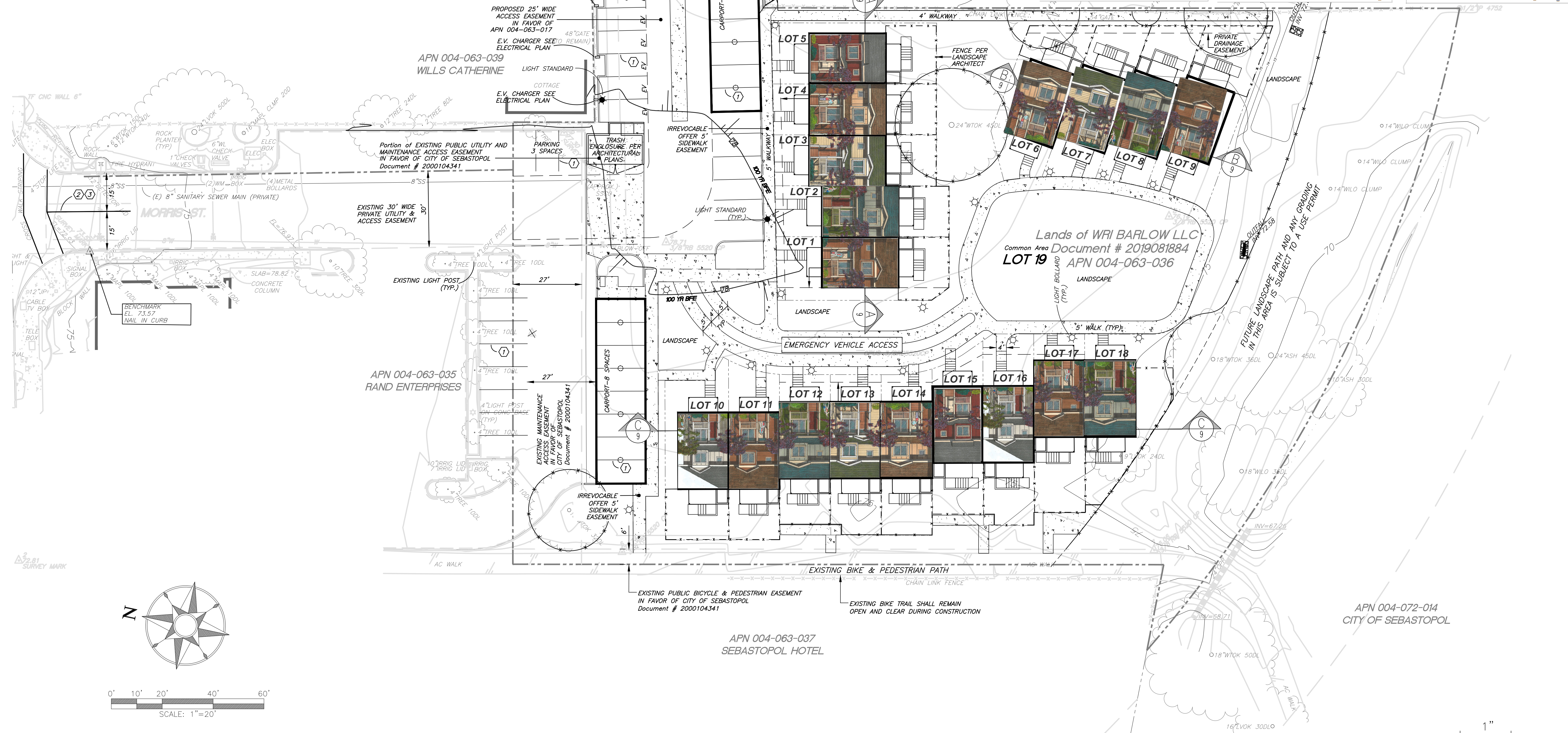
LEGEND

CONCRETE

STRIPING NOTES

- TWO COATS 4" PAINTED WHITE PARKING LINES.
- RESTRIPE THE SOUTHBOUND MORRIS STREET APPROACH TO CREATE TWO 15-FOOT LANES (ONE OUTBOUND AND ONE INBOUND), AND IF NEEDED, RE-INSTALL THE TRAFFIC SIGNAL DETECTOR POSITION. PAVEMENT MARKINGS PER CITY OF SEBASTOPOL DETAIL STD. NO. R-5.4
- ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC APPLIED PER CALTRANS STANDARDS.

| | | | |
|--|---|------------------------------------|-------|
| | Charcoal 1030 Brandy cream 2113-30 Bison Brown Door: Brandy cream | Lot 13 Lot 5 | RE 20 |
| | Dark wood 269 Almond Bisque HC-47 Brookline beige Door: Almond Bisque 1056 Edgewood rocks | Lot 14 Lot 4 Lot 6 | |
| | Weathered wood 269 Almond Bisque HC-25 Quincy Tan Door: Edgewood rocks | Lot 13 Lot 3 Lot 7 | |
| | Slate HC-25 Quincy Tan 1497 Rolling Hills Door: AF-300 dinner Party 1505 Trailing vines | Lot 12 Lot 18 Lot 2 Lot 8 | |
| | Dark wood 269 Almond Bisque 1056 Edgewood rocks Door: Almond Bisque | Lot 11 Lot 17 Lot 1 Lot 9 | |
| | Charcoal 856 Silver Satin 1460 Silver Dollar Door: AF-300 dinner Party 2112-40 Stone | Lot 10 Lot 16 | |



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1-800-515-5054 www.lacoassociates.com

| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|--------------------|----|------|------|
| | | | | |

BARLOW CROSSINGS TOWNHOMES
6737 SEBASTOPOL AVENUE
SITE PLAN
MATT VAN HEUSEN
PO BOX 3467, SANTA ROSA, CA 95402

| | |
|----------|-----------------|
| DRAWN | GG |
| CHECK | KD |
| APPROVED | RLW |
| DATE | 06/15/2020 |
| JOB No. | 9054.00/9557.00 |
| SHEET | 4 OF 11 |

BARLOW CROSSINGS TOWNHOMES - DRB AMENDMENT

EXTERIOR COLORS

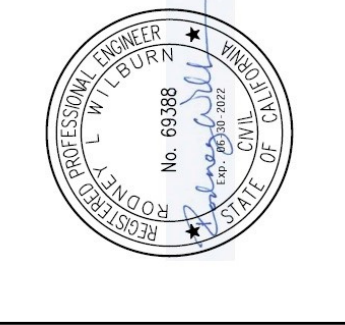
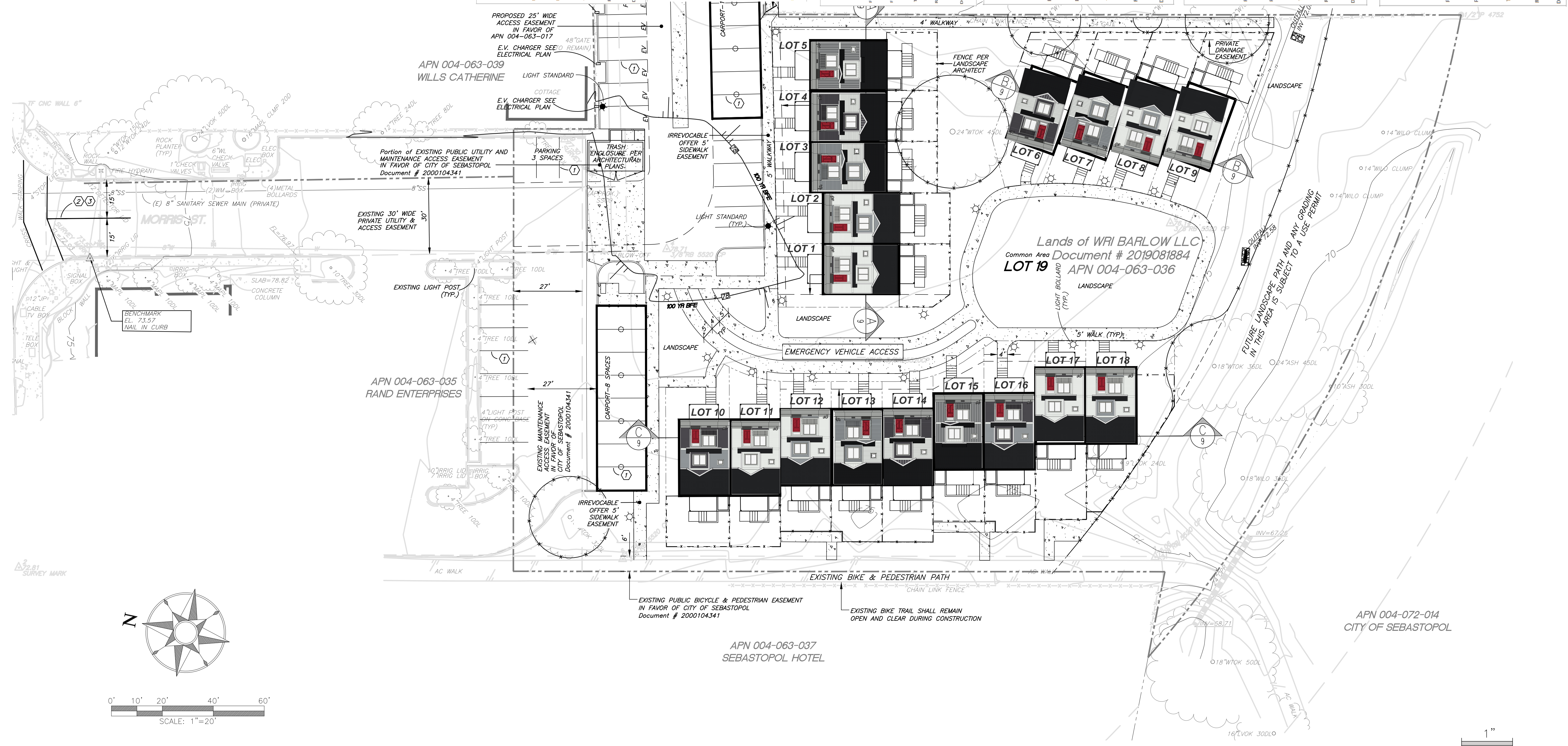
LEGEND

CONCRETE

STRIPING NOTES

- TWO COATS 4" PAINTED WHITE PARKING LINES.
- RESTRIPE THE SOUTHBOUND MORRIS STREET APPROACH TO CREATE TWO 15-FOOT LANES (ONE OUTBOUND AND ONE INBOUND), AND IF NEEDED, RE-INSTALL THE TRAFFIC SIGNAL DETECTOR POSITION. PAVEMENT MARKINGS PER CITY OF SEBASTOPOL DETAIL STD. NO. R-5.4
- ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC APPLIED PER CALTRANS STANDARDS.

| | | | | | | | | | |
|--|--|--|--|---|---|---|---|---|--|
| | | | | | | | | | |
| <p>EXTERIOR COLOR SCHEME 1</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA898 Arctic White</p> <p>TRIM COLOR: Timberline - Charcoal</p> <p>ROOF COLOR: KMA547 Naughty Hottie</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXISTING IN FA...</p> <p>PROPOSED 25' WIDE ACCESS EASEMENT IN FAVOR OF APN 004-063-017</p> <p>APN 004-063-039 WILLS CATHERINE</p> <p>APN 004-063-035 RAND ENTERPRISES</p> <p>APN 004-063-037 SEBASTOPOL HOTEL</p> <p>APN 004-072-014 CITY OF SEBASTOPOL</p> | <p>EXTERIOR COLOR SCHEME 2</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA898 Arctic White</p> <p>TRIM COLOR: Timberline - Charcoal</p> <p>ROOF COLOR: KMA547 Naughty Hottie</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 3</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA898 Arctic White</p> <p>TRIM COLOR: Timberline - Charcoal</p> <p>ROOF COLOR: KMA547 Naughty Hottie</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 4</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA892 Silver Strand Beach</p> <p>TRIM COLOR: KMA898 Arctic White</p> <p>ROOF COLOR: Timberline - Charcoal</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 5</p> <p>PRODUCT: Benjamin Moore (Can Benjamin Moore Color Match)</p> <p>MFG: KMA898 Arctic White</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA898 Arctic White</p> <p>TRIM COLOR: Timberline - Charcoal</p> <p>ROOF COLOR: KMA547 Naughty Hottie</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 6</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA892 Silver Strand Beach</p> <p>TRIM COLOR: KMA898 Arctic White</p> <p>ROOF COLOR: Timberline - Charcoal</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 7</p> <p>PRODUCT: Benjamin Moore (Can Benjamin Moore Color Match)</p> <p>MFG: KMA898 Arctic White</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA898 Arctic White</p> <p>TRIM COLOR: Timberline - Charcoal</p> <p>ROOF COLOR: KMA547 Naughty Hottie</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | <p>EXTERIOR COLOR SCHEME 8</p> <p>PRODUCT: Kelly Moore</p> <p>MFG: KMA892 Silver Strand Beach</p> <p>FIELD COLOR 1: KMA898 Arctic White</p> <p>FIELD COLOR 2: KMA892 Silver Strand Beach</p> <p>TRIM COLOR: KMA898 Arctic White</p> <p>ROOF COLOR: Timberline - Charcoal</p> <p>DOOR COLOR: KMA547 Naughty Hottie</p> | |



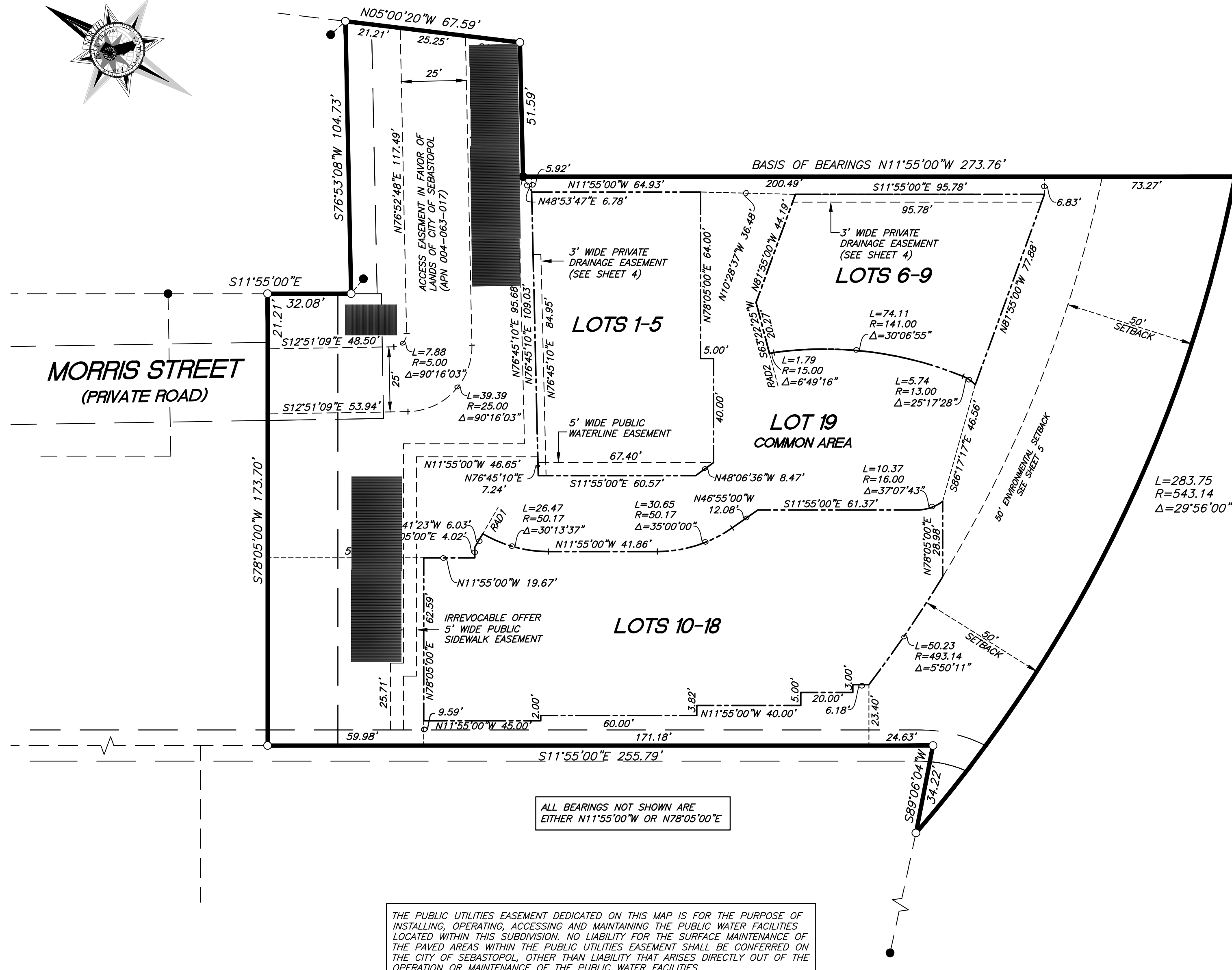
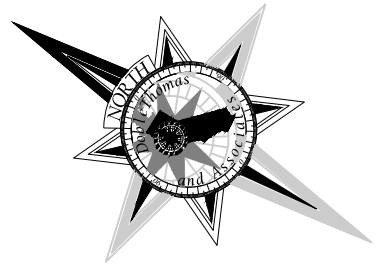
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| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|--------------------|----|------|------|
| | | | | |
| | | | | |

BARLOW CROSSINGS TOWNHOMES
 6737 SEBASTOPOL AVENUE
 SITE PLAN
 MATT VAN HEUSEN
 PO BOX 3467, SANTA ROSA, CA 95402

| | |
|----------|-----------------|
| DRAWN | GG |
| CHECK | KD |
| APPROVED | RLW |
| DATE | 06/15/2020 |
| JOB No. | 9054.00/9557.00 |
| SHEET | 4 OF 11 |

GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



ALL BEARINGS NOT SHOWN ARE EITHER N11°55'00"W OR N78°05'00"E

THE PUBLIC UTILITIES EASEMENT DEDICATED ON THIS MAP IS FOR THE PURPOSE OF INSTALLING, OPERATING, ACCESSING AND MAINTAINING THE PUBLIC WATER FACILITIES LOCATED WITHIN THIS SUBDIVISION. NO LIABILITY FOR THE SURFACE MAINTENANCE OF THE PAVED AREAS WITHIN THE PUBLIC UTILITIES EASEMENT SHALL BE CONFERRED ON THE CITY OF SEBASTOPOL, OTHER THAN LIABILITY THAT ARISES DIRECTLY OUT OF THE OPERATION OR MAINTENANCE OF THE PUBLIC WATER FACILITIES.

LOT DETAILS AND MONUMENTATION-SEE SHEET 4

LEGEND/ABBREVIATIONS/NOTES

- Lands of WRI BARLOW, LLC Doc# 2019081884
- LOT LINE THIS MAP
- OTHER EXISTING BOUNDARY LINE
- NEW EASEMENT AS INDICATED
- EXISTING EASEMENT AS INDICATED ON SHEET 2
- RANDOM DIMENSION LINE
- FOUND IP AS SHOWN PER (R2)
- SET 1/2" REBAR WITH CAP STAMPED "THOMAS, PLS 5520"
- RAD1 S71°41'23"W
- RAD2 N63°22'25"E

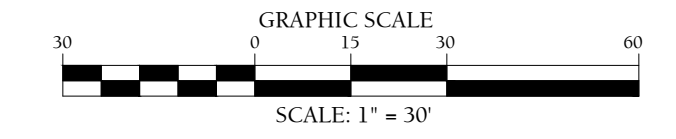
GENERAL NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET & DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER REPRESENTS EXISTING LOT CONFIGURATION PER (R1)
3. ALL TIE LINES ARE PERPENDICULAR, UNLESS NOTED OTHERWISE
4. LOT 19 IS A COMMON AREA PARCEL AND ALSO A PUBLIC UTILITY EASEMENT DEDICATED THIS MAP.

BARLOW CROSSINGS TOWNHOMES

6737 SEBASTOPOL AVENUE
CITY OF SEBASTOPOL, COUNTY OF SONOMA
STATE OF CALIFORNIA

BEING THE LANDS OF WRI BARLOW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PER DOCUMENT NUMBER 2019081884, SONOMA COUNTY RECORDS. ALSO BEING A PORTION OF THOSE CERTAIN LANDS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED IN BOOK 402 OF MAPS PAGE 16, SONOMA COUNTY RECORDS.



18 LOTS PLUS ONE COMMON AREA LOT ASSESSOR'S PARCEL No. 004-063-036

LACO
EUREKA • UKIAH • SANTA ROSA

| | |
|-----------|-----------|
| FILE No. | 9054.00 |
| DATE: | MAY. 2020 |
| SHEET No. | OF |
| 3 | 5 |

Document # 2008015602
EXISTING PUBLIC WATERLINE EASEMENT
IN FAVOR OF CITY OF SEBASTOPOL

(E) 8" WATER

E.V. CHARGER SEE
ELECTRICAL PLAN

PROPOSED 25' WIDE
ACCESS EASEMENT
IN FAVOR OF
APN 004-063-017

E.V. CHARGER SEE (O
ELECTRICAL PLAN

1-063-039
ATHERINE

LIGHT STANDARD

E.V. CHARGER SEE
ELECTRICAL PLAN

COTTAGE

1/2" UTILITY AND
EASEMENT
SEBASTOPOL

PARKING
3 SPACES

1

TRASH
ENCLOSURE PER
ARCHITECTURAL
PLANS

IRREVOCABLE
OFFER 5'
SIDEWALK
EASEMENT

5' PEDESTRIAN
GATE IN EXISTING
CHAIN LINK FENCE

CARPORT-10 SPACES

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PRIVATE
WATERLINE
EASEMENT

LANDSCAPE

EMERGENCY VEHICLE ACCESS

LOT 14

LOT 13

LOT 12

LOT 11

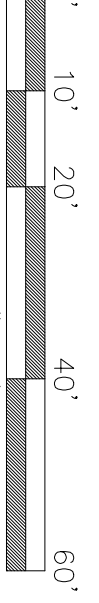
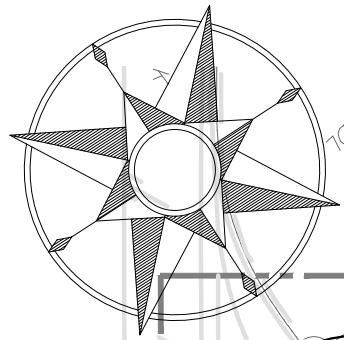
LOT 10

CARPORT-8 SPACES

EXISTING MAINTENANCE
ACCESS EASEMENT
IN FAVOR OF
CITY OF SEBASTOPOL
Document # 2000104341

IRREVOCABLE
OFFER 5'
SIDEWALK
EASEMENT

N



EXISTING BIKE & PEDESTRIAN

Document # 2008015602
EXISTING PUBLIC WATERLINE EASEMENT
IN FAVOR OF CITY OF SEBASTOPOL

(E) 8" WATER

E.V. CHARGER SEE
ELECTRICAL PLAN

PROPOSED 25' WIDE
ACCESS EASEMENT
IN FAVOR OF
APN 004-063-017

E.V. CHARGER SEE (O
ELECTRICAL PLAN
48" GATE
REMAIN)

1-063-039
ATHERINE

LIGHT STANDARD

E.V. CHARGER SEE
ELECTRICAL PLAN

COTTAGE

1/2" UTILITY AND
EASEMENT
SEBASTOPOL

PARKING
3 SPACES

PARKING-11 SPACES

25'

5' PEDESTRIAN
GATE IN EXISTING
CHAIN LINK FENCE

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

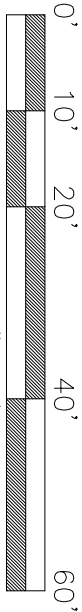
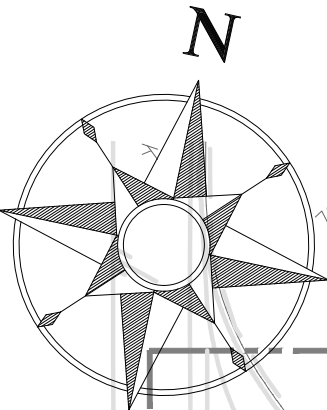
EXISTING MAINTENANCE
ACCESS EASEMENT
IN FAVOR OF
CITY OF SEBASTOPOL
Document # 2000104341

IRREVOCABLE
OFFER 5'
SIDEWALK
EASEMENT

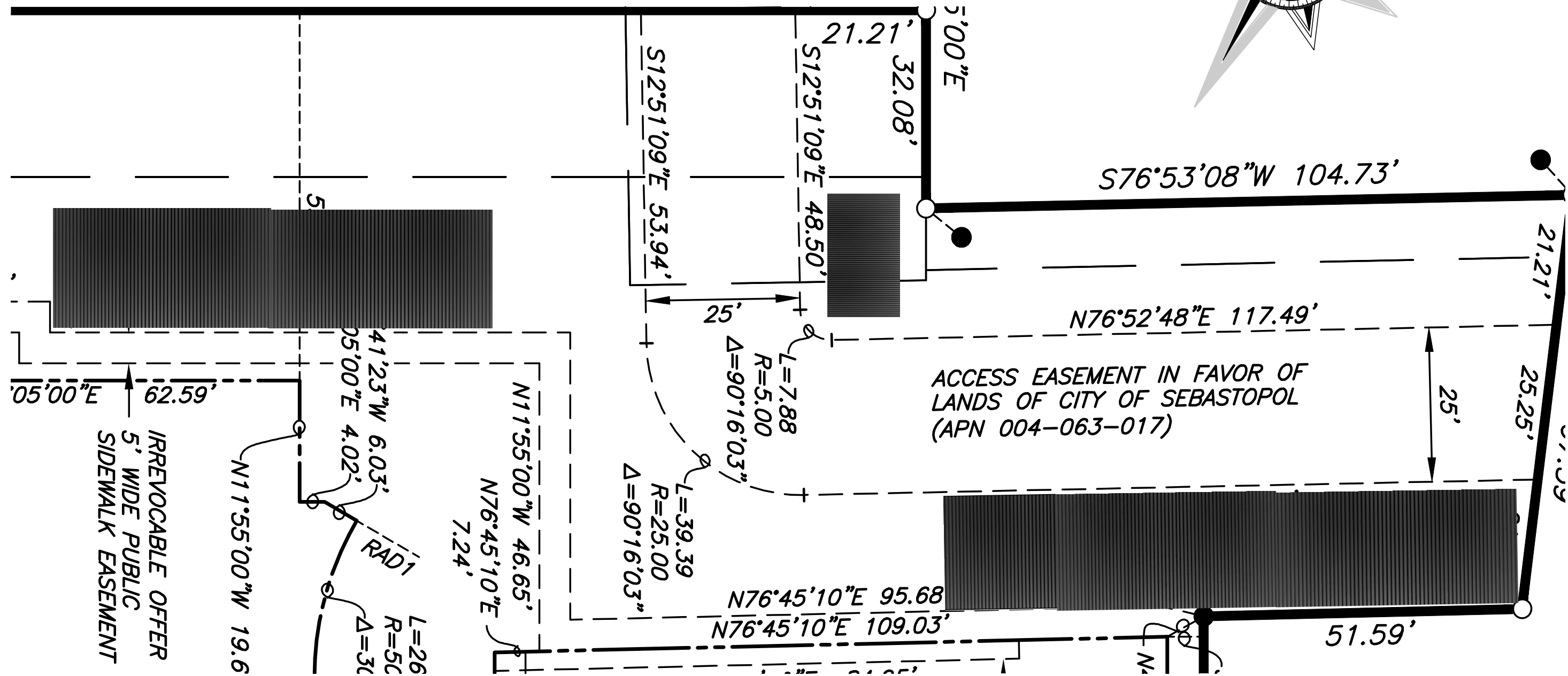
IRREVOCABLE
OFFER 5'
SIDEWALK
EASEMENT

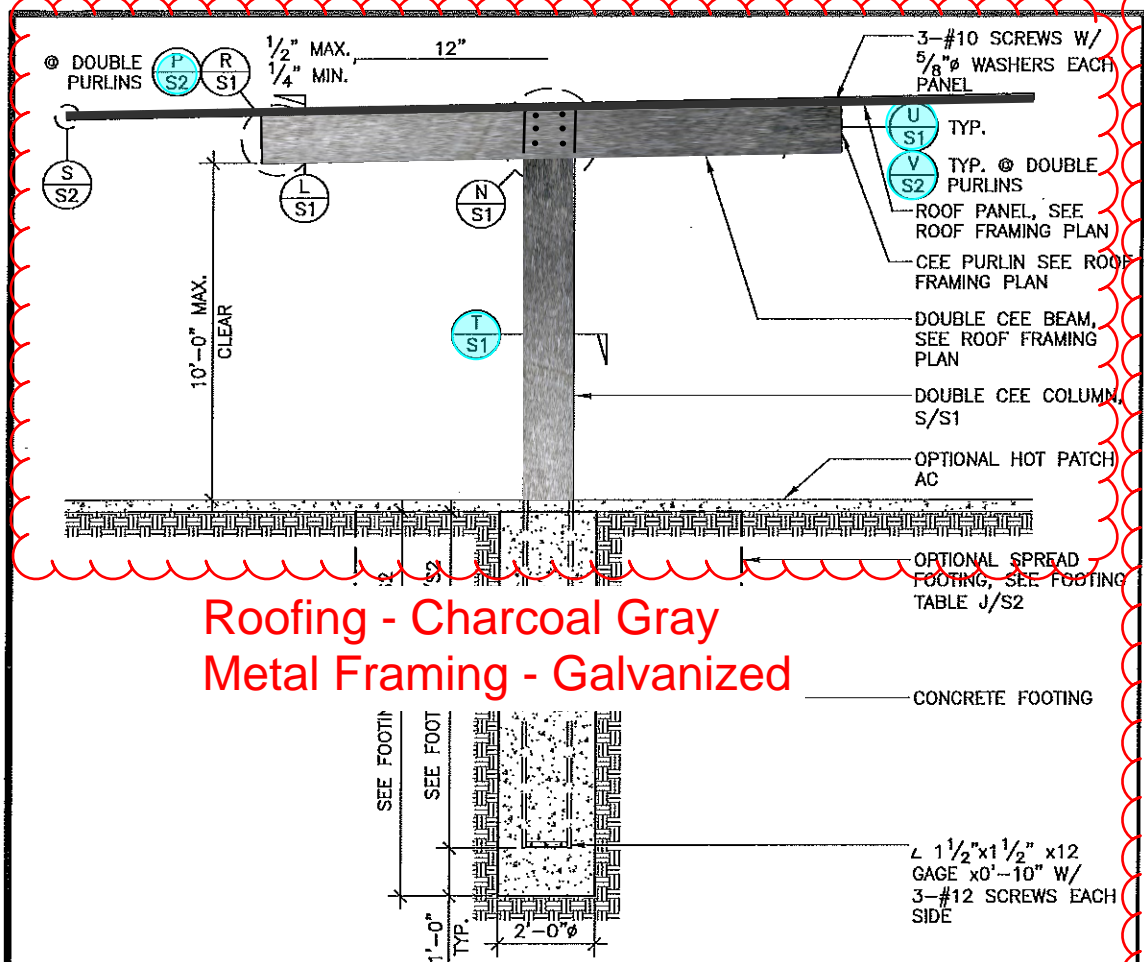
EMERGENCY VEHICLE ACCESS

EXISTING BIKE & PEDESTRIAN

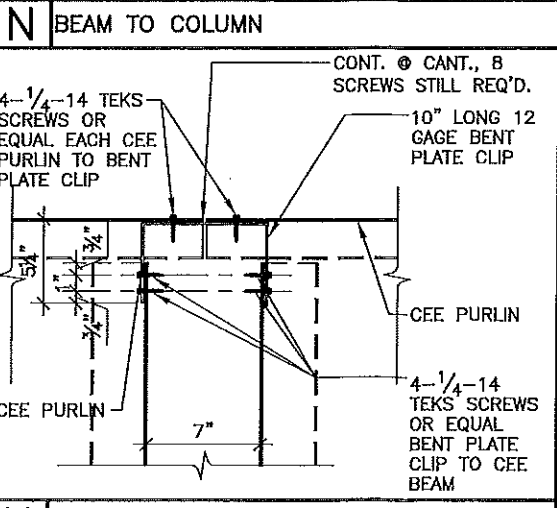
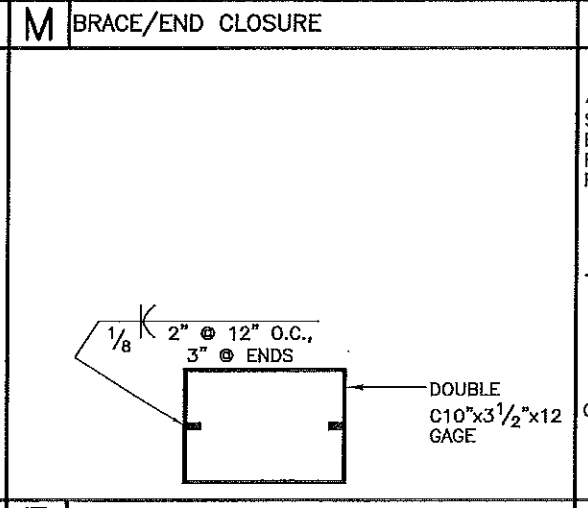
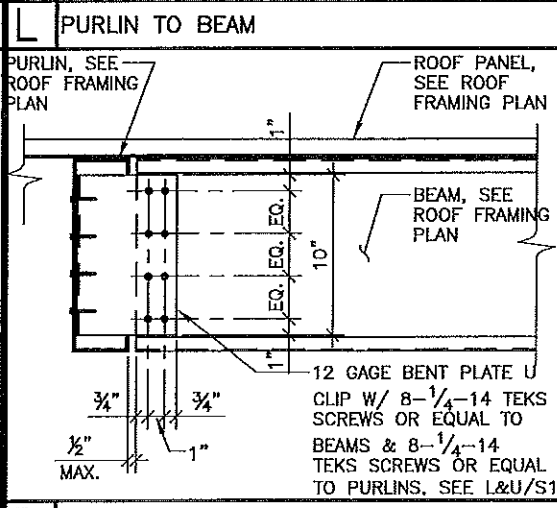
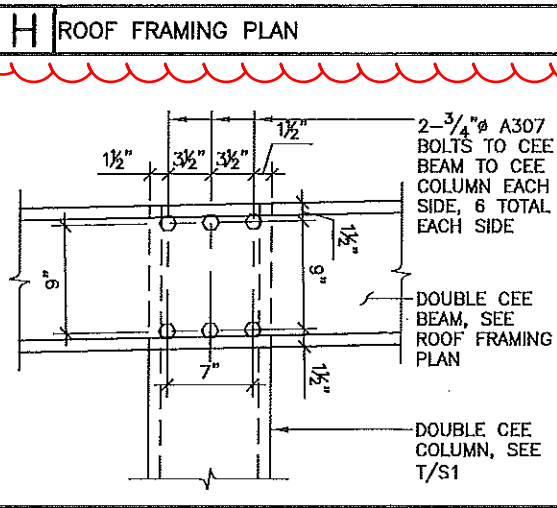
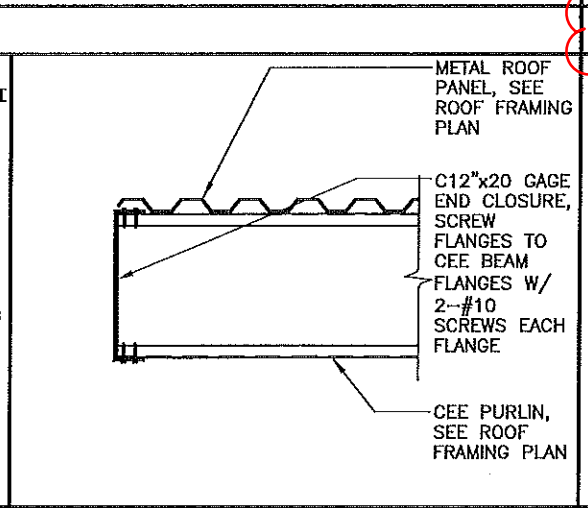
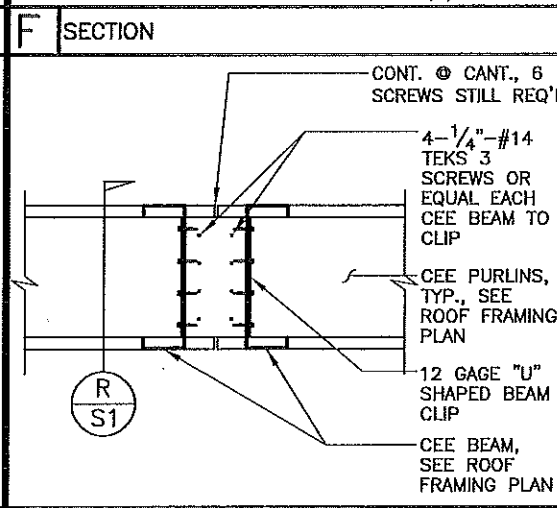
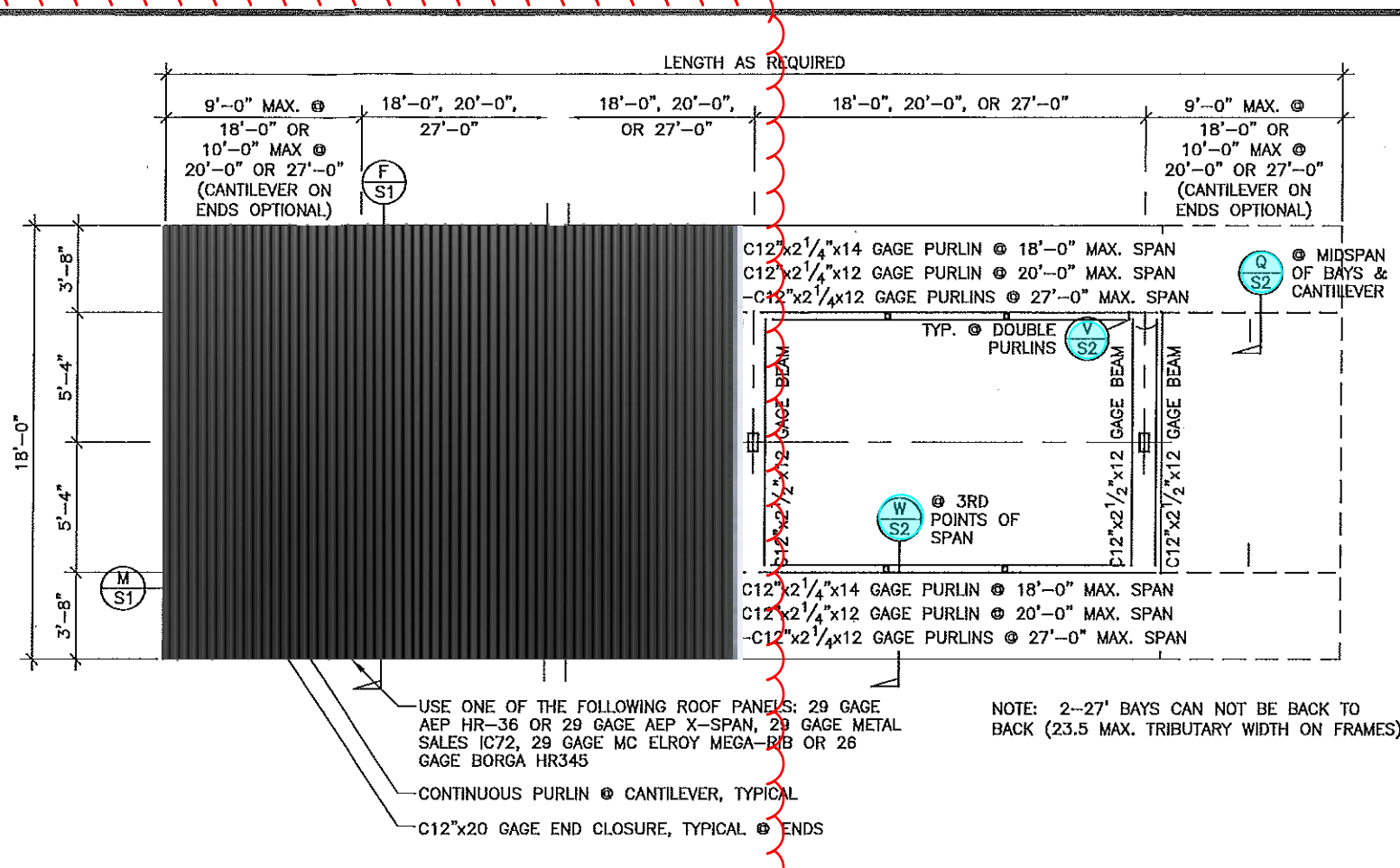


SCALE: 1"=20'





Roofing - Charcoal Gray
 Metal Framing - Galvanized



GENERAL NOTES
 ALL DIMENSIONS ARE TO BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWING, ALL WORK SHALL CEASE AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, THE ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE BOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
 THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
 ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES ABSOLVES SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.

SPECIFICATIONS
 1. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT AGE 28 DAYS (2500 PSI DESIGN).
 2. CONSTRUCTION JOINTS - THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE REMOVED PRIOR TO PLACING ADJOINING CONCRETE.
 3. ALL LIGHT GAGE STEEL SHALL CONFORM TO AN ASTM SPEC. AS PROVIDED FOR IN AISI AND HAVE A MINIMUM Fy=55 KSI.
 4. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPEC. A-36. STEEL PIPE SHALL CONFORM TO ASTM SPEC. A-53. STEEL TUBES SHALL CONFORM TO ASTM SPEC. A-500, GRADE "B".
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 8. ALL WELDS SHALL CONFORM TO THE 14TH EDITION OF THE AISC MANUAL, PAGES 8-34 TO 8-64.
 9. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD BY QUALIFIED WELDERS.
 10. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
 11. ALL METHODS OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE.
 12. DESIGN CRITERIA:
 RISK CATEGORY = I
 ROOF LIVE LOAD = 20 PSF (BASIC)
 WIND LOAD - OPEN STRUCTURES
 100 MPH EXPOSURE "C" I = 1.0
 Kd = 0.85 Kz = 0.85 K2 = 1.0
 qh = 11.10 PSF (FOR WORKING STRESS)
 SEISMIC - OSMF, G2 PER TABLE 12.2.1
 SEISMIC DESIGN CATEGORY = D I = 1.0
 Ss = 1.5 S1 = 1.3 Sds = 1.0 Sd1 = 1.3
 R = 1.25/0.7 (FOR WORKING STRESS)
 SOIL SITE CLASS = D Ct = 0.028 hn = 11.5
 x = 0.8 T = C(Im)^(1/4) = 0.198 V = 0.550xW
 13. ALLOWABLE SOIL BEARING IS BASED ON 1500 PSF & PASSIVE AT 100 PCF x 2 PER CBC TABLE 1806.2 & SECTION 1806.3.4. SKIN FRICTION IS EQUAL TO 1500/6=250 PSF.

REGISTERED PROFESSIONAL ENGINEER
 BEARD ROMER
 EXP. 3-31-20
 S237
 STRUCTURAL
 STATE OF CALIFORNIA

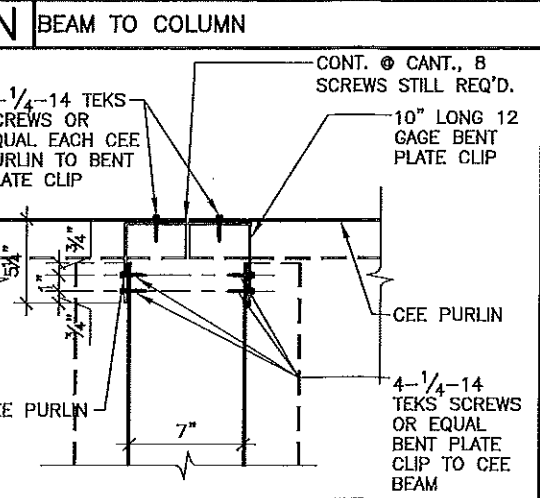
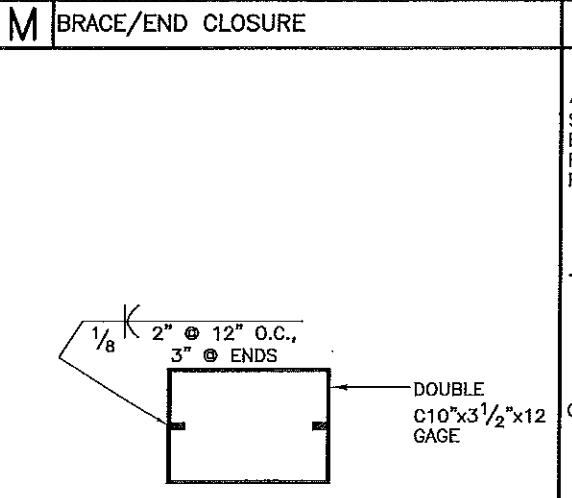
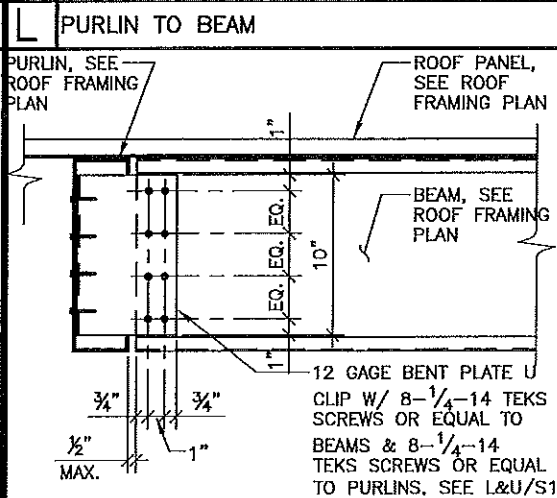
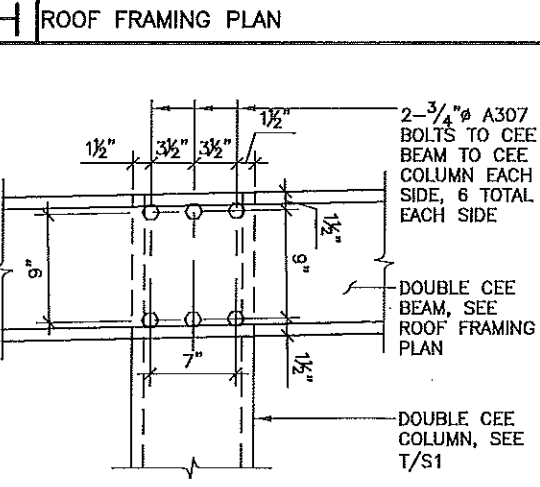
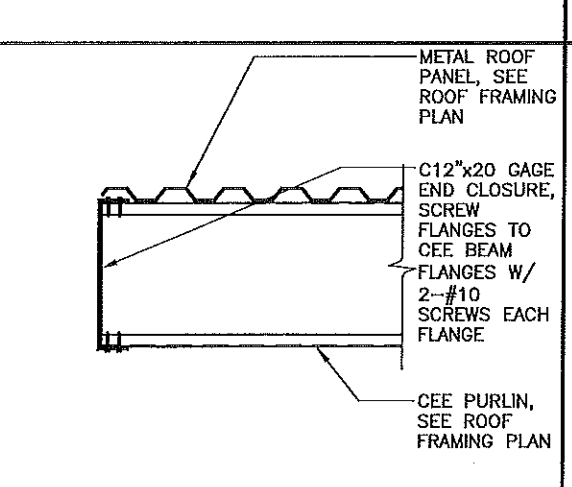
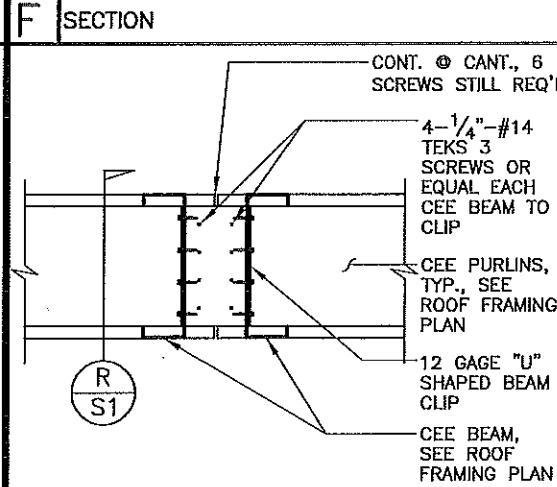
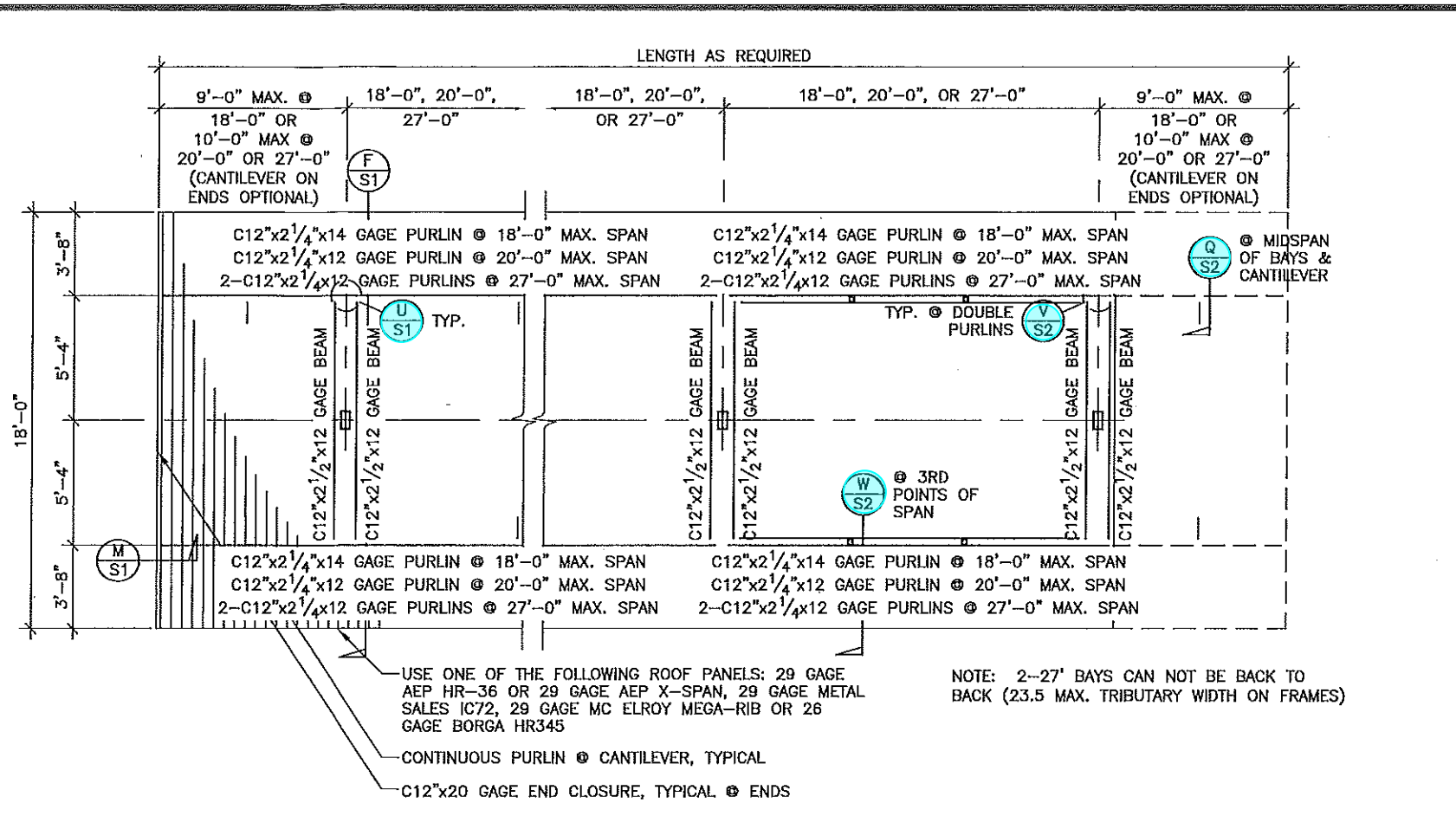
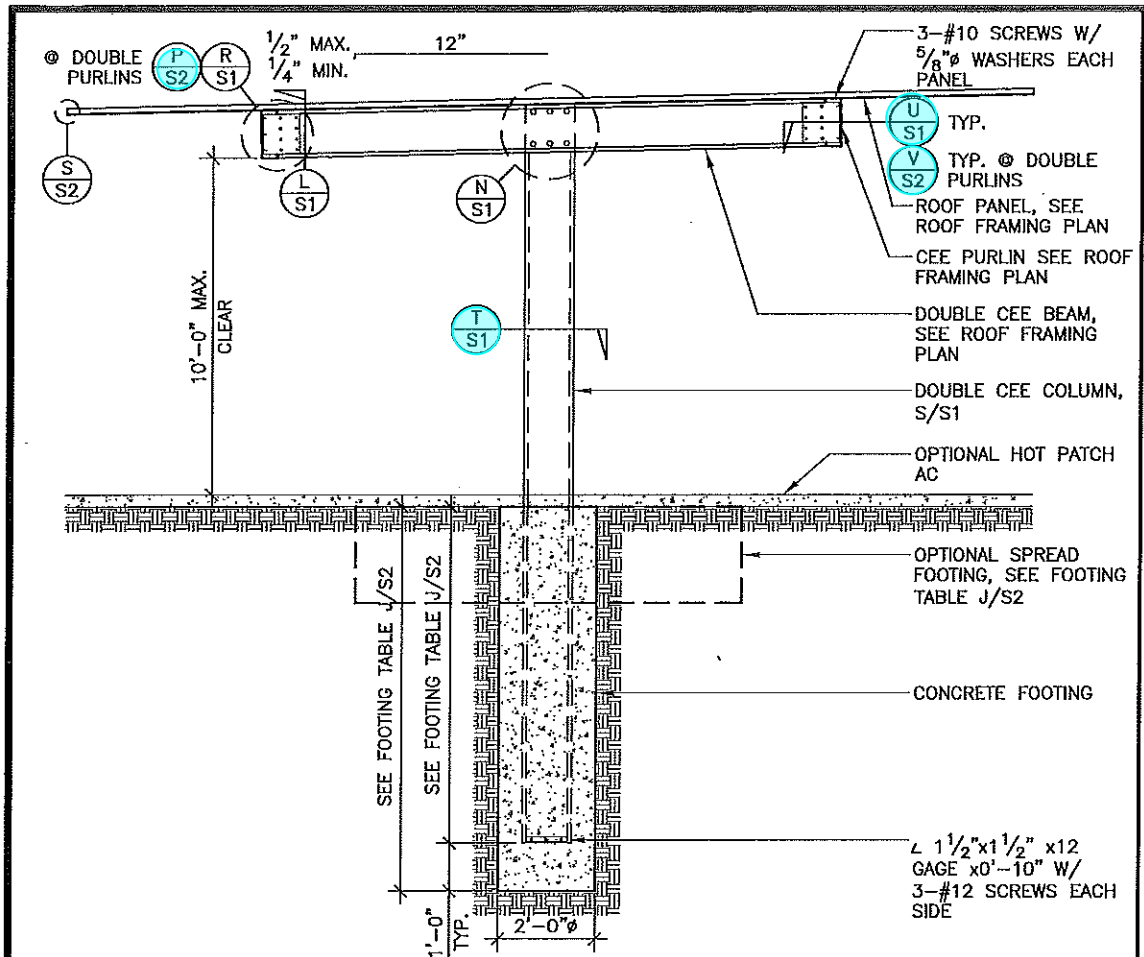
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erard
 Romer and Associates
 STRUCTURAL ENGINEERS

PROJECT: BARLOW TOWNHOMES
 6227 SEASIDE AVE, SEASIDE, CA
 VALLEY CARPORTS SINGLE POLE CARPORT
 SP18-20LL/100C(120B)/Ss=1.5,S1=1.3

DWN BY: B.G.H. CHD BY: G.B.H.
 DATE: 2/9/19
 PROJECT NO: 19240
 DRAWING TITLE: ROOF FRAMING PLAN
 SECTION: DETAILS
 GENERAL NOTES & SPECIFICATIONS
 SHEET NUMBER: S1
 OF 2 SHEETS



R PURLIN TO BEAM

T COLUMN SECTION

U PURLIN TO BEAM

GENERAL NOTES

ALL DIMENSIONS ARE TO BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWING, ALL WORK SHALL CEASE AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, THE ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE BOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES ABSOLVES SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.

SPECIFICATIONS

- ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT AGE 28 DAYS (2500 PSI DESIGN).
- CONSTRUCTION JOINTS - THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE REMOVED PRIOR TO PLACING ADJOINING CONCRETE.
- ALL LIGHT GAGE STEEL SHALL CONFORM TO AN ASTM SPEC. AS PROVIDED FOR IN AISI AND HAVE A MINIMUM Fy=55 KSI.
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SOIL SITE CLASS = D Ct = 0.028 hn = 11.5
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W GENERAL NOTES & SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER
GERALD POMER
EXP. 3-31-20
S237
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STATE OF CALIFORNIA

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HOLLAND, TX, 76634

Ph: (659) 734-6676
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Gerald Pomer and Associates
STRUCTURAL ENGINEERS

PROJECT: **BARLOW TOWNHOMES**
6227 SEASIDE AVE, SEASIDE, CA
VALLEY CARPORTS SINGLE POLE CARPORT
SP18-20LL/100C(120B)/Ss=1.5,S1=1.3

DWN BY: B.G.H. CHD BY: G.B.H.
DATE: 2/9/19
PROJECT NO: 19240

DRAWING TITLE: **ROOF FRAMING PLAN SECTION DETAILS GENERAL NOTES & SPECIFICATIONS**

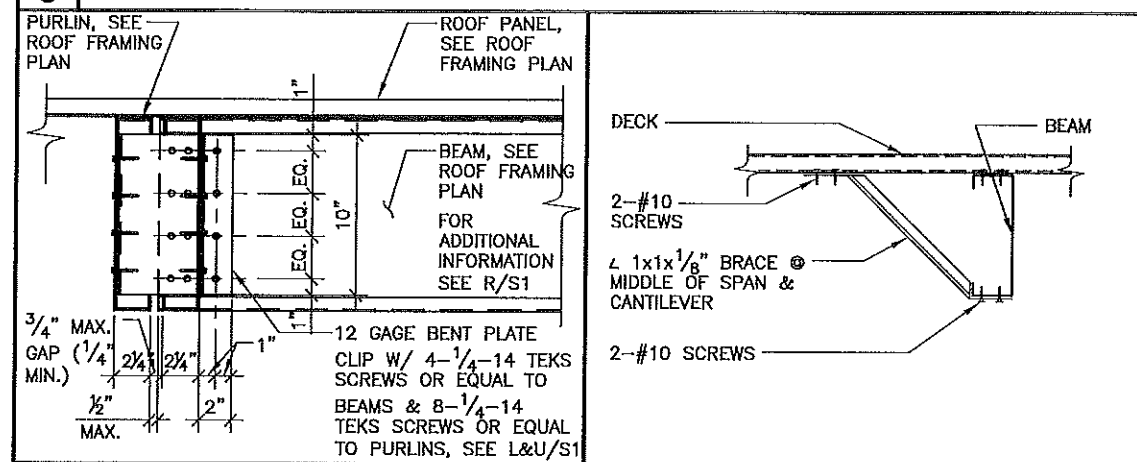
SHEET NUMBER: **S1**
OF 2 SHEETS



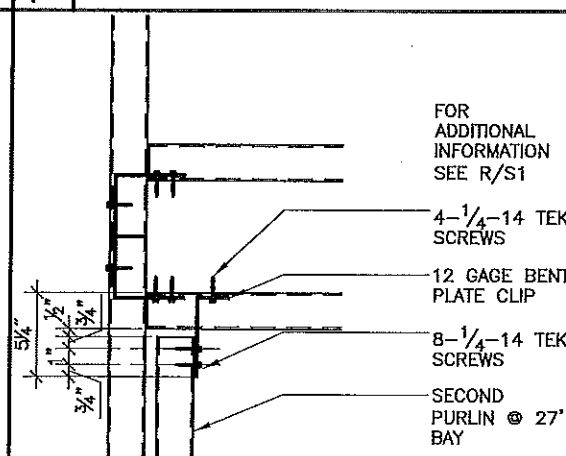
| TRIBUTARY WIDTH ¹ | POLE FOOTING | | COLUMN EMBEDMENT | OPTIONAL SPREAD FOOTING ² | | |
|------------------------------|--------------|--------|------------------|--------------------------------------|-------|--------------------------|
| | SIZE | DEPTH | | SIZE | DEPTH | REINFORCING ³ |
| | 10' | 2'-0"φ | | 4'-8" | 3'-8" | 4'-4" SQ. |
| 13.5' | 2'-0"φ | 5'-0" | 4'-0" | 4'-10" SQ. | 2'-0" | 6-#5 |
| 18' | 2'-0"φ | 5'-5" | 4'-5" | 5'-7" SQ. | 2'-0" | 6-#5 |
| 20' | 2'-0"φ | 5'-6" | 4'-6" | 5'-10" SQ. | 2'-0" | 6-#5 |
| 23.5' | 2'-0"φ | 5'-8" | 4'-8" | 6'-2" SQ. | 2'-0" | 6-#5 |

1. TRIBUTARY WIDTH IS 1/2 THE COLUMN SPACING ON BOTH SIDES OF THE COLUMN, OR WITH A CANTILEVER USE THE WHOLE CANTILEVER LENGTH AND 1/2 THE COLUMN SPACING ON OPPOSITE SIDE.
2. PROVIDE ∠ 2"x2"x3/16"x2'-0" LONG EACH SIDE OF COLUMN W/ 4-1/4-14 TEK SCREWS, SEE U/S2.
3. THE REINFORCING IS EACH WAY, TOP & BOTTOM.

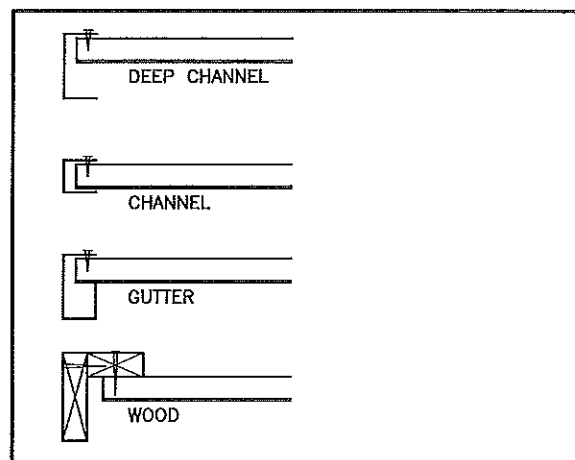
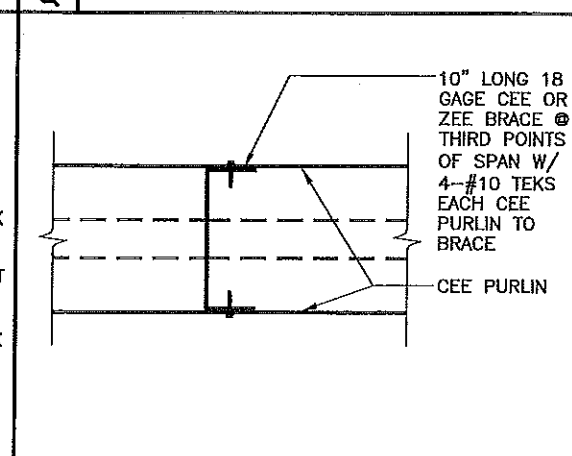
J FOOTING TABLE



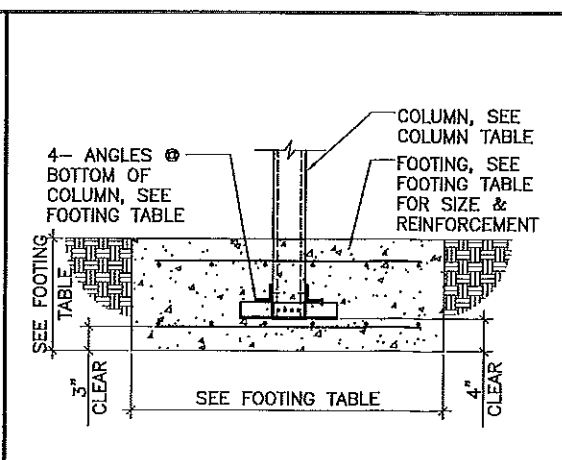
P PURLIN TO BEAM



Q BRACE



S OPTIONAL FASCIAS



U FOOTING

V OPTIONAL FASCIAS

W BRACE

16765 SYPERT SCHOOL RD.
HOLLAND, TX 76684

erand
omer and Associates
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PROJECT:
SERPENT POLE TOWNHOMES
627 SERPENT POLE AVE, SERPENT, CA
VALLEY CARPORTS SINGLE POLE CARPORT
SP18-20LL/100C(120B)/Ss=1.5,S1=1.3

DWN BY: B.G.H. CHKD BY: G.B.H.
DATE: 12/1/19
PROJECT NO: 16240
DRAWING TITLE: DETAILS

SHEET NUMBER
S2
OF 2 SHEETS

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KATHERINE AUSTIN
AIA ARCHITECT

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707.529.5565

DAVIS TOWN HOMES
6737 Sebastopol Avenue, Sebastopol, Ca. 95472
APN 004-063-036

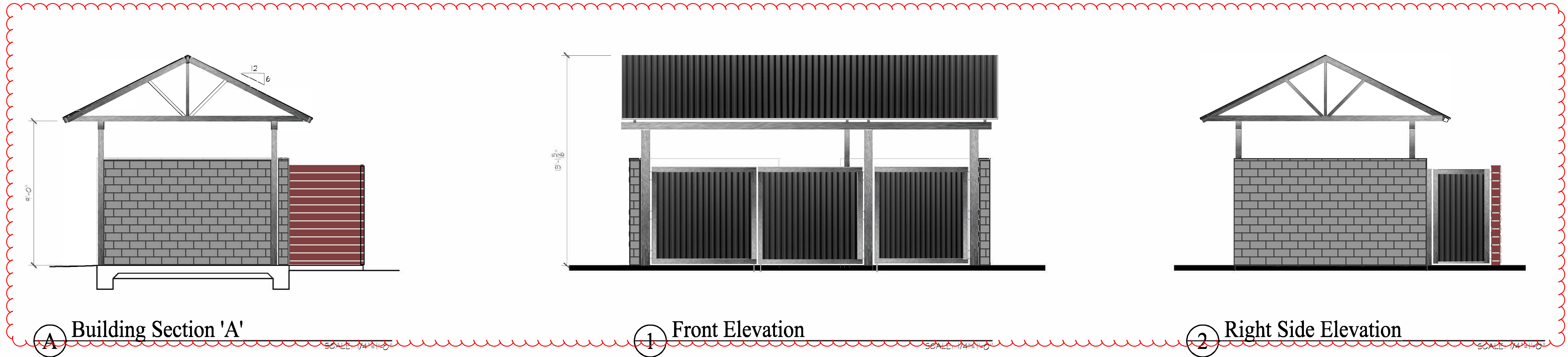
Daniel Davis
1051 Todd Road
Santa Rosa, Ca. 95407
707-975-0794

Trash Bin Enclosure Plans

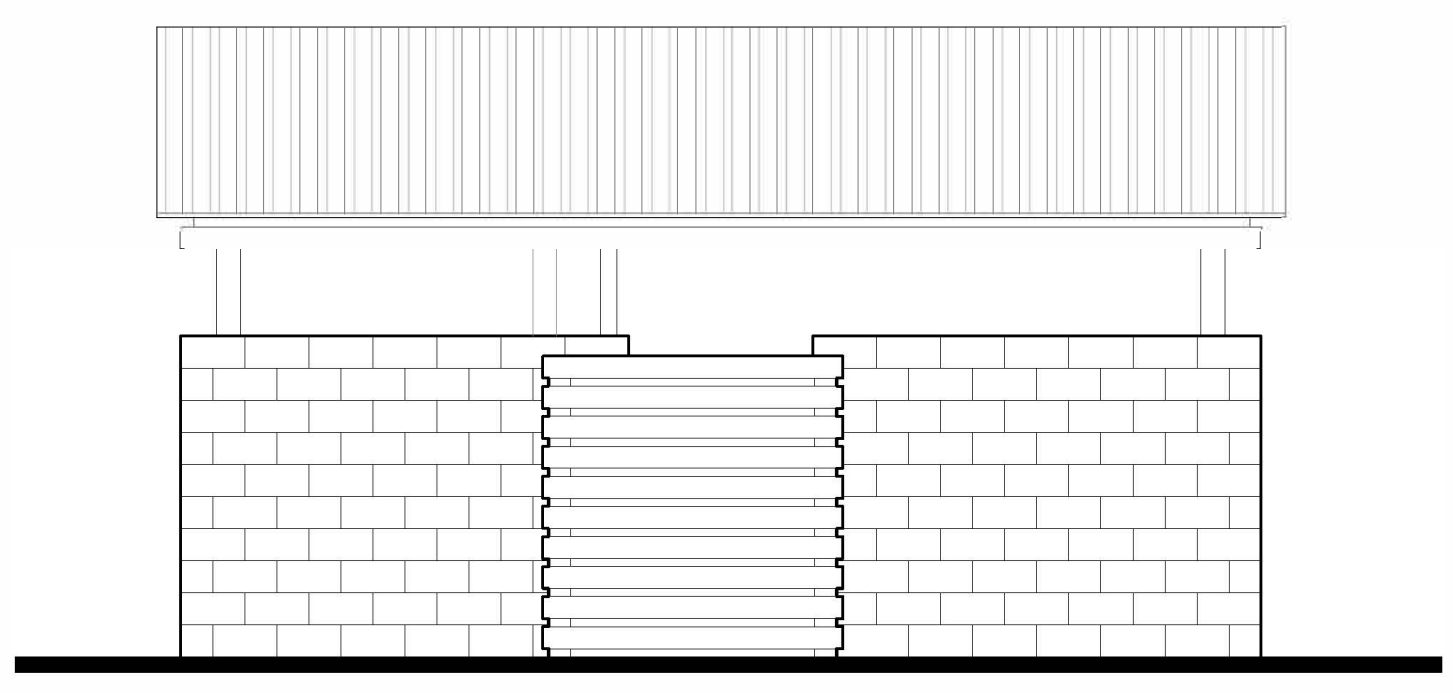
JOB NUMBER
Davis
DRAWN BY
D Taylor
DATE
Aug 30, 2019



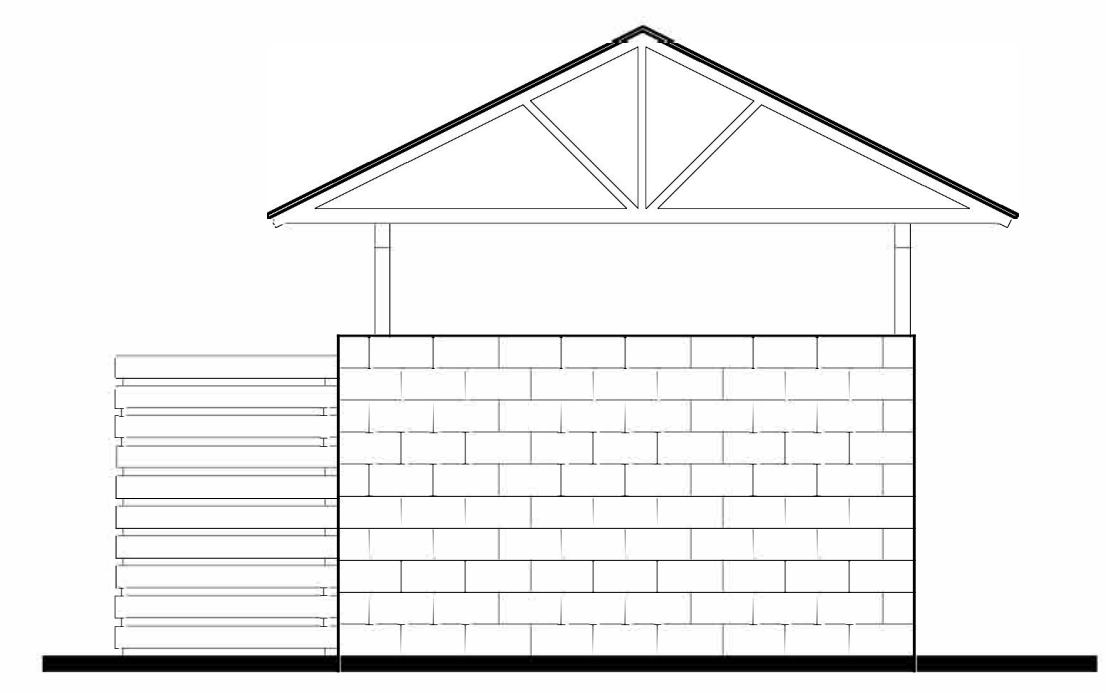
SHEET



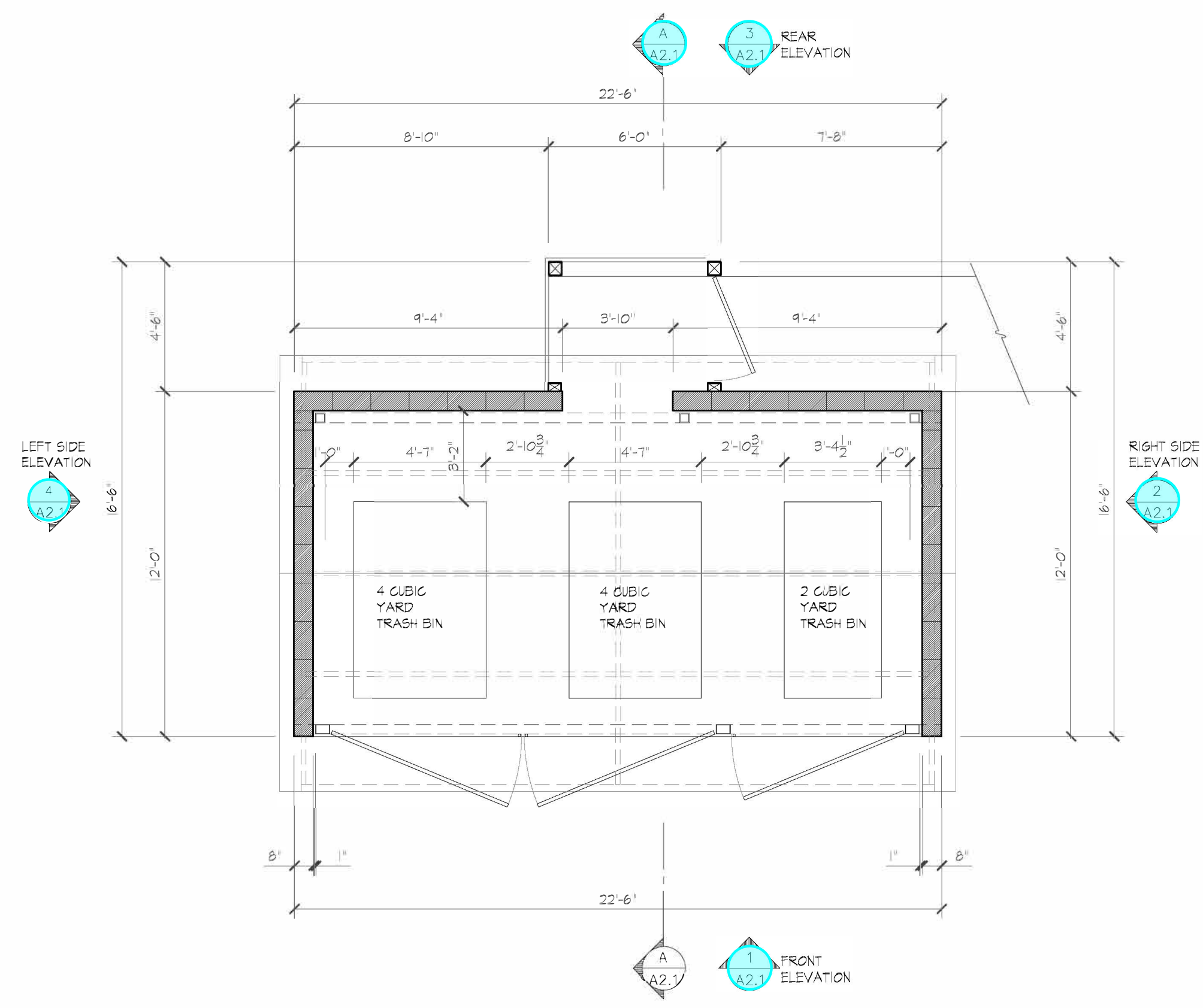
A Building Section 'A'
Roofing - Charcoal Gray
Metal Framing - Galvanized
Wood Screen - Redwood Panels
Walls - Stacked Concrete 'Cinder' Blocks



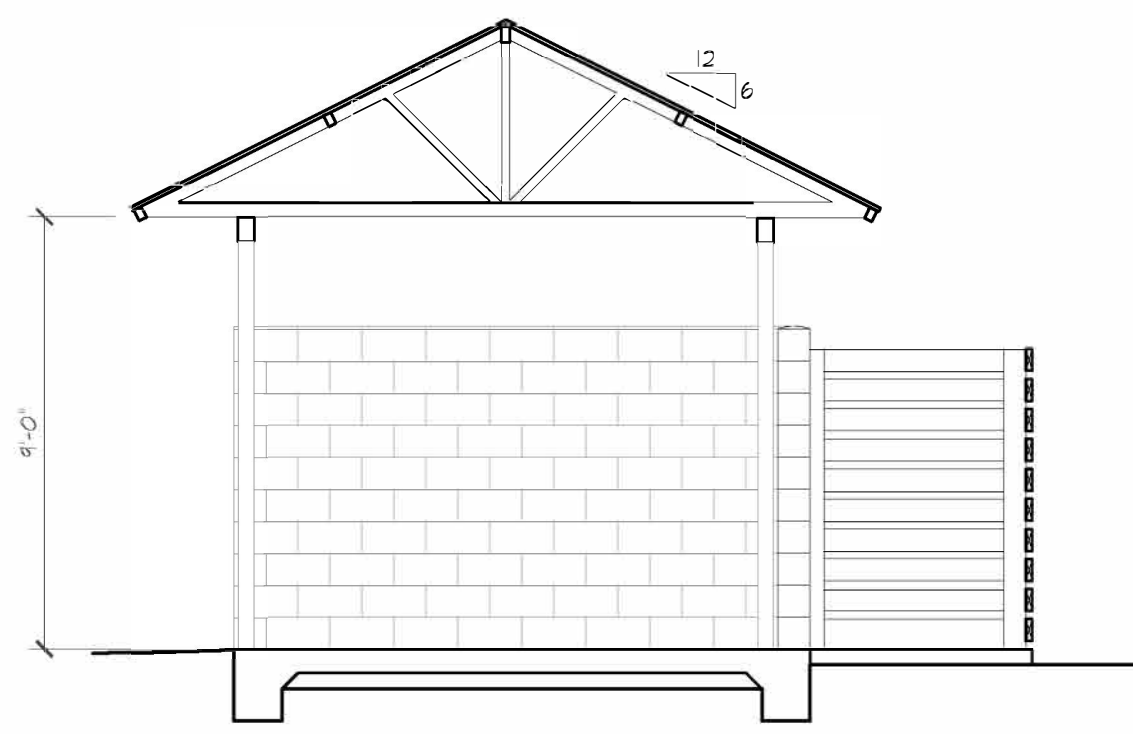
3 Rear Elevation
SCALE: 1/4"=1'-0"



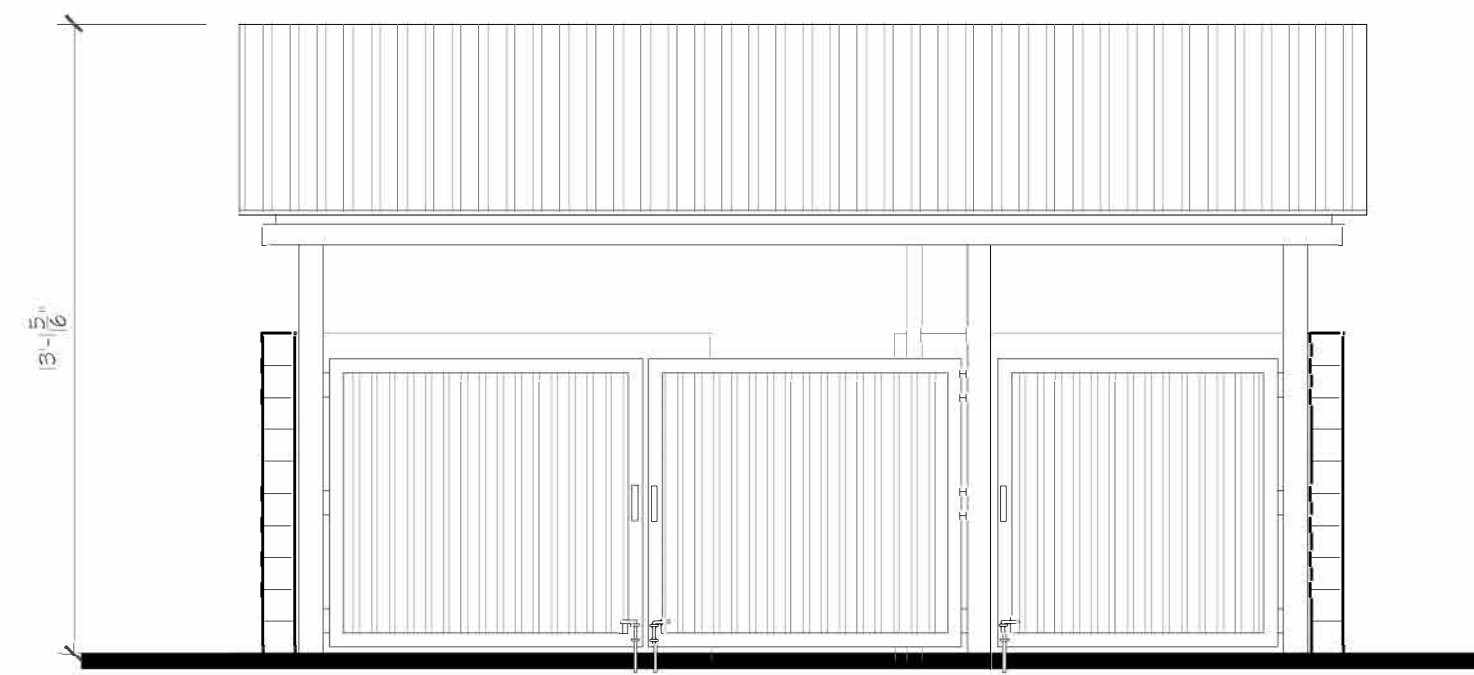
4 Left Side Elevation
SCALE: 1/4"=1'-0"



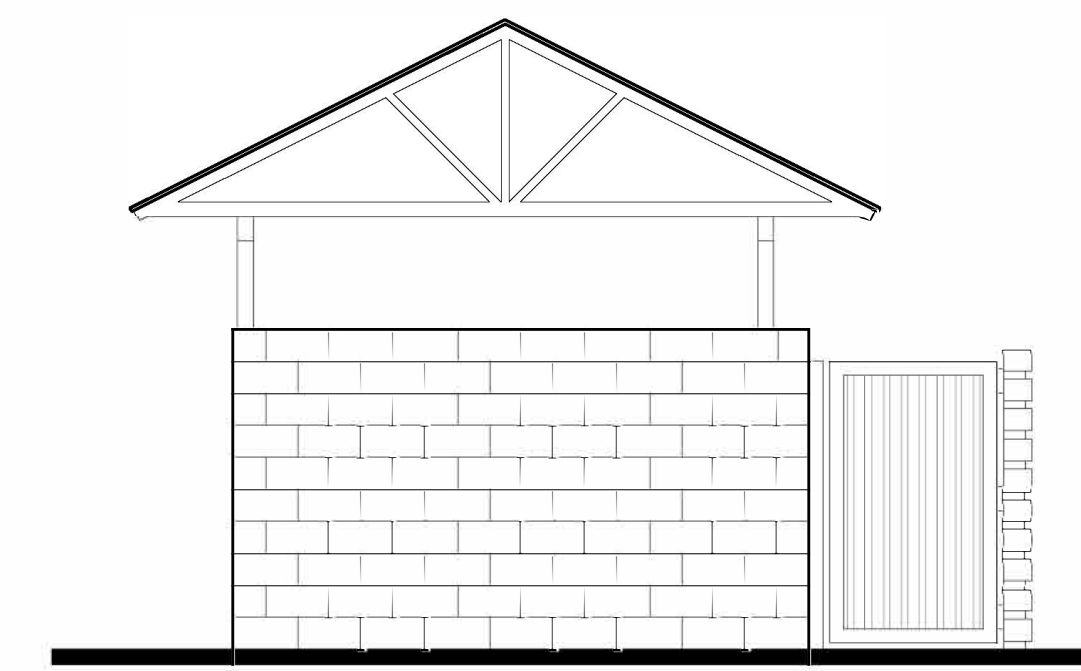
Floor Plan
SCALE: 1/4"=1'-0"



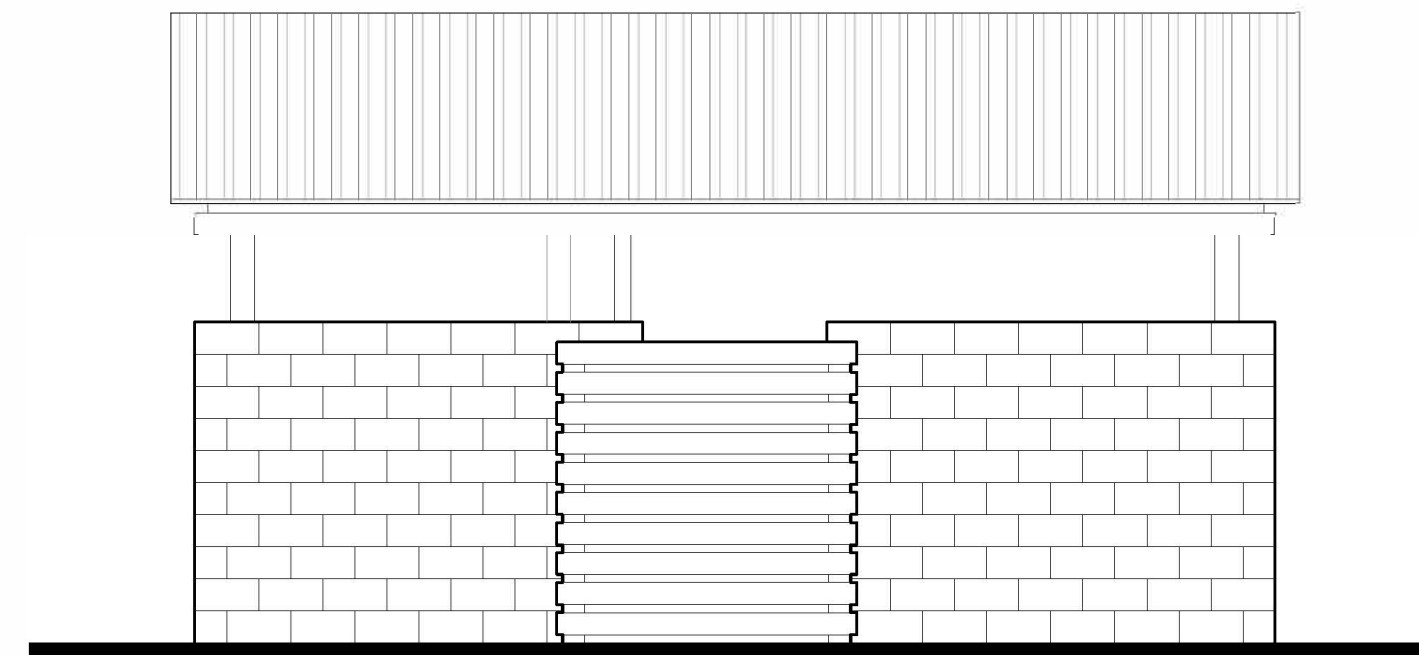
A Building Section 'A' SCALE: 1/4"=1'-0"



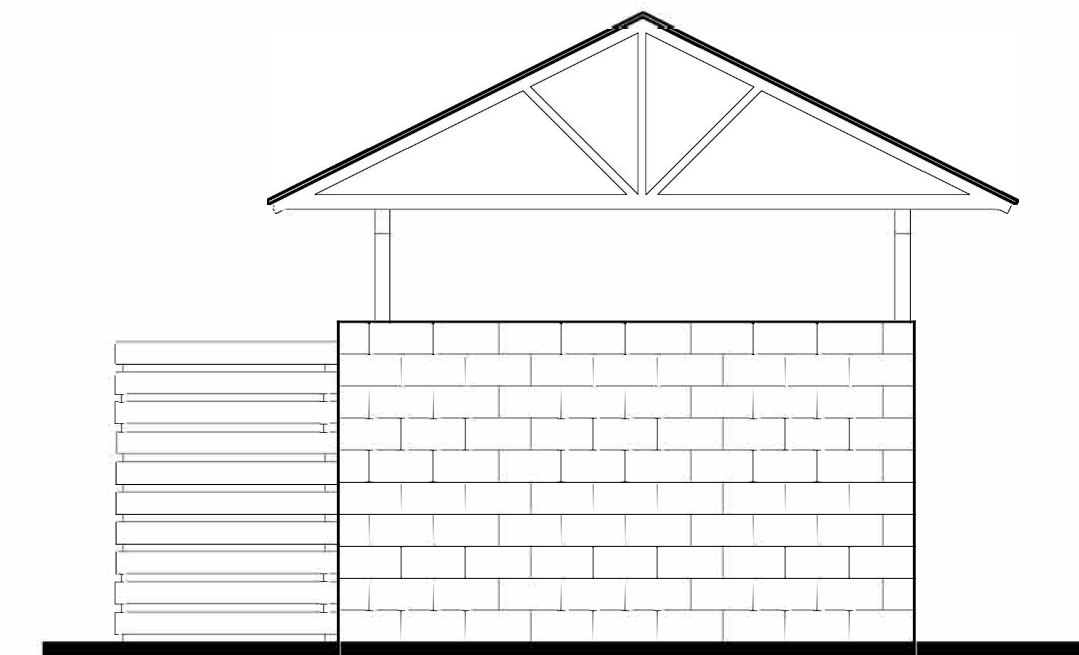
1 Front Elevation SCALE: 1/4"=1'-0"



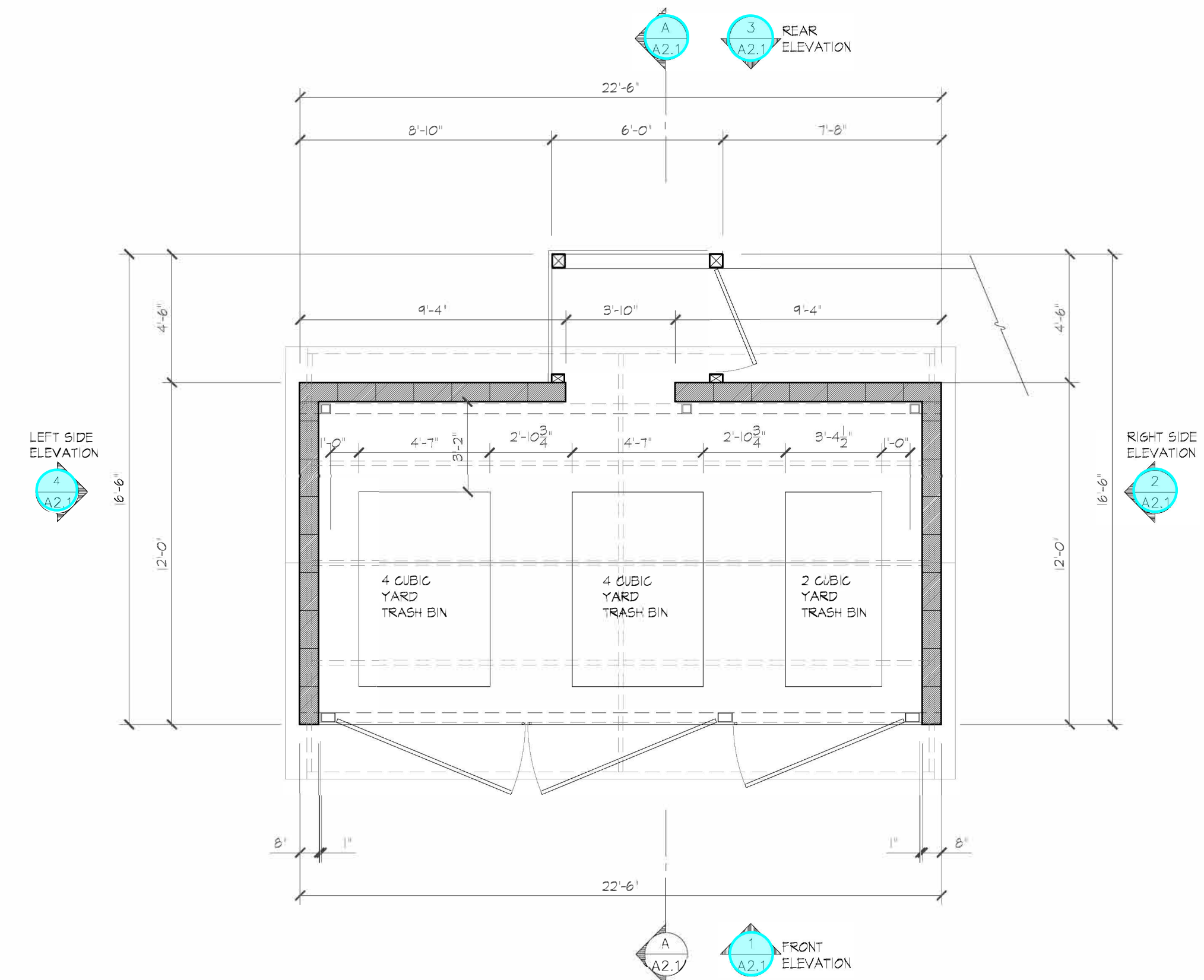
2 Right Side Elevation SCALE: 1/4"=1'-0"



3 Rear Elevation SCALE: 1/4"=1'-0"



4 Left Side Elevation SCALE: 1/4"=1'-0"



5 Floor Plan SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|-----------|----|
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**KATHERINE AUSTIN
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DAVIS TOWN HOMES
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APN 004-063-036

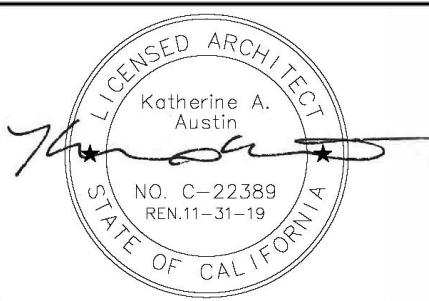
Daniel Davis
1051 Todd Road
Santa Rosa, Ca. 95407
707-975-0794

Trash Bin Enclosure Plans

JOB NUMBER
Davis

DRAWN BY
D Taylor

DATE
Aug 30, 2019



SHEET

Shades of Distinction



BRITE WHITE / REGAL WHITE *



ROMAN BLUE



CLAY



IVORY



SURREY BEIGE



PATRICIAN BRONZE



LIGHT STONE



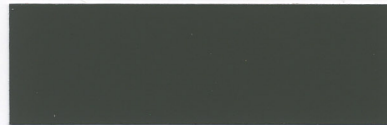
AUTUMN RED



MATTE BLACK



TUDOR BROWN



CHARCOAL



BRANDYWINE



EVERGREEN



HARTFORD GREEN

- ADDITIONAL COST WILL APPLY FOR DEEP TONE COLORS.
- AVAILABLE IN KYNAR 500® ONLY.



ALL COLORS ARE ENERGY STAR COMPLIANT.

*BRITE WHITE IS SILICONIZED POLYESTER. REGAL WHITE IS KYNAR 500®

EXHIBIT B
FINAL CONDITIONS OF APPROVAL

Use Permit for solely-residential development in a commercial district, Planned Community Zoning Designation, Visual Resource Analysis Study Approval, Tentative Subdivision Map, and Adoption of a Mitigated Negative Declaration
6737 Sebastopol Avenue
APN 004-063-036, File 2018-82

Conditions of Approval:

1. Plans and elevations shall be in substantial conformance with plans prepared by Katherine Austin, and date-stamped received on December 19, 2018, and on file at the City of Sebastopol Planning Department, except as modified herein or by the Design Review Board. Any modifications to the plans shall be reviewed and approved by Staff prior to modification.
2. No additions to habitable space shall be allowed. Additions to exterior decks, porches, and patios, as well as accessory structures, shall be subject to the development standards included in Exhibit A Findings for Approval.
3. The Final Map submitted for review and approval shall be substantially consistent with the Tentative Map approval which is granted for 18 residential townhouse lots; common parcel areas for parking and vehicle egress, and pedestrian and bicycle access; common landscaped open space; emergency egress; and a restricted open space environmental buffer as indicated on the tentative map and these conditions.
4. The applicant shall provide an Irrevocable Offer of Dedication of the sidewalk extending from the Joe Rodota Trail to the east side of the property.
5. Aesthetics
 - a. Building height shall be limited to 2 stories.
 - b. Exterior colors shall be selected which blend with the natural surroundings. Final colors shall be approved by the Design Review Board. Any future modification of exterior colors shall require approval of the Planning Director prior to the application of such colors.
 - c. Plantings shall be included along the eastern property line, in addition to the proposed 6' fence, to provide additional screening.
 - d. Construction fencing shall be placed along the periphery of the Project Site on the north, east and west property lines to screen construction activity from view. The southern construction fencing shall run along the required 50 setback buffer from the Railroad Forest property and not from the property line.
 - e. Any signage will be minimal and will meet the City's Sign Ordinance guidelines as set forth in SMC 17.120. Signage lighting shall be restricted to external illumination, if applicable.
6. Air Quality
 - a. Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality

impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:

- i. All haul trucks transporting soil, sand, and other loose material off-site shall be covered.
- ii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per week. The use of dry power sweeping is prohibited.
- iii. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- iv. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- v. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- vi. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- vii. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

7. Biological Resources

- a. A 50-foot environmental setback from the south property line shall be maintained in perpetuity as a buffer to the environmental resources of the adjacent Railroad Forest property (APN 004-072-014). The open space area and this restriction shall be designated on the Final Map.
- b. No residential lots or structures shall be permitted inside the 50' setback buffer area. Passive recreation uses (pedestrian trails, benches, etc.) may be allowed with a Use Permit approved by the Planning Director.
- c. Maintenance of this 50' setback and buffer area shall include the following restrictions and requirements:
 - i. Submittal of a plan, to be incorporated into the CCR's for the project, for the maintenance and control of exotic plant species within this setback area. This plan shall be required with the Final Map application.
 - ii. The buffer area shall be replanted with native species appropriate to provide a buffer to the Railroad Forest area prior to final inspection.
 - iii. The removal and replanting plan shall be developed by, or reviewed and approved by, a qualified biologist and City Staff prior to issuance of a building permit.
 - iv. CCR's shall include provisions for post-construction maintenance and control of exotic plant species within this setback area.
 - v. CCR's shall include the prohibition of the development of walking paths, hardscapes, play structures, or accessory structures; or the placement of permanent fixtures or furniture within this buffer. Only restoration shall be permitted in the 50' buffer.

- vi. Stormwater maintenance requirements in Applicant materials are required and shall be included in the CCR's.
- d. During construction, heavy equipment undercarriages and tires be washed prior to entering the site in order to remove any invasive plant seeds.
 - i. Applicant shall submit a Construction Management Plan that includes the provision for cleaning of heavy equipment undercarriages and tires prior to entering the site in order to remove any invasive plant seeds.
- e. A pre-construction survey of on-site trees and trees within the immediate vicinity as determined by a qualified biologist, shall be required if project disturbances occur during the breeding season of the following special-status species: *Selaphorus sasin* (Allen's Hummingbird); *Botaurus lentiginosus* (American Bittern); *Pelecanus erythrorhynchos* (American White Pelican); *Nycticorax nycticorax* (Black-crowned Night-Heron); *Larus californicus* (Californian Gull); *Hydroprogne caspia* (Caspian Tern); *Accipiter cooperii* (Cooper's Hawk); *Phalacrocorax auratus* (Double-crested Cormorant); *Aquila chrysaetos* (Golden Eagle); *Ammodramus savannarum* (Grasshopper Sparrow); *Ardea herodias* (Great Blue Heron); *Ardea alba* (Great Egret); *Lanius ludovicianus* (Loggerhead Shrike); *Numenius americanus* (Long-billed Curlew); *Falco columbarius* (Merlin); *Picoides nuttallii* (Nuttall's Woodpecker); *Contopus cooperi* (Olive-sided Flycatcher); *Falco peregrinus* (Peregrine Falcon); *Passerculus sandwichensis* (Savannah Sparrow); *Accipiter striatus* (Sharp-shinned Hawk); *Asio flammeus* (Short-eared Owl); *Egretta thula* (Snowy Egret); *Chaetura vauxi* (Vaux's Swift); *Elanus leucurus* (White-tailed Kite); *Setophaga petechia* (Yellow Warbler); *Icteria virens* (Yellow-breasted Chat). The survey shall be completed within 15 days prior to beginning construction during the breeding season, and shall be done by a qualified biologist. Surveys shall be conducted according to a protocol developed in consultation with the DFW. Any active nests discovered during the pre-construction survey shall be marked on a map, and appropriate construction-free setbacks shall be established where no construction activities shall be permitted until all young have fledged and are observed by the qualified biologist to be foraging independently of their parents.
- f. Construction mitigations shall include temporary fencing at the 50-foot setback, with no construction staging or travel permitted within this area.

8. Cultural Resources

- a. In the event that any unanticipated artifacts or cultural features are discovered during grading or underground excavations all work in the vicinity of the find shall be stopped until the discovery area can be evaluated by an archaeologist and appropriate actions are taken.

9. Transportation/Traffic

- a. Prior to final inspection, the Project shall restripe the southbound Morris Street approach to create two 15-foot lanes (one outbound and one inbound), and if needed, re-install the traffic signal detector position.
- b. Project shall be modified prior to submitting for Design Review to include a walkway/sidewalk connection between the Project Site and the existing multi-purpose trail on the west side of the Project Site.
- c. The locked access gate between the Village Park Mobile Home Park and the Davis Townhomes properties shall be unlocked and opened in case of emergencies to allow for emergency evacuation.

10. The project lighting shall use downcast (“dark sky compliant”) lighting and conscientious placement of any proposed lighting. The detailed lighting plan shall be reviewed by the Design Review Board for compliance this requirement.
11. The applicant shall provide documentation as needed for compliance with the environmental mitigations listed in these conditions and the Project’s Mitigated Negative Declaration.
12. Inclusionary Housing
 - a. The applicant shall fulfill the Inclusionary Housing requirements by providing the Inclusionary Units on-site. The number of units shall be in compliance with SMC 17.250.050(A).
 - b. Inclusionary Units shall be constructed at the same time as the market rate units.
 - c. The exterior appearance of the Inclusionary Units shall be the same as the market rate units in exterior materials and finish. This condition shall be maintained as an on-going condition.
 - d. Prior to approval of the Final Map by City Council, the applicant shall file a plan, for review and approval by the City Council, outlining how the Project will meet the Inclusionary Housing requirements listed in SMC 17.250. These requirements include, but are not limited to, number of units and rate of affordability; distribution and location of the units within the development; any requests for alternative amenities or modification to the size of the units.
 - e. Prior to approval of the Final Map by City Council, the applicant shall file a plan for review and approval by the City Council, of the on-going affordability administration through the Housing Land Trust of Sonoma County.
 - f. The Final Map shall bear a note indicating whether compliance with this section must be met prior to issuance of a building permit for each lot created by such map, and, as applicable, shall designate which lots are required to be developed with inclusionary units.
 - g. Prior to recording of the Final Map, the City Council shall approve an Inclusionary Housing Agreement governing and encumbering the project, as well as the form of an Affordable Housing Agreement and “Regulatory Agreement” governing and encumbering each of the Inclusionary Units. The Inclusionary Housing Agreement shall be executed by and between the City and Developer and recorded concurrently with the recording of a Final Map.
13. Prior to approval of a Final Map, final CCR’s (Codes, Covenants and Restrictions) shall be submitted for review and approval by the City Attorney, Planning Department, and City Engineer that implement the project as presented in the Project application materials and these conditions of approval This shall include ongoing obligations of the homeowners associated to maintain improvements within the subdivision.
14. The development’s CCRs shall include details regarding the maintenance of common and/or private open space located on the project site. This shall include a prohibition of the use of non-biodegradable and toxic chemicals in maintenance of both common and private open space areas.
15. The development’s open spaces (including the 50’ buffer from the Railroad Forest) shall be maintained by the property owner, not by the City. Maintenances shall be consistent with the City’s adopted Laguna Wetlands Preserve Restoration and Management Plan.

16. The project site includes protected trees intended to remain. Protective measures are required for these trees. All final tree protection measures shall be submitted for review and approval by the City Arborist prior to issuance of Improvement Plans.
17. A Tree Removal permit is required for the one tree proposed for removal.
18. Design Review approval is required by the Design Review Board for the design of the units, carports, site features, landscaping, and other amenities.
19. A Flood Plain Development Permit shall be required prior to any construction, and the Project shall comply with the City's Floodplain Ordinance (SMC 15.16).
20. The project shall be subject to impact fees as adopted by Council.
21. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
22. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
23. The Tentative Map shall expire 24 months after its approval or conditional approval unless an extension is approved as provided in SMC 16.28.100 and in accordance with the State Subdivision Map Act.
24. All other approvals than the Tentative Map shall be valid for three years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.

Public Works/ Engineering Department:

25. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
26. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.

PRIOR TO APPROVAL OF THE SITE IMPROVEMENT PLANS, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

Final Map

27. A Final Map and prepared by a licensed surveyor or civil engineer, shall be prepared and submitted for the review and approval of the City Engineer. The map shall conform to the requirements of the Subdivision Map Act and local ordinances. Upon recording of the map, the subdivision is valid.
28. All property corners of lots within the subdivision shall be monumented with no less than 3' long by 1/2" diameter galvanized steel pipe imbedded no less than 24" into the earth, except

as expressly permitted in writing by the City Engineer.

29. The following notes shall appear on the Local Agency sheet of the Final Map:
 - a. "Building Permits shall be subject to payment of development fees in effect at the time of permit issuance."
 - b. "A 20 foot setback for fences greater than 3 feet in height is required on all street frontages and corner lots if required by the City Engineer."
 30. The Final Map shall state:
 - a. The assessor's parcel number
 - b. Total area of land being subdivided (in acres)
 - c. Total number of lots being created
 31. Developer shall either complete the required construction prior to recordation of the map or enter into an Improvement Agreement and post security with the City of Sebastopol prior to the filing of the Final Map, agreeing to complete the required construction within 24 months after the filing of the map. The Improvement Agreement shall be recorded with the map.
 32. The applicant shall transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record. Written compliance shall be submitted to the City of Sebastopol.
 33. The applicant shall execute a covenant running with the land on behalf of itself and its successors, heirs, and assigns agreeing to annex this subdivision into the existing City of Sebastopol Lighting Assessment District.
 34. The developer shall submit CC&Rs for the project, which provide for the maintenance of the private facilities, including, but not limited to, the private streets and utilities.
 35. The Access Easement in favor of APN 004-063-017 shall be dedicated on the Final Map and via a separate easement deed.
 36. The developer shall dedicate a Public Utilities Easement for the onsite public waterlines from the west end of the Morris St right of way, up to and including the fire hydrants and water meters, and the public line that extends east to serve APN 004-063-017.
- Improvement Plans – General**
37. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any necessary transitions for the portion of the public street fronting the development. All improvements shall be in accordance with the City of Sebastopol Standard Improvement Details. Improvement Plans shall include a Storm Water Pollution Prevention Plan including winterization and erosion protection.
 38. The improvement plans for work in the State right of way shall also be submitted to Caltrans for Encroachment Permit review. The developer shall obtain an Encroachment Permit for the work within the State right of way prior to approval of the improvement plans by the City. The

developer's contractor shall obtain an Encroachment Permit to perform the work in the State right of way prior to beginning that work.

39. The improvement plans must be evaluated by an arborist to assess the impact of the development on any existing trees and develop a site specific Tree Protection Plan. Improvement Plans shall include the location and size of all existing trees to be removed, and trees to remain. Trees on adjacent property which overhang the project boundary shall be afforded equal protection. Improvement plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.
40. The project shall include post-construction stormwater BMPs in accordance with the City's Low Impact Development manual and Section 15.78 of the Municipal Code.
41. The following notes shall appear on the improvement plan cover sheet:
"During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."

Improvement Plans – Specifics

42. Morris St: Any failed portions of Morris St shall be removed and replaced up to the intersection at Sebastopol Ave/HWY 12.
43. Interior Drive Aisles: The developer shall construct the drive aisle over the Access Easement in favor of APN 004-063-017 with a minimum of 3 inches of asphalt over a minimum of 12 inches of aggregate base.
44. Emergency Vehicle Access: The surface of the Emergency Vehicle Access shall be constructed to the satisfaction of the Fire Marshall.

Soils

45. The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The report shall also include pavement recommendations based on anticipated subgrade soils and traffic loads. The grading and improvement plans shall incorporate the recommendations of the approved Soils Report.

Undergrounding

46. During construction all utility distribution facilities on site shall be placed underground, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, and fire hydrants. Appropriate easements shall be provided to facilitate these installations.

Streets, Traffic & Circulation

47. No pervious paving or stamped concrete shall be installed in the existing or future public right of way.
48. Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

Grading

49. The applicant shall submit to the City of Sebastopol for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
51. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
52. Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
53. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.

Storm Drain

54. The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
 - a. Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
 - b. Project drainage shall be designed using the 10-year storm average flow and 100 year peak flow.
55. No drainage may discharge across sidewalks.
56. Any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
57. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Creek."
58. The applicant shall demonstrate for each building pad to the satisfaction of the City of Sebastopol as follows:
 - a. Feasible access during a 10-year frequency storm.

Water

59. The developer shall install new domestic, irrigation and fire service laterals to serve the new building. All water mains shall be sized to provide adequate fire flows to the buildings. All water services shall be provided with backflow prevention devices in accordance with State and City standards.
60. New water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each lot.

61. Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
62. New water mains and fire hydrants shall be constructed and functional prior to the issuance of the building permit for any above-ground structures.
63. All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved.
64. All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (sanitary sewer)

65. A sanitary sewer application shall be submitted to the Building Department for review and approval. Discharge permits for individual uses shall be subject to the requirements of the City of Santa Rosa Utilities Department, Environmental Compliance Division, for Sewer Use Permits.
66. The sewer main in Morris St east of the existing manhole shall be private, and shall be so noted on the improvement plans.

Miscellaneous

67. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
68. Any trees planted within 10 feet of a public street curb shall include a root barrier acceptable to the City Engineer and the City Arborist.
69. The improvement plans shall include an onsite signing and striping plan which clearly delineates traffic control and parking restriction requirements.

PRIOR TO CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY

70. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.
71. Developer shall secure encroachment permits from the City and from Caltrans prior to performing any work within the City or State right of way or constructing a City facility within a City easement.
72. Applicant must file a **Notice of Intent To Comply With the Terms of General Permit to Discharge Storm Water Associated with Construction Activity** (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.

DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

73. All construction shall conform to the City Standard Details and Specifications dated July, 1998, all City Ordinances and State Map Act and the approved plans.
74. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
75. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
76. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
77. Prior to placing of asphalt, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
78. Prior to placing the final lift of asphalt, all sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
79. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
80. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
81. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
82. Hours of work for both public improvements and private improvements shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday. Work on Sunday will only be permitted with written permission from the City. Violation of these working hours shall be deemed an infraction and upon conviction thereof, shall be punishable as prescribed by law.
83. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.

84. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
85. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

PRIOR TO OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

86. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the Public Works Superintendent. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced.
87. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, etc.) shall be installed.
88. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general public shall be completed prior to occupancy of that parcel.
89. The civil engineer/land surveyor shall file Elevation Certificates for the dwellings in the subdivision.

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

90. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
91. A complete set of **As-Built** or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. In addition, the plans shall be submitted on a CD-ROM in pdf format. These plans shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction, and any existing utilities that were unknown on the original plans but discovered during construction. The Contractor shall pay a fee for having the improvements put into the City Base Map.