

CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: February 18, 2025

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To: Honorable Mayor and City Councilmembers
From: Mark Rincon, City Engineer
Subject: Resolution Approving Parcel Map No. 156 for 333 North Main Street

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RECOMMENDATIONS:

The item is to request Council adopt a resolution approving Parcel Map No. 156 for the property at 333 North Main Street, APN 004-670-022 (Property).

EXECUTIVE SUMMARY:

Pursuant to City Council Resolution 6470-2022 that, in addition to various other entitlements, Council approved a Tentative Map for the property at 333 North Main Street, APN 004-670-022, owned by Habitat for Humanity Sonoma County (Owner). Owner has prepared Parcel Map No. 156 and is requesting Council approval for subdividing the Property, which currently is vacant, into four residential parcels and one common parcel for four garages.

BACKGROUND AND DISCUSSION:

On August 2, 2022, Council adopted Resolution 6470-2022 approving conditions of approval and the Tentative Map for a 4-unit townhome project known as Habitat for Humanity Townhomes (Project) located at 333 North Main Street. The Project involves residential development of the currently vacant 0.17-acre parcel into four townhome lots and a common parcel into a single structure consisting of four one-car garages. North Main Street is a fully improved public highway containing the public utilities and therefor does not require the Project to construct public improvements. The four townhome units and 4-garage structure will be developed under City building permits.

The Owner has submitted Parcel Map No. 156 prepared by a licensed land surveyor for review and approval for compliance by the City Engineer. Owner has also submitted an executed covenant agreeing on behalf of Owner, its successors, heirs and assigns to annex the subdivision into the City's existing Lighting Assessment District, and the draft CC&Rs for review and approval per Project conditions of approval.

STAFF ANALYSIS:

Parcel Map No. 156, as submitted, has been reviewed and approved for compliance by the City Engineer. In addition, the executed Lighting Assessment District covenant and draft CC&Rs were reviewed by the City Attorney and found to comply with the Project conditions of approval.

COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

FISCAL IMPACT:

There is no fiscal impact from this action.

OPTIONS:

No reasonable alternatives have been identified.

ATTACHMENTS:

- 1 - Resolution
- 2 - Parcel Map

APPROVALS:

Department Head Approval: Approval Date: 1/29/25

CEQA Determination (Planning): Approval Date: 1/22/25

Project is exempt from CEQA pursuant to section 15303(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

Administrative Services (Financial) N/A Approval Date: N/A

Costs authorized in City Approved Budget: Yes No N/A

Account Code (f applicable) _____

City Attorney Approval: Approval Date: 1/29/25

City Manager Approval: Approval Date: 2/2/25

RESOLUTION NUMBER: 2025-____

CITY OF SEBASTOPOL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL APPROVING PARCEL MAP 156 FOR HABITAT FOR HUMANITY TOWNHOMES, 333 NORTH MAIN STREET

WHEREAS, the City Council of the City of Sebastopol on August 2, 2022, did adopt Resolution No. 6470-2022, approving the Tentative Major Subdivision Map (file number 2022-006) for 333 North Main Street, Sebastopol, California (APN 004-270-02), subject to certain conditions; and

WHEREAS, in these certain conditions is included the following requirements:

- The final map prepared by a licensed land surveyor or civil engineer be submitted for the review and approval by the City Engineer.
- Execute a covenant running with the land on behalf of property owner, its successors, heirs, and assigns agreeing to annex this subdivision into the City’s existing Lighting Assessment District.
- Submit CC&Rs for the Project that provide for maintenance of all private common improvements and assigns a one-car garage for exclusive use and benefit to each of 4 townhomes.

WHEREAS, Habitat for Humanity Sonoma County, (Owner) of 333 North Main Street (Property) has submitted Parcel Map 156 prepared by a licensed land surveyor; and

WHEREAS, Owner has submitted documents in compliance with conditions of approval including covenant agreeing to annex the subdivision into the City’s existing Lighting Assessment District and CC&Rs for the Project providing for maintenance of all private common improvements and assigning 1 one-car garage for exclusive use and benefit to each of the 4 townhomes; and

WHEREAS, Parcel Map 156 has been reviewed and approved by the City Engineer for compliance with the condition of approval and Tentative Map 2022-006.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves Parcel Map 156 for Habitat for Humanity Townhomes, 333 North Main Street for filing with the County Recorder.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 18th day of February 2025 by the following vote:

VOTE:

Ayes:
Noes:
Absent:
Abstain:

APPROVED: _____
Stephen Zollman, Mayor

ATTEST: _____
Mary Gourley, Assistant City Manager/City Clerk, MMC

Exhibit – Parcel Map 156

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE SOLE OWNER OF AND HAVE THE RIGHT, TITLE AND INTEREST AND TO THE REAL PROPERTY SHOWN UPON THIS MAP ENTITLED "PARCEL MAP NO. 156", THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP.

BY: MISTY BASTONI-CEO
HABITAT FOR HUMANITY OF SONOMA COUNTY

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SONOMA

ON _____ BEFORE ME _____

PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

COMMISSION NUMBER: _____ EXPIRES: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SONOMA

ON _____ BEFORE ME _____

PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

COMMISSION NUMBER: _____ EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEFT KATZ IN JUNE, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

SIGNED: _____
RAY C. CARLSON PLS 3890

DATE: _____



VICINITY MAP

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECTION; THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

SIGNED THIS _____ DAY OF _____ 202____

MARK A. RINCON-IBARRA, P.E. 41073
CITY ENGINEER, CITY OF SEBASTOPOLE

I, THE UNDERSIGNED, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ON BEHALF OF THE CITY OF SEBASTOPOLE AND I AM SATISFIED THAT THE SURVEY DATA SHOWN UPON THE MAP IS TECHNICALLY CORRECT.

SIGNED THIS _____ DAY OF _____ 202____

RICHARD A. MADDOCK, P.L.S. 8131

CITY CLERK'S STATEMENT

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SEBASTOPOLE, STATE OF CALIFORNIA, ON THIS _____ DAY OF _____ 202____ BY RESOLUTION DULY PASSED AND ENTERED IN THE MINUTES OF SAID COUNCIL, DID APPROVE THIS PARCEL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____ 202____

SIGNED: _____ DATED: _____
CITY CLERK, CITY OF SEBASTOPOLE

RECORD TITLE INTEREST

SIGNATURES OF THE OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

MISTY BASTONI-CEO
HABITAT FOR HUMANITY SONOMA COUNTY
CITY OF SEBASTOPOLE
EASEMENT
91-12260 D.P.
P.U.E.
WALL EASEMENT & PUBLIC UTILITY
SPM NO. 126R463 MAPS 38-40

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SONOMA

ON _____ BEFORE ME _____

PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS _____

_____ COUNTY

COMMISSION NUMBER: _____ EXPIRES: _____

TAX COLLECTOR'S STATEMENT

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ _____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(a) AND 66493(c) ARE HEREBY APPROVED AND ACCEPTED.

SIGNED: _____ DATED: _____

TAX COLLECTOR
COUNTY OF SONOMA
STATE OF CALIFORNIA

COUNTY CLERK'S STATEMENT

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT FOR TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF SONOMA, NAMELY BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493(a) AND 66493(c) IN THE SUM OF \$ _____ AND \$ _____ RESPECTIVELY.

SIGNED: _____ DATED: _____

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20____

AT _____ M., IN BOOK _____ OF MAPS AT PAGE(S) _____

SIGNED: _____ RECORDER _____ DEPUTY _____

FEE PAID: _____ DOC. NO.: _____

**PARCEL MAP
NO. 156**

BEING A SUBDIVISION OF THE LANDS OF MISTY BASTONI-CEO/HABITAT FOR HUMANITY OF SONOMA COUNTY AS DESCRIBED BY THAT DEED RECORDED UNDER DOCUMENT No. 2020-084537 OFFICIAL RECORDS OF SONOMA COUNTY.

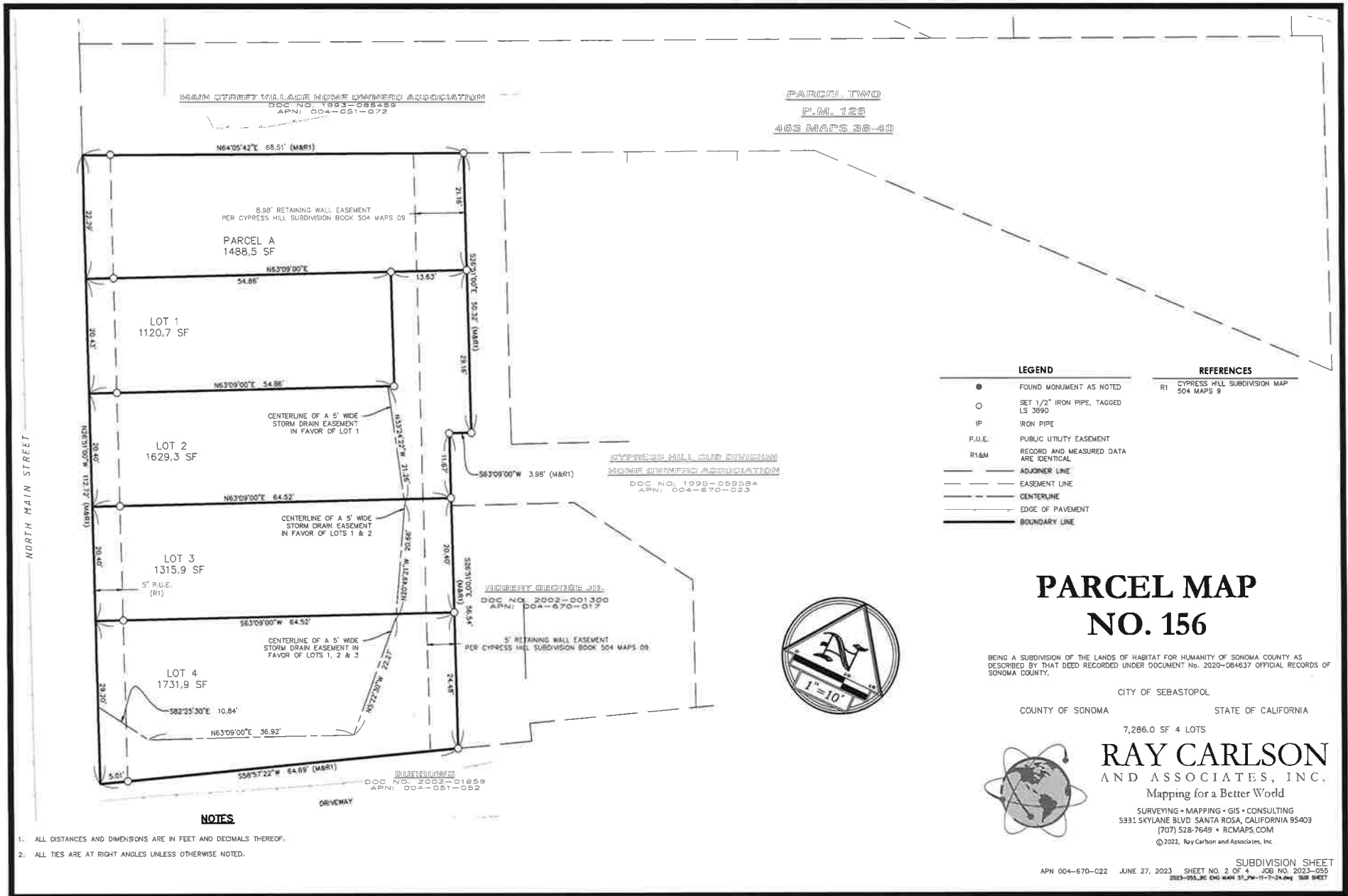
CITY OF SEBASTOPOLE
COUNTY OF SONOMA STATE OF CALIFORNIA
7,286.0 SF 4 LOTS

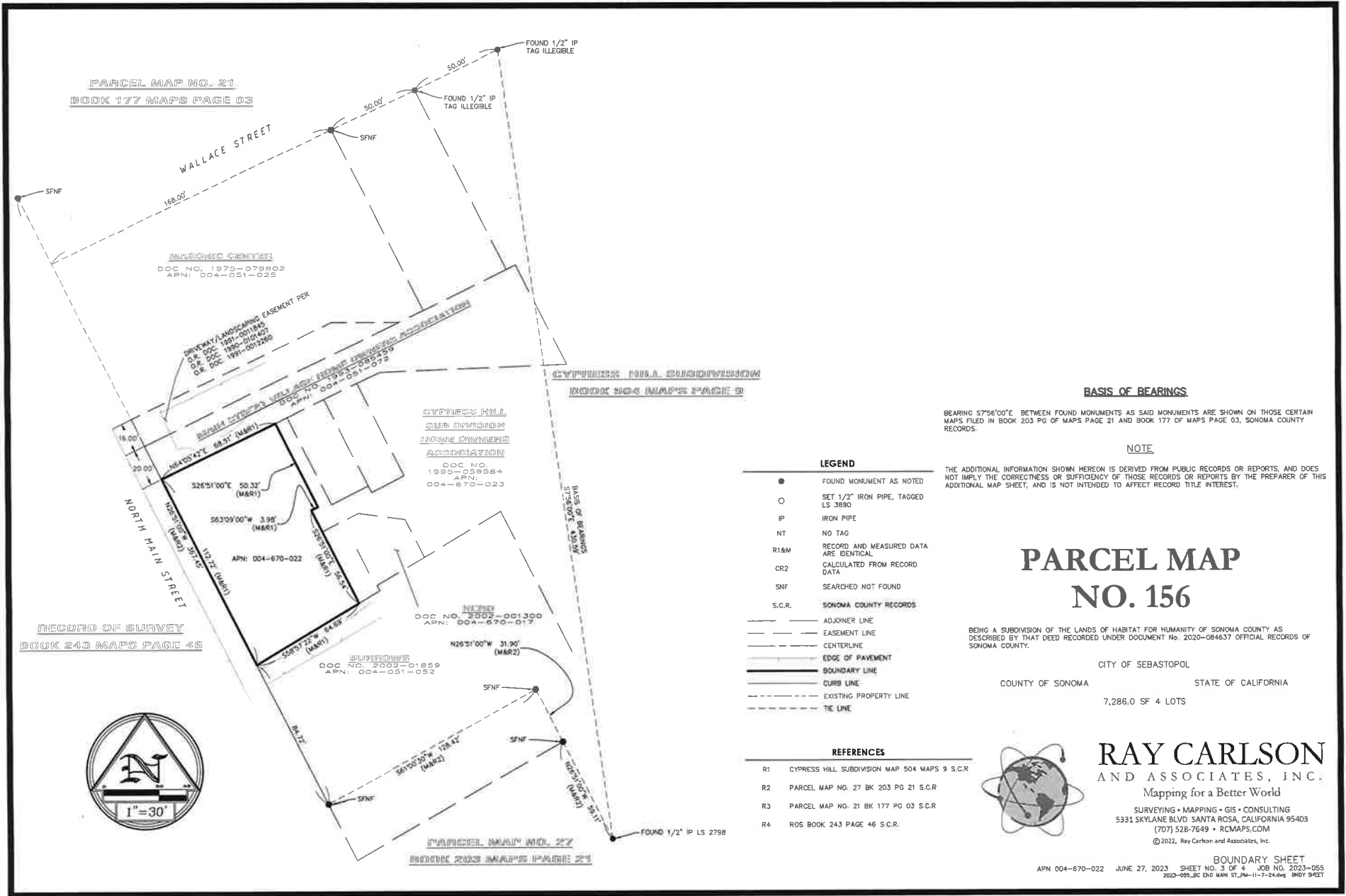


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CERTIFICATE SHEET
APN 004-670-022 JUNE 27, 2023 SHEET NO. 1 OF 4 JOB NO. 2023-055
2023-055_RC_ENG_MANN_ST_PM-11-7-24.dwg PM CERT 5/26





BASIS OF BEARINGS

BEARING S75°6'00"E BETWEEN FOUND MONUMENTS AS SAID MONUMENTS ARE SHOWN ON THOSE CERTAIN MAPS FILED IN BOOK 203 PG OF MAPS PAGE 21 AND BOOK 177 OF MAPS PAGE 03, SONOMA COUNTY RECORDS.

NOTE

THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL MAP SHEET, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" IRON PIPE, TAGGED LS 3890
- IP IRON PIPE
- NT NO TAG
- R1&M RECORD AND MEASURED DATA ARE IDENTICAL
- CR2 CALCULATED FROM RECORD DATA
- SNF SEARCHED NOT FOUND
- S.C.R. SONOMA COUNTY RECORDS
- ADJOINER LINE
- - - EASEMENT LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOUNDARY LINE
- CURB LINE
- - - EXISTING PROPERTY LINE
- - - TIE LINE

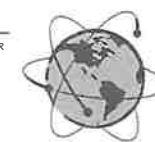
REFERENCES

- R1 CYPRESS HILL SUBDIVISION MAP 504 MAPS 9 S.C.R
- R2 PARCEL MAP NO. 27 BK 203 PG 21 S.C.R
- R3 PARCEL MAP NO. 21 BK 177 PG 03 S.C.R
- R4 ROS BOOK 243 PAGE 46 S.C.R.

PARCEL MAP NO. 156

BEING A SUBDIVISION OF THE LANDS OF HABITAT FOR HUMANITY OF SONOMA COUNTY AS DESCRIBED BY THAT DEED RECORDED UNDER DOCUMENT No. 2020-084637 OFFICIAL RECORDS OF SONOMA COUNTY.

CITY OF SEBASTOPOLE
 COUNTY OF SONOMA STATE OF CALIFORNIA
 7,286.0 SF 4 LOTS



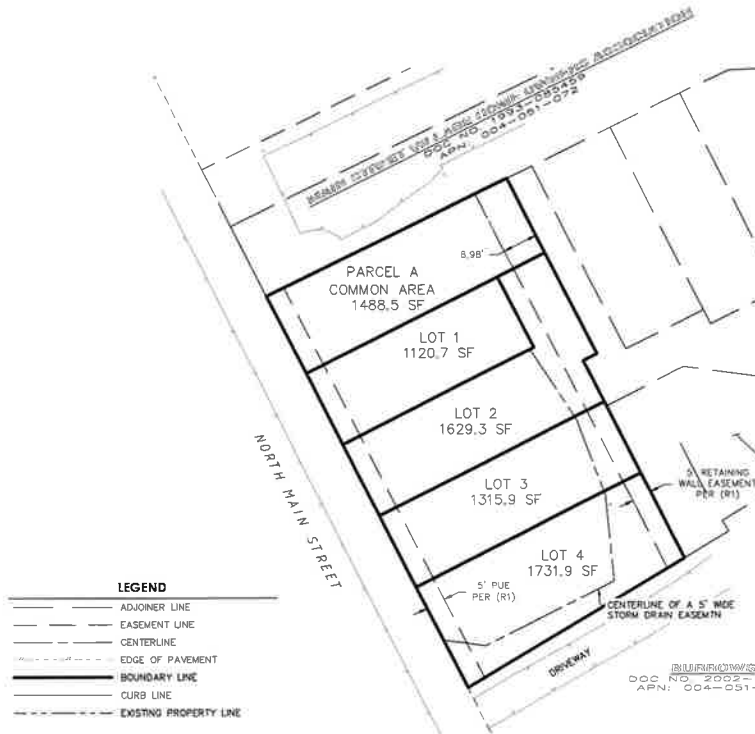
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BOUNDARY SHEET
 APN 004-670-022 JUNE 27, 2023 SHEET NO. 3 OF 4 JOB NO. 2023-055
 2022-095_RC ENG MAP ST_PA-11-7-24.dwg 8NOY SHEET

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

10. A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION.
 11. BEFORE APPROVAL OF THE FOUNDATION INSPECTION : A LICENSED LAND SURVEYOR OR CIVIL ENGINEER WITH PROPER CERTIFICATION SHALL CONDUCT A SURVEY OF ALL PROPERTY LINES AND INSTALL PROPERTY LINE MARKERS THAT CAN BE READILY VERIFIED BY BUILDING INSPECTION STAFF TO VERIFY SETBACKS AND SUBMIT A WRITTEN (STAMPED) CONFIRMATION TO THE BUILDING DEPARTMENT THAT THE STAKING OF THE PROPERTY LINES HAS BEEN COMPLETED.
 12. BEFORE APPROVAL OF THE FOUNDATION INSPECTION : THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT ALL FOUNDATION, EXCAVATIONS AND SUBMIT A WRITTEN (STAMPED) VERIFICATION THAT ALL IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
 13. BEFORE APPROVAL OF THE FOUNDATION INSPECTION: THE PROJECT STRUCTURAL ENGINEER, ARCHITECT, OR SPECIAL INSPECTOR SHALL INSPECT ALL FOUNDATION REINFORCING AND RELATED HARDWARE AND SUBMIT A WRITTEN (STAMPED) VERIFICATION THAT ALL IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
 14. BEFORE APPROVAL OF THE FRAMING INSPECTION: THE PROJECT STRUCTURAL ENGINEER, ARCHITECT, OR SPECIAL INSPECTOR SHALL INSPECT ALL LATERAL FORCE RESISTING ELEMENTS OF THE STRUCTURE AND SUBMIT A WRITTEN (STAMPED) VERIFICATION THAT ALL IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- FIRE DEPARTMENT:**
15. AUTOMATIC FIRE SPRINKLERS SUPPRESSION SYSTEM,
 - a. AVIABLE FIRE BELL.
 - b. SPRINKLER BACKFLOW PREVENTER.
- PUBLIC WORKS DEPARTMENT:**
16. SHALL HAVE A PASSIVE PURGE FIRE SPRINKLER SYSTEM OR A REDUCED PRESSURE BACKFLOW DEVICE ON EACH WATER SERVICE CONNECTION.
- ENGINEERING DEPARTMENT:**
- TENTATIVE MAP- CONDITIONS OF APPROVAL
- IN ADDITION TO THE ENGINEERING AND PUBLIC WORKS DEPARTMENT STANDARD CONDITIONS OF APPROVAL THE FOLLOWING CONDITIONS OF APPROVAL SHALL ALSO APPLY:
- FINAL MAP:**
17. APPLICABLE ENGINEERING MAP REVIEW FEES WILL BE DUE AND PAYABLE AT THE TIME OF INITIAL SUBMITTAL OF THE FINAL MAP, EXCEPT AS OTHERWISE STATED IN THESE CONDITIONS OF APPROVAL, OTHER PUBLIC WORKS' FEES AND DEPOSITS, INCLUDING BUT NOT LIMITED TO ENGINEERING PLAN REVIEW, CONSTRUCTION INSPECTION AND IMPACT FEES, WILL BE DUE AND PAYABLE AT THE TIME OF SUBSEQUENT PLAN REVIEWS AND/OR PERMIT ISSUANCE.
 18. A FINAL MAP PREPARED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, THE APPROVED TENTATIVE MAP, AND THESE CONDITIONS OF APPROVAL, SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
 19. ALL PROPERTY CORNERS FOR EACH LOT SHALL BE MONUMENTED WITH NO LESS THAN 3' LONG BY 1/2" DIAMETER GALVANIZED STEEL PIPE, IMBEDDED NO LESS THAN 24" INTO GROUND, EXCEPT AS OTHERWISE EXPRESSLY PERMITTED IN WRITING BY THE CITY ENGINEER.
 20. COMPLETE THE REQUIRED SUBDIVISION IMPROVEMENTS 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 SUBDIVISION IMPROVEMENTS WITHIN 24 MONTHS AFTER THE FILING OF THE MAP. THE IMPROVEMENT AGREEMENT SHALL BE RECORDED WITH THE MAP.
 21. 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.
 22. EXECUTE A COVENANT RUNNING WITH THE LAND ON BEHALF OF APPLICANT AND ITS SUCCESSORS, HEIRS, AND ASSIGNS AGREEING TO ANNEX THIS SUBDIVISION INTO THE EXISTING CITY OF SEBASTOPOL LIGHTING ASSESSMENT DISTRICT.
 23. PREPARE AND SUBMIT CC&RS FOR THE PROJECT PROVIDING FOR THE MAINTENANCE OF THE PRIVATE FACILITIES, INCLUDING, BUT NOT LIMITED TO, THE RETAINING WALL, DRAINAGE IMPROVEMENTS COMMON GARAGE STRUCTURE, ROOF TOP COMMUNITY GARDEN AND DRIVEWAY. CC&RS SHALL ALSO PRESCRIBE AND ASSIGN ONE SPECIFIC AND SOLE SINGLE-CAR GARAGE SPACE TO, AND FOR THE EXCLUSIVE USE AND BENEFIT OF, EACH RESPECTIVE LOT WITH FULL AND COMPLETE OBLIGATION AND RESPONSIBILITY FOR THE UPRKEEP AND MAINTENANCE THEREOF, THAT WILL ENDURE AND RUN WITH THE LAND AND BE BINDING ON ALL FUTURE RESPECTIVE OWNER(S) OF EACH LOT.
 24. PRIVATE DRAINAGE EASEMENTS OVER PORTIONS OF **LOTS 2, 3 & 4**, IN FAVOR OF RESPECTIVE UPSTREAM LOT(S) THAT DRAIN THROUGH RESPECTIVE DOWNSTREAM LOT(S) SHALL BE ESTABLISHED ON THE FINAL MAP.
 25. THE DECLARATION OF RESTRICTIONS ("DECLARATION") RECORDED OCTOBER 12, 1990, UNDER DOCUMENT 1990-9101407, OFFICIAL RECORDS OF SONOMA COUNTY PROVIDES FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, PAVING, UTILITIES, LIGHTING, DRAINAGE AND ALL OTHER IMPROVEMENTS ON THE EXISTING COMMON DRIVEWAY LOT (REFERRED TO AS PARCEL 2 OF PARCEL MAP 126) AND TWO ADJACENT 16' WIDE EASEMENTS OVER LANDS OF MASONIC ASSOCIATION AND SAID PARCEL 2, AND THE COST THEREOF TO MAINTAIN THESE IMPROVEMENTS SHALL BE SHARED EQUALLY BY THE OWNERS OF PARCELS 1 AND 3 OF SAID PARCEL MAP 126, OR ANY PORTION OR PORTIONS THEREOF, WHICH INCLUDES THE APPLICANT'S SUBJECT PROPERTY. THEREFORE THE PROVISIONS OF SAID DECLARATION SHALL BE INCORPORATED INTO THE CC&RS FOR THE PROJECT REQUIRED UNDER COA 23 HEREIN FOR THE MAINTENANCE OF THE COMMON DRIVEWAY.
 26. THE FINAL MAP SHALL BE PREPARED FOR THE FOUR RESIDENTIAL TOWNHOUSE LOT SUBDIVISION PLUS ONE COMMON LOT FOR THE COMMON GARAGE STRUCTURE WITH ROOF TOP COMMUNITY GARDEN. LOTS #1, #2, #3 AND #4 SHALL GENERALLY BE CONFIGURED AS SHOWN ON THE APPROVED TENTATIVE MAP, EXCEPT THAT LOTS #1 AND #2 SHALL NOT INCLUDE ANY PORTION OF THE COMMON GARAGE STRUCTURE AND ROOF TOP COMMUNITY GARDEN WITH EACH RESPECTIVE LOTS BOUNDARIES.



**CYPRESS HILL SUB DIVISION
HOME OWNERS ASSOCIATION**
DOC NO. 1995-059584
APN: 004-670-023

ROBERT GEORGE JR.
DOC NO. 2002-001300
APN: 004-670-017



REFERENCES

- R1 CYPRESS HILL SUBDIVISION MAP 504 MAPS 9

EXHIBIT C
RECOMMENDED CONDITIONS OF APPROVAL

15. FOR PROJECTS WITH NEW FOUNDATIONS OR RETAINING WALLS LESS THAN 10' AWAY FROM A REQUIRED SETBACK PROPERTY LINES SHALL BE PHYSICALLY IDENTIFIED (STRING LINE OR EQUAL), AND THE APPLICANT SHALL SUBMIT A LETTER OR CERTIFICATE FROM A LICENSED SURVEYOR THAT CONFIRMS THAT THE STRUCTURE COMPLIES WITH THE APPROVED SETBACKS PRIOR TO PLACING THE FOUNDATION. FOR ANY PROJECT THAT INCLUDES NEW FOUNDATIONS OR RETAINING WALLS MORE THAN 10' AWAY FROM A REQUIRED SETBACK, THE APPLICANT MAY APPLY FOR A WAIVER FROM THIS REQUIREMENT FROM THE CITY ENGINEER AND PLANNING DEPARTMENT.
17. FOR ANY PROJECT THAT INCLUDES NEW STRUCTURES WITHIN 2 FEET OF THE ALLOWED HEIGHT LIMIT, A LETTER OR CERTIFICATE FROM A SURVEYOR CONFIRMING THAT THE HEIGHT OF THE ROOF COMPLIES WITH THE APPROVED PLANS SUBMITTED BE SUBMITTED TO THE PLANNING DEPARTMENT AT THE EARLIEST POINT POSSIBLE.
29. CITY PUBLIC WATER AND SEWER AND DRAINAGE UTILITY EASEMENTS AS REQUIRED BY THE CITY ENGINEER UTILITY COMPANIES SHALL BE PROVIDED WITHIN THE DEVELOPMENT. EASEMENT LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

NOTE

NUMBERING ON EXHIBITS B & C, RECOMMENDED CONDITIONS OF APPROVAL REFLECT THE NUMBERING AS SHOWN ON THE CITY OF SEBASTOPOL PLANNING COMMISSION STAFF REPORT DATED JUNE 14, 2022.

NOTE

THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL MAP SHEET, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

**PARCEL MAP
NO. 156**

BEING A SUBDIVISION OF THE LANDS OF HABITAT FOR HUMANITY OF SONOMA COUNTY AS DESCRIBED BY THAT DEED RECORDED UNDER DOCUMENT No. 2020-084637 OFFICIAL RECORDS OF SONOMA COUNTY.

CITY OF SEBASTOPOL
COUNTY OF SONOMA STATE OF CALIFORNIA

7,286.0 SF 4 LOTS

**RAY CARLSON
AND ASSOCIATES, INC.**

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LOCAL AGENCY SHEET
APN 004-670-022 JUNE 27, 2023 SHEET NO. 4 OF 4 JOB NO. 2023-055
2023-055_BDC DRG MAIN ST_P0-11-7-24.dwg LOCAL AGENCY SHEET