



City of Sebastopol

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

**MASTER PLANNING
APPLICATION FORM**

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> 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: _____ Assessor's Parcel No(s): _____

Present Use of Property: _____ Zoning/General Plan Designation: _____

APPLICANT INFORMATION

Property Owner Name: _____

Mailing Address: _____ Phone: _____

City/State/ZIP: _____ Email: _____

Signature:  Date: 3/1/2022

Authorized Agent/Applicant Name: _____

Mailing Address: _____ Phone: _____

City/State/ZIP: _____ Email: _____

Signature:  Date: 3/1/2022

Contact Name (If different from above): _____ Phone/Email: _____

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

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	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		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ 40 _____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ 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: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

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

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

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

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

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:** _____

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:** 3/1/2022

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



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AFFORDABLE HOUSING STREAMLINED APPROVAL PROCESS PURSUANT TO SB 35

WHAT IS SB 35?

Chapter 366, Statutes of 2017 (SB 35, Wiener) was part of a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. It amended Government Code Section 65913.4 to require the availability of a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their Regional Housing Need Allocation (RHNA) goal. Sebastopol has not made sufficient progress providing housing at various income levels. Therefore, at this time projects providing on-site affordable housing at 80% area median income (AMI) are eligible for streamlining if they meet all of the eligibility criteria.

WHAT IS AFFORDABLE HOUSING STREAMLINED APPROVAL?

SB-35 requires local entities to streamline the approval of eligible housing projects by providing a ministerial approval process, which eliminates the requirement to conduct CEQA analysis and removing the requirement for a discretionary conditional use permit or other similar discretionary entitlements by the City. Streamlined Affordable Housing projects must comply with existing zoning and objective design standards. This is a voluntary program that a prospective property developer may elect to pursue.

ELIGIBILITY REQUIREMENTS.

To qualify for the ministerial review process, a multifamily housing development must comply with ALL the following criteria.

1. **Consultation with Native American Tribes.** Prior to submitting an application, the applicant must submit a Notice of Intent to submit an application that contains all of the information described in Government Code section 65941.1. Thereafter, the City must engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development. After this process is completed, the applicant must accept the results of the consultation, and then application may be submitted.
1. **Number and Type of Units.** The project a multifamily housing development that contains at least two residential units and complies with the minimum and maximum residential density ranges permitted for the site, plus any applicable density bonus.
2. **Affordability of Units.** If more than 10 residential units are proposed, than either: a) at least 10 percent of the project's total units must be dedicated as affordable to households making less than 80 percent of the area median income, or b) at least 20 percent of the project's total units must be dedicated as affordable to households making less than 120 percent of the area median income, with the average income of the units at or below 100 percent of the area median income . If the project will contain affordable units, the affordability period shall be at least 55 years for rental units and at least 45 years for ownership units. A written agreement shall be required to guarantee and enforce this requirement.
3. **General Plan/Zoning Conformity.** The project must be located on a site that has either a general plan designation or zoning that allows residential or residential mixed-use development, including sites where residential uses are permitted with the approval of a conditional use permit. If the multifamily housing development is a mixed-use development, at least two-thirds of the project's square footage must be designated for residential use.



4. **Urban Location.** At least 75 percent of the perimeter of the project site shall be surrounded by urban residential, commercial, public institutional, transit or transportation passenger facility, or retail uses . Parcels separated by a street or highway shall be considered to be adjoined.
5. **Appropriate Location.** The project site shall not be located on property containing any of the following:
 - A. **Farmland.** Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 - B. **Wetlands.** Wetlands, as defined in the United States Fish and Wildlife Service.
 - C. **Very High Fire Hazard Areas.** A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
 - D. **Hazard Waste Sites.** A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.
 - E. **Delineated Earthquake Fault Zone.** Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law
 - F. **Designated Floodway.** Within a regulatory floodway as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by the Agency.
 - G. **Flood Hazard Area.** Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by FEMA on any official maps unless the site is subject to a Letter of Map Revision (prepared by the FEMA and issued to the City) or the site meets FEMA’s requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.
 - H. **Conservation Lands.** Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, a habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan, including lands under a conservation easement.
 - I. **Protected Species Habitat.** Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the California Native Plant Protection Act.
 - J. **Historic Structure.** Proposes to demolish a historic structure that is listed on a national, state, or local historic register.



- K. **Existing Residential Units.** The project would involve the demolition of any of the following:
 - a. A housing unit that is subject to a recorded covenant or ordinance that restricts rents to levels affordable to households with moderate, low, or very low incomes.
 - b. A housing unit that is subject to any form of rent or price control through a public agency's valid exercise of its police power.
 - c. A housing unit that has been occupied by tenants within the past 10 years.
 - L. **Previously Residential Uses.** The site was previously used for housing, was occupied by tenants and that was demolished within the last 10 years.
 - M. **Existing Mobile Home Park.** A site regulated under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.
6. **No Subdivision Map Act Land Divisions.** The project shall not involve the subdivision of an existing parcel unless under the provisions of the Subdivision Map Act unless: a) the development will receive financing or funding by the means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid to the construction work force, or b) the development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used pursuant to Chapter 2.9 of the Public Contract Code.

The above eligibility criteria are intended as a summary of SB 35's requirements are not comprehensive. Please consult Government Code section 65913.4 for the complete requirements.



**STREAMLINED AFFORDABLE HOUSING DEVELOPMENT
SB-35 PROJECT SUPPLEMENTAL APPLICATION**

PROPERTY INFORMATION

Project Name (If known): Woodmark Apartments

Address/Location: 7716 & 7760 Bodega Avenue, Sebastopol, CA

Assessor's Parcel Nos.: 004-211-007, 060-230-067

TYPE OF MULTIFAMILY HOUSING DEVELOPMENT PROPOSED

- Multifamily rental; residential only with no proposed subdivision.
- Multifamily residential with proposed subdivision (must qualify for an exception to subdivision exclusion)
- Mixed-use (at least 2/3 of square footage must be designated for residential. If a subdivision is included, must qualify for an exception to subdivision exclusion.)

Proposed Unit Count: 84

Proposed Affordable Unit Count and AMI Levels: 8 - Extremely Low Income, 8 - Very Low Income (40%),
40 - Very Low Income (50%), 27 - Low Income, 1 - Manager's Unit

Proposed Residential Square Footage: 101,071 SF

Proposed Non-Residential Square Footage: 0 SF

PROJECT DESCRIPTION

Is this a 100% Affordable Housing Project?: Yes No

Will the Project use SB-35 in conjunction with the State Density Bonus?: Yes No

PROJECT NARRATIVE:

Attach a narrative project description that summarizes the project and its purpose. Please include the AMI levels of the populations to be served in the development and describe the project's intended program. Describe the design program, the designer's approach, and how the architectural, landscape and other elements have been integrated in compliance with the City's objective standards. The relationship of the project to adjacent properties and to the adjacent streets should be expressed in design terms. Define the site, building design, and landscape concepts in terms of site design goals and objectives, pedestrian circulation, outdoor-use areas, visual screening and enhancements, conservation of natural resources, mitigation of negative site characteristics, and off-site influences.



SB 35 ELIGIBILITY CHECKLIST *(Include This Checklist with Your Application Submittal)*

Applicants intending to invoke the SB 35 streamlining and ministerial approval process shall fill out this checklist and provide supporting documentation for each question to demonstrate eligibility. To qualify an affordable multifamily housing development must comply with ALL the following criteria.

YES NO

- 0. Consultation with Native American Tribes. Prior to submitting an application, the applicant must submit a Notice of Intent, and the City must engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

Has the City completed the scoping process?

Does the Applicant agree, in writing, to accept the results of the Consultation? If an agreement is requested by the affected Tribe, a copy of a fully signed tribal monitoring agreement is required to be part of a complete application.

- 1. Number and Type of Units. The project is a multifamily housing development that contains at least two residential units and complies with the minimum and maximum residential density ranges permitted for the site, plus any applicable density bonus.

Does the project include at least two residential units?

- 2. Affordability of Units. If more than 10 residential units are proposed, at least 10 percent of the project's total units must be dedicated as affordable to households making less than 80 percent of the area median income or at least 20% of the proposed units affordable to moderate income households, with the average income of units at or below 100% of AMI.

Are at least 10% of the proposed units affordable to lower income households?

or,

Are at least 20% of the proposed units affordable to moderate income households, with the average income of units at or below 100% of AMI?

- 3. General Plan/Zoning Conformity. The project must be located on a site that either has a general plan designation or zoning allowing for residential or residential mixed-use development, including sites where residential uses are permitted with the approval of a conditional use permit. If the multifamily housing project is mixed-use development, at least two-thirds of the project's square footage must be designated for residential use.

Do the General Plan Designation or Zoning District permit multifamily dwelling units?

- 4. Urban Location. At least 75 percent of the perimeter of the project site shall be surrounded by urban residential, commercial, public institutional, transit or transportation passenger facility, or retail uses. Parcels separated by a street or highway shall be considered to be adjoined.

Is the site surrounded by at 75% urban land uses?



- | | | <u>YES</u> | <u>NO</u> |
|-----|--|--------------------------|-------------------------------------|
| 5. | <p><u>Farmland</u>. The project site may not contain either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.</p> <p>Does the site contain prime farmland or farmland of statewide importance?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. | <p><u>Wetlands</u>. The project site may not contain wetlands, as defined in the United States Fish and Wildlife Service.</p> <p>Does the site contain a wetland?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. | <p><u>Very High Fire Hazard Areas</u>. The project site may not be located in a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.</p> <p>Is the site located in a Very High Fire Hazard Area?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. | <p><u>Hazard Waste Sites</u>. The project site may not contain a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.</p> <p>Does the site contain or adjacent to an identified hazardous waste site?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. | <p><u>Delineated Earthquake Fault Zone</u>. The project site may not be within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law</p> <p>Does the site contain a delineated earthquake fault zone?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. | <p><u>Designated Floodway</u>. The project site may not be within a regulatory floodway as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by the Agency.</p> <p>Does the site contain a designated floodway?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



- | | YES | NO |
|---|--------------------------|-------------------------------------|
| <p>11. <u>Flood Hazard Area.</u> The project site may not be Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (i.e. a 100-year flood event) as determined by FEMA on any official maps unless the site is subject to a Letter of Map Revision (prepared by the FEMA and issued to the City) or the site meets FEMA’s requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.</p> <p>Is the site located within a 100-year floodplain as determined by FEMA?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>12. <u>Conservation Lands.</u> The project site may not contain lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, a habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan, including lands under a conservation easement.</p> <p>Is the site identified, or required to be maintained, as conservation land?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>13. <u>Protected Species Habitat.</u> The project site may not contain habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the California Native Plant Protection Act.</p> <p>Does the site contain suitable habitat for any special status species?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>14. <u>Historic Structure.</u> The project may not Propose to demolish a historic structure that is listed on a national, state, or local historic register.</p> <p>Does the site contain a designation historic structure?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>15. <u>Existing Residential Units.</u> The project may not involve the demolition of any of the following:</p> <ul style="list-style-type: none">a. A housing unit that is subject to a recorded covenant or ordinance that restricts rents to levels affordable to households with moderate, low, or very low incomes.b. A housing unit that is subject to any form of rent or price control through a public agency’s valid exercise of its police power.c. A housing unit that has been occupied by tenants within the past 10 years. <p>If there are existing residences on site, were any of these housing units tenant-occupied over the last ten years?</p> <p>If “No” for Item “c”, please provide residency records for the past 10 years that support this response.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>16. <u>Previously Residential Uses.</u> The site was previously used for housing, was occupied by tenants and that was demolished within the last 10 years.</p> <p>Did tenant occupied housing units previously exit onsite in the last ten years?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



YES NO

17. Existing Mobile Home Park. A site regulated under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

Is there a mobile home park onsite?

18. No Subdivision Map Act Land Divisions. The project shall not involve the subdivision of an existing parcel unless under the provisions of the Subdivision Map Act unless the development either: a) will receive financing or funding by the means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid to the construction work force, or b) the development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used pursuant to Chapter 2.9 of the Public Contract Code.

Is the project proposing to subdivide the site?

19. Prevailing Wage. The applicant must certify to the City that all construction workers employed in the execution of the development will be paid at least prevailing wages as determined by the Director of Industrial Relations pursuant to Labor Code sections 1773 and 1773.9.

Will the applicant be paying prevailing wages for all construction workers?

20. Skilled and Trained Workforce. For projects of more than 50 units (or 25 units beginning in 2022), the applicant must certify that a skilled and trained workforce, as defined by the Public Contract Code, shall be used to complete the project.

If required based on the number of units, will the applicant be using a skilled and trained workforce?

Applicants must check the box below if the completed checklist demonstrates eligibility for SB 35 streamlining:

- As demonstrated by the completed SB 35 eligibility checklist above, the project is eligible for application streamlining and ministerial approval per Government Code §65913.4 and I hereby request that the City of Sebastopol utilize the SB 35 application processing procedures for this application.

3/1/2022

Applicant's signature

Date



SB 35 PROJECT DESIGN SUBMISSION CHECKLIST

(Include This Checklist with Your Application Submission)

- ✓ Master Application Form (available from the City’s Planning Division counter or website)
- ✓ Streamlined Affordable Housing Development SB-35 Project Supplemental Application
- ✓ All applicable fees to be paid (**See Fee Schedule**):
 - Affordable Housing Project deposit at the time of submittal of a Notice of Intent
 - Permit application fees/deposits for other required City Entitlements at the time of application submittal. Note, all SB 35 projects will be processed on a deposit basis.
- ✓ All relevant supplemental applications for entitlements required for the development (checklists and materials). If physical changes are proposed for the site, submit the materials required in the Design Review Checklist.

In order for the Planning Department to consider an Application accepted, the application must be accompanied by all required supporting materials (e.g. plan sets, letters of authorization, etc.). For projects that are required to submit a Project Application, project review will not begin unless a complete Project Application has been submitted and accepted by the Planning Department.

- ✓ Requirements for all plans:
 - Submit ten full-size copies of each plan set, one reduced set at 11” x 17” and one digital copy in PDF format on compact disc or USB flash drive.
 - Legend on the first sheet identifying each sheet in the plan set.
 - Title for each sheet, scale, north arrow and date.
 - Name and phone number of person preparing plans (licensed architect and landscape architect/engineers).
- If your project impacts an historic building, any building over 50 years old, please submit:
 - Historic documentation for the building or site.
 - Historic photographs and current photographs of the building or site.
 - Sonoma County Assessor Parcel Information.
 - Description of changes proposed to major interior and exterior architectural features.
- ✓ Offsite and Onsite Improvement Plans, including (include on project plans along with Design Review checklist information for site plans):
 - Curb, gutter, sidewalk, and road surfaces.
 - Utility undergrounding.
 - Water, sanitary sewer, onsite wastewater disposal areas, and storm drains.

SB 35 Project Requirements Checklist

		Yes	No
	The development is a multifamily housing development that contains two or more residential units.	x	
1	<i>The development is multi-family affordable housing with 84 units.</i>		
	The development is located on a site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the	x	
2(A)	<i>See Exhibits A, B and C</i>		
	The development is located on a site that at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined. (8) "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.	x	
2(B)	<i>See Exhibit D</i>		
	The development is located on a site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, and at least two-thirds of the square footage of the development designated for residential use.	x	
2(C)	<i>See Exhibits E, F and G</i>		
	The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate income housing units required under subparagraph (B) of paragraph (4) shall remain available at affordable housing costs or rents to persons and families of lower or moderate income for no less than the following periods of time: (A) Fifty-five years for units that are rented. (B) Forty-five years for units that are owned. The city or county shall require the recording of covenants or restrictions implementing this paragraph for each parcel or unit of real property, included in the development.	x	
3	<i>The development will contain subsidized rental units that will be deed restricted for 55 years. Deed restriction(s) will be recorded prior to issuance of first building permit.</i>		
	The development is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period.	x	
4(A)	<i>See Exhibits H, I and K</i>		
	The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:	x	
	(i) The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does either of the following:		
	(I) The project dedicates a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.		
	(II) (a) If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (I), dedicates 20 percent of the total number of units to housing affordable to households making below 120 percent of the area median income with the average income of the units at or below 100 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 120 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 120 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 120 percent of the area median income shall not exceed 30 percent of the gross income of the household.		
	(b) For purposes of this subclause, "San Francisco Bay area" means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco.		
	(ii) The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that local ordinance applies.	x	
	(iii) The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).		
4(B)	<i>See Exhibits H, I and K</i>		
	(i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in Section 65915, provided that the development proponent complies with the applicable requirements in the state or local law.		
	(ii) A development proponent that uses a unit of affordable housing to satisfy any other state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B).		
	(iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).		
4(C)	<i>Per application, the Applicant reserves the right to request concessions and waivers under Density Bonus.</i>		
	The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section, or at the time a notice of intent is submitted pursuant to subdivision (b), whichever occurs earlier. For purposes of this paragraph, "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:		
	(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.		
	(B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.		
	(C) It is the intent of the Legislature that the objective zoning standards, objective subdivision standards, and objective design review standards described in this paragraph be adopted or amended in compliance with the requirements of Chapter 905 of the Statutes of 2004.		
	(D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.	x	
5	<i>See Exhibits L and M</i>		
6	Is the development site any of the following:		
A	A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.		x
	<i>See Exhibit N</i>		
B	Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.		x
	<i>See Exhibit O</i>		
C	Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).		x
	<i>See Exhibit P</i>		
D	Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.		x
	<i>See Exhibit Q</i>		
E	A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.		x
	<i>See Exhibit R</i>		
F	Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.		x
	<i>See Exhibit S</i>		
	Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:		
	(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.		
	(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.		x

G	See Exhibit T		
	Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.		x
H	See Exhibit T		
I	Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.		x
J	Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).		x
K	Lands under conservation easement.		x
7	See Exhibit W		
	Is the development located on a site where any of the following apply:		
	The development would require the demolition of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; (iii) Housing that has been occupied by tenants within the past 10 years.		x
A	See Exhibit X		
B	The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.		x
C	See Exhibit Z		
	The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.		x
D	See Exhibit X		
	The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.		x
8(A)	See Exhibit X		
	The development proponent has certified to the locality that either the following is true:		
A(i)	(i) The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.		x
	(ii) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply: (I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work. (II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. (III) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein. (IV) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code. (V) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code. (VI) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.		x
A(ii)	See Exhibit AA		
	(B) (i) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved: (IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county. (ii) For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. (iii) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply: (I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development. (II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development. (III) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund. (IV) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.		x
8(B)	Not applicable because development is 100% affordable housing located in a bay county.		
	(C) Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following: (i) The project includes 10 or fewer units.		
8(C)	(ii) The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code. Not applicable because development project includes more than 10 units.		x
	The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply: (A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8). (B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).		x
9	The development did not and does not involve a subdivision of a parcel subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land.		
	The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).		x
10	The existing site does not have Mobilehomes or Manufactured Housing and is not a Mobilehome Park or Manufactured Housing Community as defined under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code) or under the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code). The existing site does not have Recreational Vehicles and is not a Recreational Vehicle Park as defined under the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code). The existing site is not a Special Occupancy Park under the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code). The project site is therefore not governed by the above-cited laws.		

Input:

Street: 7760 Bodega Avenue City: Sebastopol State: CA Zip: 95472

Benchmark: Public_AR_Current (4)

Vintage: Current_Current (4)

Matched Address: 7760 BODEGA AVE, SEBASTOPOL, CA, 95472

Coordinates:X: -122.832375 Y: 38.398163

Tiger Line Id: 67508001 Side: R

Address Components:

From Address: 7700

To Address: 7798

PreQualifier:

PreDirection:

PreType:

Street Name: BODEGA

SuffixType: AVE

SuffixDirection:

SuffixQualifier:

City: SEBASTOPOL

State: CA

Zip: 95472

Geographies:

2010 Census Urban Clusters:

2010 Census Urbanized Areas:

GEOID: 79498

CENTLAT: +38.4436469

AREAWATER: 490724

BASENAME: Santa Rosa, CA

OID: 27040691281534

UA: 79498

LSADC: 75

FUNCSTAT: S

INTPTLAT: +38.4443783

NAME: Santa Rosa, CA Urbanized Area

OBJECTID: 1290

CENTLON: -122.7412623

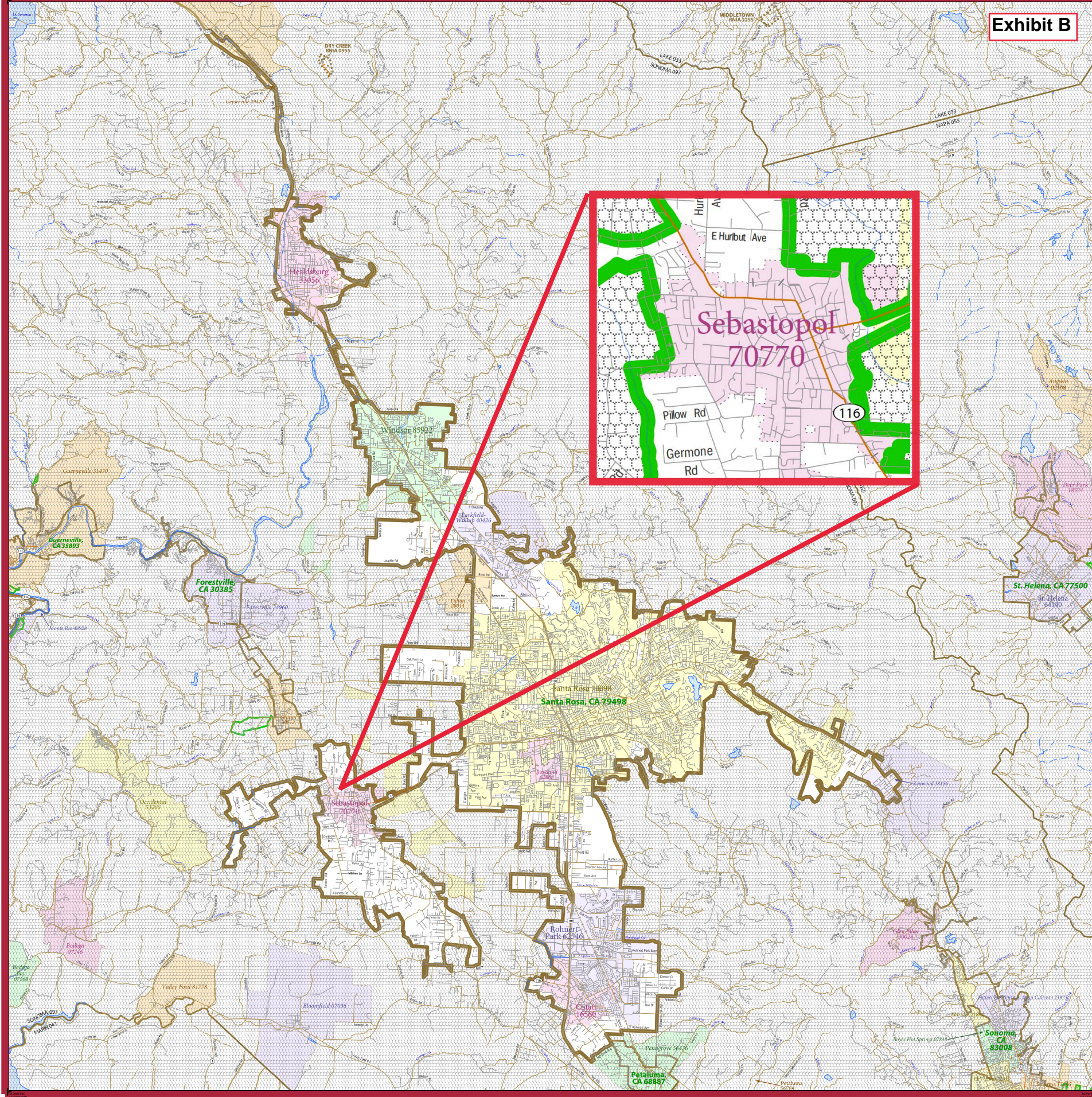
AREALAND: 253830715

INTPTLON: -122.7406306

MTFCC: G3500

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Santa Rosa, CA

Exhibit B



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	--- ---	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urban Area	Dover, DE 24580
Urban Cluster	Tooele, VT 88057
State (or statistically equivalent entity)	---	NEW YORK 36
County (or statistically equivalent entity)	---	ERIE 029
Minor Civil Division (MCD) ^{1,2}	---	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ³	Davis 18100
Census Designated Place (CDP) ³	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	Water Body
U.S. Highway	Pleasant Lake
State Highway	Military
Other Road	Outside Subject Area
Railroad	System-GIS
Perennial Stream	Planning-CI
Intermittent Stream	Planning-CI

Where international, county, state, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A " " following an MCD name denotes a false MCD. A " " following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06097 Sonoma

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census reference date: January 1, 2010
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 21 20
Central Meridian: -119 18 20
Latitude of Projection Origin: 32 21 43
False Easting: 0
False Northing: 0



PARENT SHEET 1
Total Sheets: 1
Index Sheets: 0
Parent Sheets: 1

UA NAME: Santa Rosa, CA
UA CODE: 79498
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

(subsection B.6). The Census Bureau reordered the delineation criteria so that the inclusion of airports will represent the last step in identifying urban territory, as was done for the Census 2000 delineation. Although the airport inclusion criteria do allow for the qualification of noncontiguous facilities to urban areas, they prohibit an airport from serving as a source area from which hops and jumps can originate.

14. In Section II, "Proposed Urban Area Criteria for the 2010 Census," subsection B.5, the Census Bureau clarified the criteria for the inclusion of enclaves in urban areas. The criteria distinguish between the two types of enclaves completely surrounded by qualifying land territory, and a third enclave type completely surrounded by qualifying land and nonqualifying water.

15. In Section II, "Proposed Urban Area Criteria for the 2010 Census," subsection B.6, the Census Bureau modified the maximum area of the territory within the indentation that is added to the urban area from less than five square miles to less than 3.5 square miles. The Census Bureau changed this criterion for the 2010 Census urban area delineation to reduce the amount of territory qualifying through indentations without lowering the maximum length of the potential closure lines.

16. In Section II, "Proposed Urban Area Criteria for the 2010 Census," the Census Bureau moved subsection B.6 in its entirety to follow immediately the criteria relating to splitting large agglomerations and merging of individual urban areas. For Census 2000, the splitting of large urban agglomerations occurred prior to the inclusion of indentations to urban areas. Splitting the urban agglomerations before the addition of urban territory through the indentation criteria enabled the Census Bureau to better identify where the corridor of contiguity between urban areas was truly at its narrowest, which aided in determining the best split location. The Census Bureau reordered the delineation criteria to remain consistent with the criteria implemented for the Census 2000.

17. In Section II, "Proposed Urban Area Criteria for the 2010 Census," the Census Bureau replaced subsection B.7 with a new set of criteria for splitting large agglomerations based on comments received. The Census Bureau adopted criteria that will ensure that Census 2000 urbanized areas will continue to be recognized as separate urbanized areas if these areas continue to qualify as urbanized under the 2010 Census urban area delineation criteria.

Adoption of these criteria will facilitate continuity and comparability between the two decades' urban definitions.

18. In Section II, "Proposed Urban Area Criteria for the 2010 Census," the Census Bureau modified subsection B.8, which addressed the criteria for assigning urban area titles, to allow for more equal representation of local places if the urban area does not contain a place with an urban population of at least 2,500 people. This change is also intended to promote consistency with the Census 2000 criteria for titling urban areas.

19. In Section II, "Proposed Urban Area Criteria for the 2010 Census," subsection B, the Census Bureau added new criteria to identify and qualify additional nonresidential urban-related territory that is not contiguous with, but near qualifying urban areas. The Census Bureau added these criteria in its effort to capture large commercial and/or industrial land uses separated from an urban area by a relatively small amount of undeveloped territory. As a final review, the Census Bureau will examine the territory surrounding the urban areas associated with a high degree of impervious surface land cover and determine whether they should be included in an urban area.

20. In Section II, "Proposed Urban Area Criteria for the 2010 Census," subsection C, the Census Bureau modified the definitions for *contiguous*, *exempted territory*, *group quarters*, and *impervious surface* to clarify how these key terms relate to the 2010 urban area delineation criteria. Additional definitions are provided for *enclave*, *hop*, *indentation*, *initial urban area core*, *institutional group quarters*, *jump*, and *noninstitutional group quarters*, all terms used in the proposed criteria.

21. Throughout this **Federal Register** Notice and the urban area criteria for the 2010 Census, the Census Bureau uses the term "contiguous" wherever the term "adjacent" was used in the proposed 2010 urban area criteria. This change was made for the purposes of clarity.

The Following Sets Forth the Urban Area Criteria for the 2010 Census.

V. Urban Area Criteria for the 2010 Census

The criteria outlined herein apply to the United States⁴ and Puerto Rico. The Census Bureau will use the following criteria and characteristics for use in identifying the areas that will qualify for designation as urbanized areas and urban clusters for use in tabulating and

presenting data from the 2010 Census, the American Community Survey (ACS), the Puerto Rico Community Survey, and potentially other Census Bureau censuses and surveys.

A. 2010 Census Urban Area, Urbanized Area, and Urban Cluster Definitions

For the 2010 Census, an urban area will comprise a densely settled core of census tracts and/or census blocks that meet minimum population density requirements, along with contiguous territory containing nonresidential urban land uses as well as territory with low population density included to link outlying densely settled territory with the densely settled core. To qualify as an urban area on its own, the territory identified according to the criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters. Urban areas that contain 50,000 or more people are designated as urbanized areas (UAs); **urban areas that contain at least 2,500 and less than 50,000 people are designated as urban clusters (UCs).** The term "urban area" refers to both UAs and UCs. The term "rural" encompasses all population, housing, and territory not included within an urban area.

As a result of the urban area delineation process, an incorporated place or CDP may be partly within and partly outside an urban area. Any place (incorporated place or CDP) that is split by an urban area boundary is referred to as an extended place. Any census geographic areas, with the exception of census blocks, may be partly within and partly outside an urban area.

All criteria based on land area, population, and population density, reflect the information contained in the Census Bureau's Master Address File/ Topologically Integrated Geographic Encoding and Referencing (MAF/ TIGER) Database (MTDB) produced for the 2010 Census. All calculations of population density include only land; water area contained within census tracts and census blocks are not used to calculate population density.

B. UA and UC Delineation Criteria

The Census Bureau defines urban areas primarily on the basis of residential population density measured at the census tract and census block levels of geography. Two population density thresholds are used in the delineation of urban areas: 1,000 persons per square mile (ppsm) and 500 ppsm. The higher threshold is consistent with population density criteria used in the 1960 Census through 1990 Census urban area delineation processes; it is used to identify the

⁴ The United States includes the 50 States and the District of Columbia.



Navigation

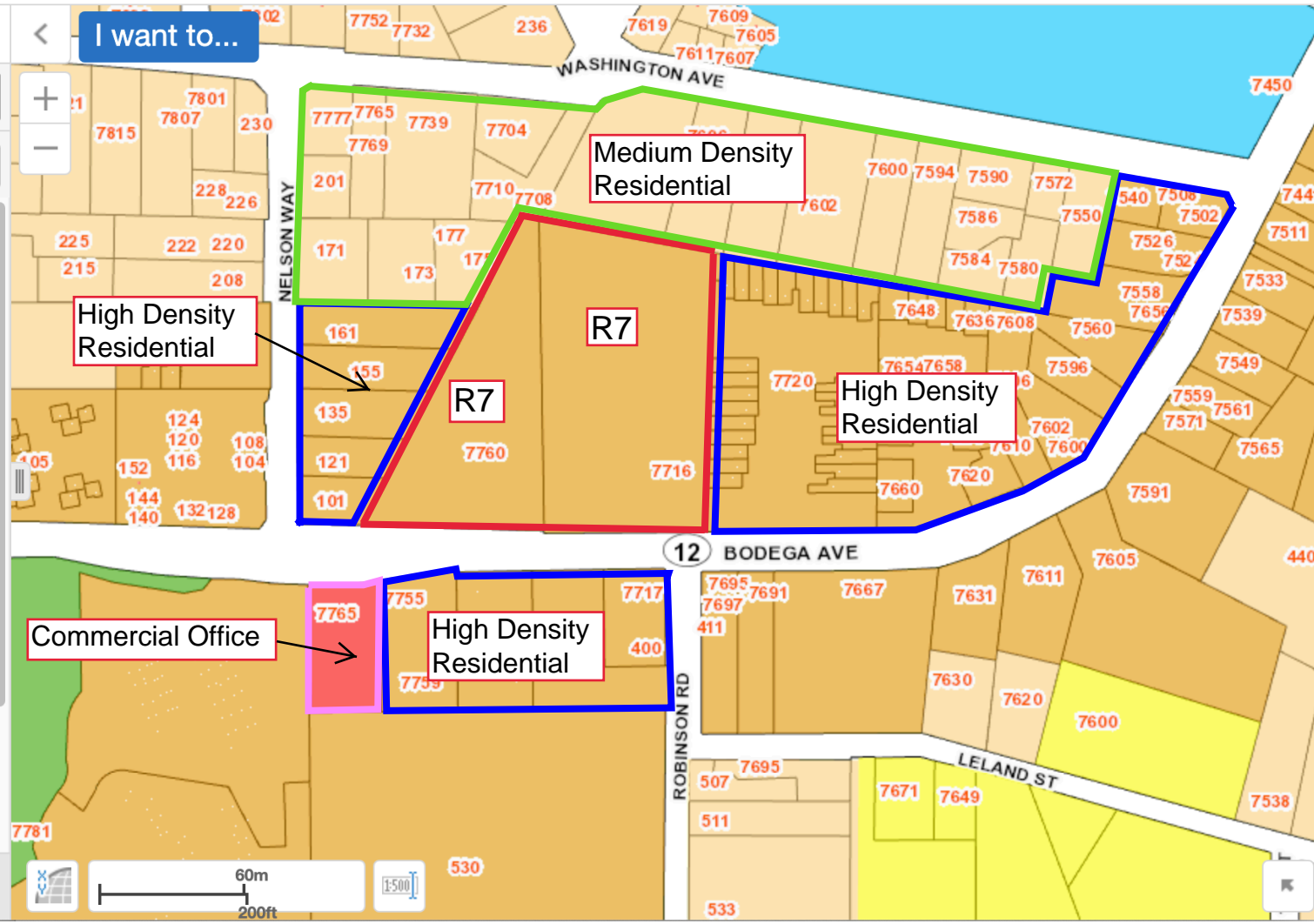
Find Data Tasks

Layers

Public

Filter Layers...

- County-Wide Layers
- Sebastopol Layers
 - General Plan
 - Zoning
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Central Core
 - Commercial Office
 - Light Industrial
 - Office / Light Industrial
 - Community Facilities



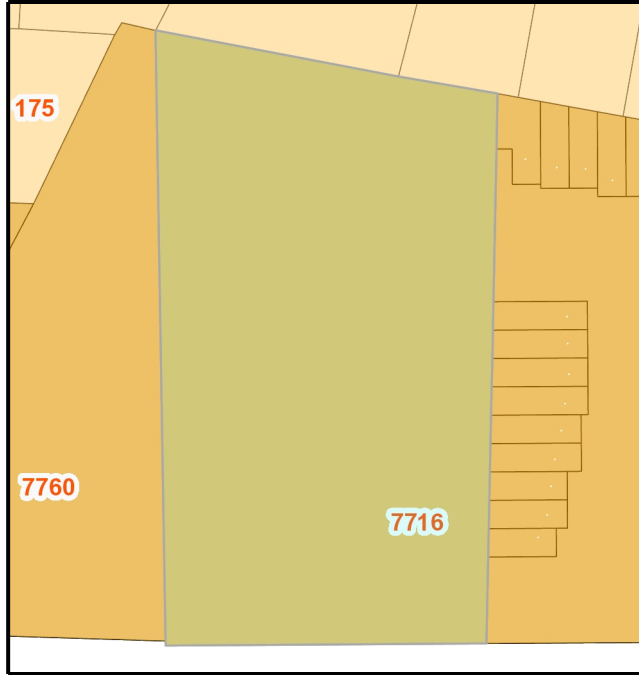
Parcel Report

Parcel #: 004-211-007

County Assessor Information

1/28/2021 9:51:49 AM

Situs Address: 7716 BODEGA AVE
Situs CSZ: SEBASTOPOL, CA 95472



Land Use: RURAL RES/SINGLE RES

Tax Area: 005001

Jurisdiction: SEBASTOPOL

Recording#: 2018R071644

Rec Date: 10/15/2018

Land Value: \$448,800

Improvements: \$367,200

Owner Exempt: \$0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 2

Bathrooms: 1

Main Bldg SqFt: 1,431

Year Built: 1931

Lot Acres: 2.20

GIS Calculated Information

Local Information

Lot Acres: 2.20

Census Tract: 153401

Census Block: 6006

Latitude: 38.3988

Longitude: -122.8315

Zoning Code: R7

General Plan Code: HDR

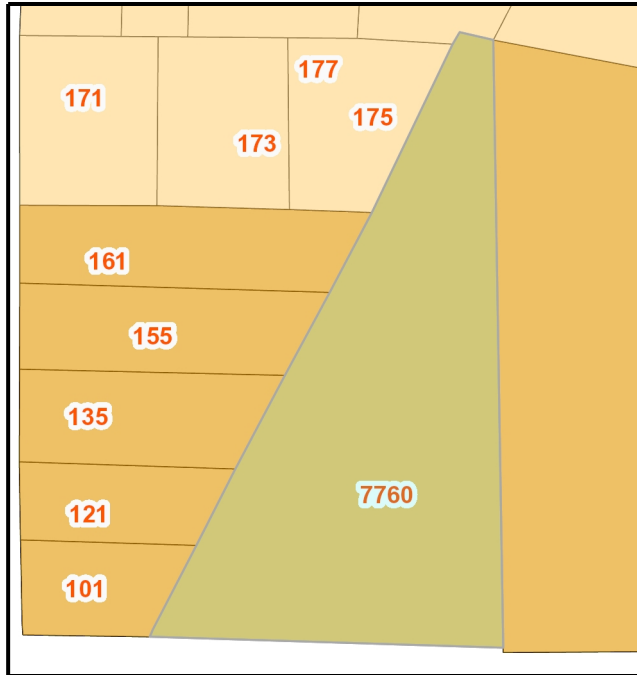
Parcel Report

Parcel #: 060-230-067

County Assessor Information

1/28/2021 9:51:10 AM

Situs Address: 7760 BODEGA AVE
Situs CSZ: SEBASTOPOL, CA 95472



Land Use: RURAL RES/SINGLE RES

Tax Area: 005001

Jurisdiction: SEBASTOPOL

Recording#: 2018R051727

Rec Date: 7/20/2018

Land Value: \$1,438,200

Improvements: \$40,800

Owner Exempt: \$0

Subdivision:

Commercial Units:

Residential Units: 1

Bedrooms: 3

Bathrooms: 1

Main Bldg SqFt: 1,300

Year Built: 1910

Lot Acres: 1.39

GIS Calculated Information

Lot Acres: 1.36

Census Tract: 153401

Census Block: 6006

Latitude: 38.3987

Longitude: -122.8322

Local Information

Zoning Code: R7

General Plan Code: HDR

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

17.20.010 Purpose of the districts.

- A. *R1 – Single-Family Residential.* The purpose of the R1 District is to implement the “Very Low Density Residential” land use category of the General Plan, and the General Plan goal of preserving the rural-agricultural setting of Sebastopol. This district is applicable to single-family areas exhibiting environmental constraints to development and/or with prime agricultural soils. The R1 District allows densities up to one unit per acre.
- B. *R2 – Single-Family Residential.* The purpose of the R2 District is to implement the “Low Density Residential” land use category of the General Plan, and the General Plan goal of preserving the community’s rural agricultural setting and residential character. The R2 District allows densities up to approximately 2.5 units per acre.
- C. *R3 – Single-Family Residential.* The purpose of the R3 District is to implement the “Medium Density Residential” land use category of the General Plan, and the General Plan goal of preserving Sebastopol’s character and image. This district is applicable to single-family residential areas with densities up to approximately 5.4 units per acre.
- D. *R4 – Single-Family Residential.* The purpose of the R4 District is to implement the “Medium Density Residential” land use category of the General Plan. This district is applicable to single-family residential areas with densities up to approximately 8.7 units per acre.
- E. *R5 – Single-Family and Multifamily Residential.* The purpose of the R5 District is to implement the upper end of the “Medium Density Residential” land use category of the General Plan. This district is applicable to areas appropriate for high density single-family, townhome, condominium, duplex, triplex, and fourplex residential uses and allows densities up to 12 units per acre.
- F. *R6 – Multifamily Residential.* The purpose of the R6 District is to implement the lower end of the “High Density Residential” land use category of the General Plan. This district is applicable to areas appropriate for attached single-family development, including townhome and condominium, and multifamily development and allows densities from approximately 12.1 to 17.4 units per acre.
- G. *R7 – Multifamily Residential.* The purpose of the R7 District is to implement the “High Density Residential” land use category of the General Plan. This district is applicable to those lands within that category which are appropriate for densities from approximately 12.1 to 25 units per acre.
- H. *RMH – Mobile Home Park.* The purpose of the RMH District is to allow for comprehensively designed mobile home park developments in those areas where such use is allowed. The intent of these regulations is to create an integrated community wherein all land uses are planned and designed in a comprehensive “master plan” approach, including such aspects as roadways, open space, infrastructure, architecture, and landscaping, as well as to encourage their preservation as an important form of housing. These provisions shall be applicable to all parcels within the RMH District, and shall establish all land use controls for property within the RMH District. (Ord. 1111, 2018)

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 10% Affordability

When jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

These conditions currently apply to the following 298 jurisdictions:

JURISDICTION		JURISDICTION	
241	SANTEE	281	WATERFORD
242	SARATOGA	282	WEED
243	SAUSALITO	283	WEST SACRAMENTO
244	SEASIDE	284	WESTLAKE VILLAGE
245	SEBASTOPOL	285	WESTMORLAND
246	SELMA	286	WHEATLAND
247	SHAFTER	287	WHITTIER
248	SHASTA COUNTY	288	WILLIAMS
249	SHASTA LAKE	289	WILLITS
250	SIERRA COUNTY	290	WILLOWS
251	SIGNAL HILL	291	WINDSOR
252	SISKIYOU COUNTY	292	WOODLAKE
253	SOLANA BEACH	293	YOLO COUNTY
254	SONOMA	294	YREKA
255	SONORA	295	YUBA CITY
256	SOUTH GATE	296	YUBA COUNTY
257	SOUTH LAKE TAHOE	297	YUCAIPA
258	STOCKTON	298	YUCCA VALLEY
259	SUISUN CITY		
260	SUSANVILLE		
261	SUTTER CREEK		
262	TAFT		
263	TEHACHAPI		
264	TEHAMA		
265	TEHAMA COUNTY		
266	TEMPLE CITY		
267	TORRANCE		
268	TRINIDAD		
269	TRINITY COUNTY		
270	TULARE COUNTY		
271	TULELAKE		
272	TUOLUMNE COUNTY		
273	TURLOCK		
274	TWENTYNINE PALMS		
275	UPLAND		
276	VALLEJO		
277	VENTURA COUNTY		
278	VERNON		
279	VICTORVILLE		
280	VILLA PARK		

IV. SITES AND RESOURCES

A. PROJECTED HOUSING NEEDS

As shown in Table IV.1, the Association of Bay Area Governments (ABAG), in its final Regional Housing Needs Determination figures, allocated Sebastopol 120 housing units for the period 2014 to 2022. The allocation is equivalent to a yearly need of approximately 13 to 14 housing units for the nine-year time frame. This total is below the number of units assigned to Sebastopol during the last housing element period of 2007-2014, at which time 176 housing units were allocated. In addition to a reduction in the number of allocated units between the 2010 Housing Element and the current Housing Element, there are differences in the allocation of these units to the four income groups. For example, as a percentage of the total units required, there is a reduction in the percentage of units required for low income households and an increase in the percentage of units for above moderate income households.

It was assumed that half the number of units for very low-income households assigned by ABAG will need to be affordable to extremely low income households as the ABAG allocation does not specify the number of extremely low income units.

TABLE IV.1: SEBASTOPOL REGIONAL HOUSING NEEDS ALLOCATION BY INCOME, 2014-2022						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
City of Sebastopol Allocation	11	11	17	19	62	120
Percentage of Total	9%	9%	14%	16%	52%	100%

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG), REGIONAL HOUSING NEEDS 2014-2022 ALLOCATION.

Sebastopol's RHNA allocation represents about two percent of the total Sonoma County RHNA figure of 13,650 housing units.

B. SITES INVENTORY

The State Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (Section 65583(a) (3)). The purpose of an inventory of sites is to demonstrate that a jurisdiction has a sufficient amount of land to accommodate its fair share of the region's housing needs during the planning period. It further requires that the Element analyze zoning and development potential on these sites, to ensure that residential development is feasible during the planning period.

Government Code Section 65582.2 requires that the inventory of sites include specific information, including parcel number (or other unique identifier), parcel size, and current use (if not vacant). Also, the inventory must demonstrate that there are available sites that can accommodate a variety of housing types, including multifamily rental housing, manufactured housing, farmworker housing, emergency shelters, and transitional housing.

Table IV.2 summarizes the City's inventory of residential sites. It is noted that while no new units have been permitted since January 2014; 22 residential units have been approved (see Table IV.3) and are pending development.

Sebastopol RHNA Chart

The City only met 81% of its RHNA for the 2007 to 2014 period. The City’s allocation for the period from 2015 to 2023 was **120 units**, equivalent to approximately 13-14 housing units per year.

2015-2023	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
City of Sebastopol Allocation	11	11	17	19	62	120
Percentage of Total	9%	9%	14%	16%	52%	100%

According to the HCD spreadsheet dated September 24, 2020 tracking the Annual Progress Reports submitted by each agency, Sebastopol has *added 59 units to its housing stock with 61 units outstanding* and **is not on pace to meet its RHNA** for 2015-2023:

	RHNA Allocation	Permits	Remaining	Percent Complete
Very Low Income / Extremely Low Income* Units	22	4	18	18%
Low Income	17	10	7	59%
Moderate Income	19	20	0	105%
Above Moderate Income	62	25	37	40%

* Sebastopol has separated the Very Low Income and Extremely Low Income allocations, while the RHNA combines them.

Source: <https://hcd.ca.gov/community-development/housing-element/index.shtml> (Click on Annual Progress Reports to find HCD tracking spreadsheet); *see, also*, 2020 Annual Level of Service Report dated May 8, 2020 attached to Extracts document, noting the Sebastopol has *added 51 units to its housing stock with 69 units outstanding*).

The Housing Element adopted a higher objective of **156 units** for this same period. Table VII.2.

The projected RHNA for 2023-2031 increased significantly to 420 units, but the methodology is still in progress. The City Planning Department went before the Planning Commission on October 13, 2020 regarding this allocation.

Table 17.20-2. Development Standards in the Residential Zones

Development Standard	R1	R2	R3	R4	R5	R6	R7	RMH
Maximum lot coverage								
<i>On parcels ≥ 30,000 sf</i>	20%	20%	20%	20%	20%	20%	40% ⁽⁵⁾	-
<i>On parcels > 15,000 sf and < 30,000 sf</i>	30%	30%	30%	30%	30%	30%	40% ⁽⁵⁾	-
<i>On parcels > 5,000 sf and < 15,000 sf</i>	40%	40%	40%	40%	40%	40%	40% ⁽⁵⁾	-
<i>On parcels ≤ 5,000 sf</i>	50%	50%	50%	50%	50%	50%	40% ⁽⁵⁾	-
Minimum residential density	-	-	-	-	-	1 DU/3,600 sf lot area	1 DU/3,600 sf lot area	-
Maximum residential density	-	-	-	-	1 DU/ 3,630 sf lot area-	1 DU/2,500 sf lot area	1 DU/1,743 sf lot area	1 DU/2,500 sf lot area
Open space	-	-	-	-	-	-	50 sf/DU	-

ac = acre

ft. = feet

sf = square feet

- = not applicable

⁽¹⁾ In the case of single-family or two-family lots fronting on a cul-de-sac bulb, the lot frontage may be reduced to 45 feet so long as the minimum lot width is achieved at the front yard setback line. For multifamily or groups of buildings with lots fronting on a cul-de-sac bulb, the lot frontage may be reduced to 70 feet so long as the lot width is at least 80 feet measured at the front yard setback line.

⁽²⁾ Where 75 percent or more of the lots on any one block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots.

⁽³⁾ With one foot of additional setback for each foot above 30 feet for three-story buildings.

⁽⁴⁾ Ground-mounted mechanical equipment may be placed as indicated; provided, that the equipment is six feet or less in height and is constructed and/or insulated so that audibility beyond the property line is limited to the maximum extent feasible.

Land Use Designation Consistency

OBJECTIVE DEVELOPMENT STANDARD	High Density Residential Standards	Project Proposal	Consistency?
General Plan Density	12.1 to 25 DU/acre	23.4 DU/acre	Yes

Zoning Ordinance Consistency

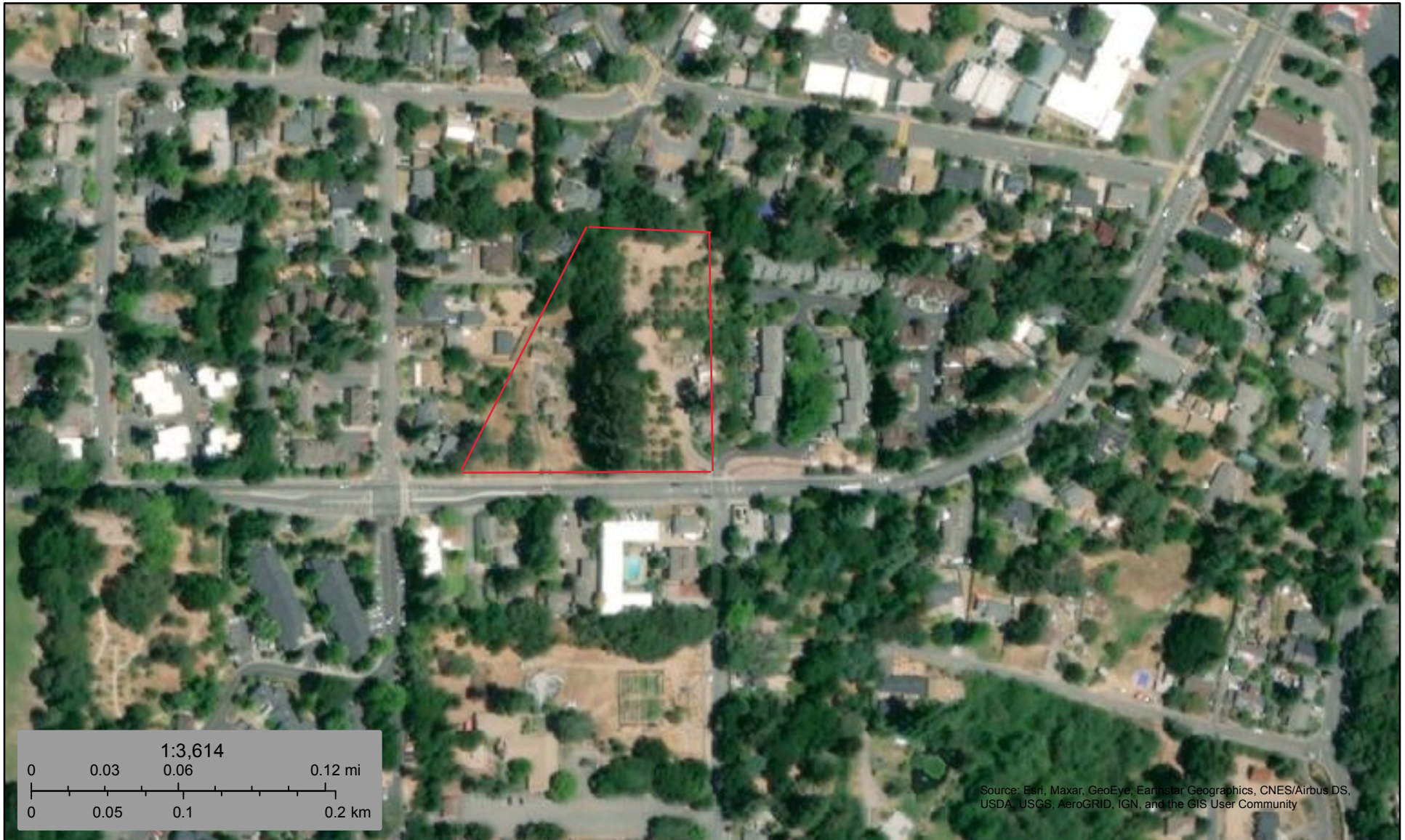
OBJECTIVE DEVELOPMENT STANDARD	R7 Standards	Project Proposal	Consistency?
<i>17.20.030 - Development Standards</i>			
Minimum Lot Area	8,000 sf	156,270 sq. ft. (3.59 acres)	Yes
Minimum Lot Width	80 ft	482 ft	Yes
Maximum Building Height <i>Deed-restricted affordable housing, three stories</i>	40 ft, 3 stories	39.6 ft, 3 stories	Yes
Minimum Building Setbacks			
Front	10 ft	10 ft	Yes
Side - Interior (west)	9 ft (1)	58'5"	Yes
Side - Interior (east)	9 ft (1)	79 ft	Yes
Rear - Main Bldg.	25 ft (2)	60'4"	Yes
Maximum Lot Coverage On parcels greater than 30,000 sq feet	40%	23%	Yes
Minimum Res. Density	1 DU/3,600 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
Maximum Res. Density	1 DU/1,743 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
Minimum Usable Open Space	50 sq ft/DU	95 sq ft/DU	Yes
<i>17.110 - Off-Street Parking Regulations</i>			
Minimum Parking Space Requirements - Auto	151 Spaces (3)	149 Spaces (3)	Yes
Minimum Parking Space Requirements - Bicycle	38 Spaces (4)	40 Spaces	Yes

(1) 10% of lot width or 5 ft, whichever is greater, not to exceed 9 ft

(2) 20% of lot depth, not less than 20 ft not greater than 25 ft

(3) Two- and three-bedroom units are required to provide 2 parking spaces per unit. However, deed restricted affordable housing projects are allowed to provide 90% of the applicable parking requirements.

(4) Deed-restricted affordable housing projects are required to provide 25% of the required vehicle spaces as bicycle parking.



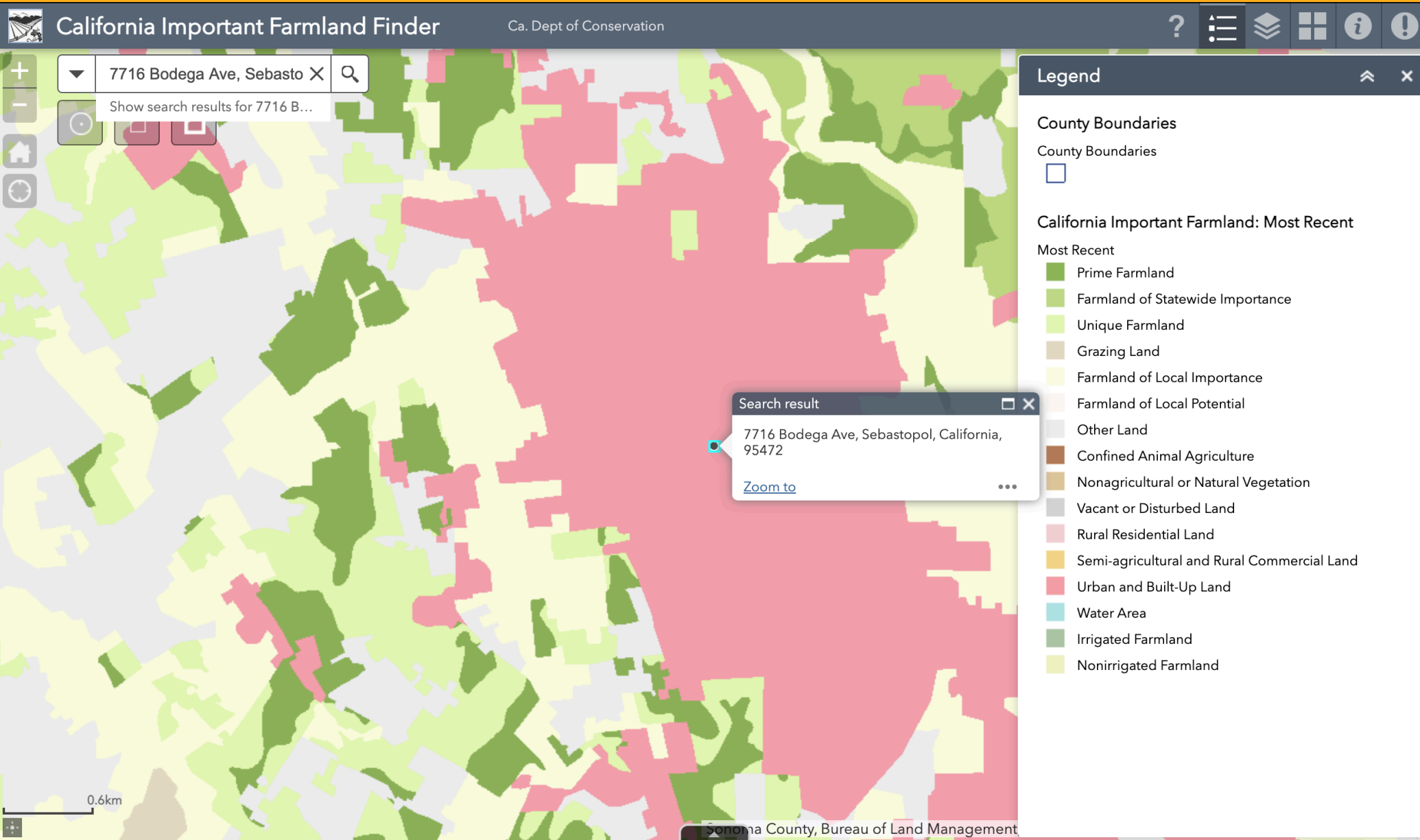
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

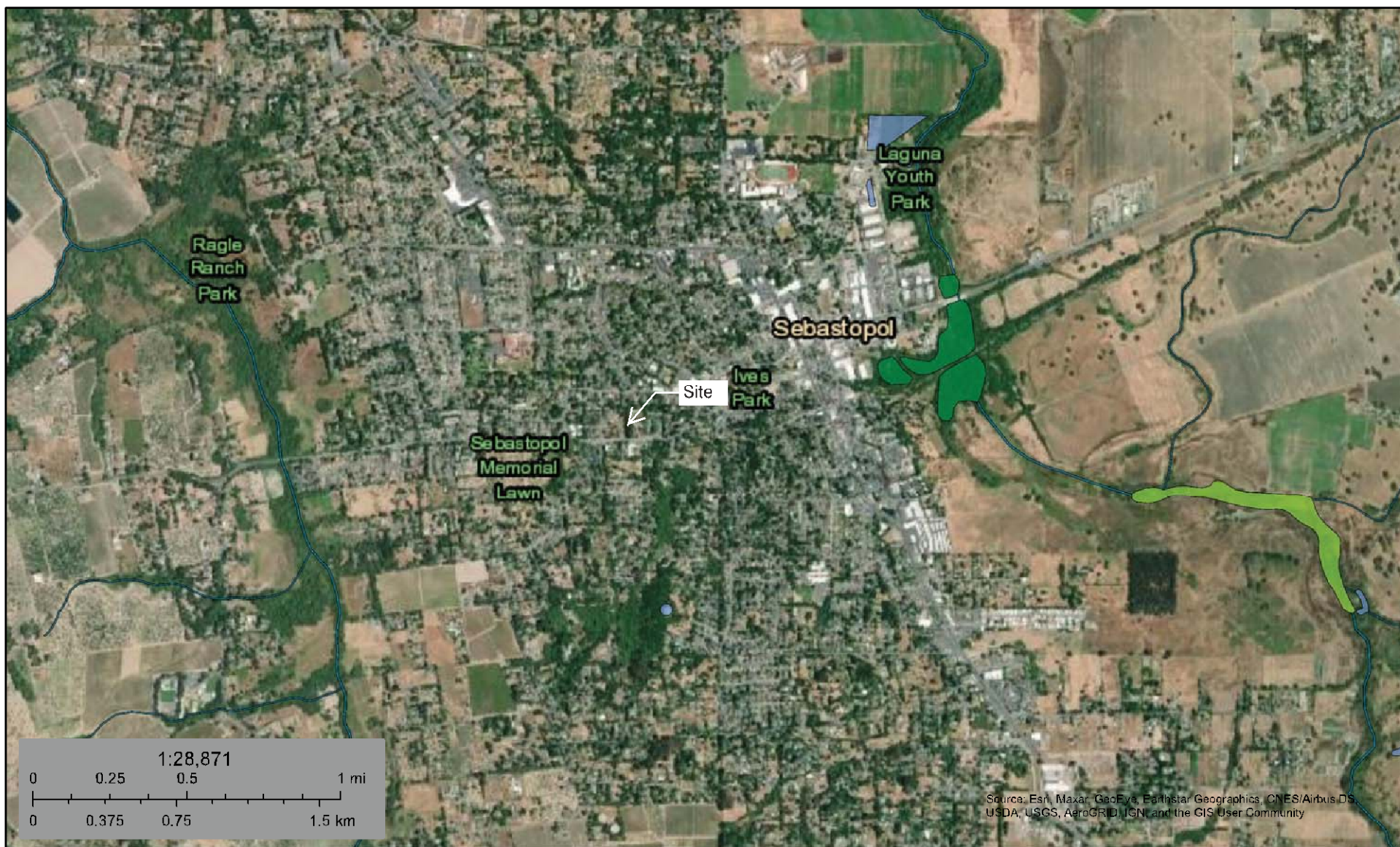
January 27, 2021

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





December 15, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

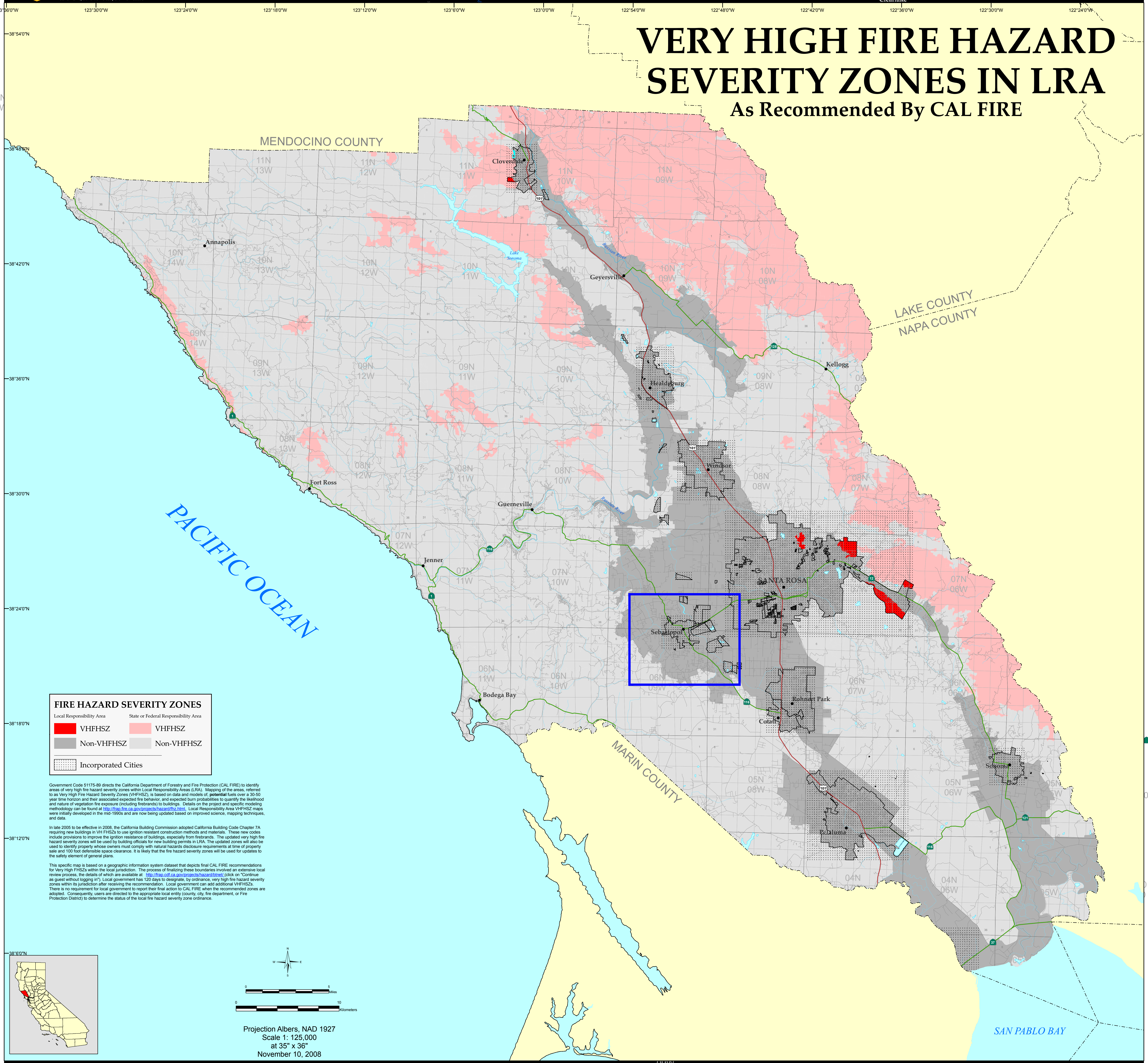
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

VERY HIGH FIRE HAZARD SEVERITY ZONES IN LRA

As Recommended By CAL FIRE



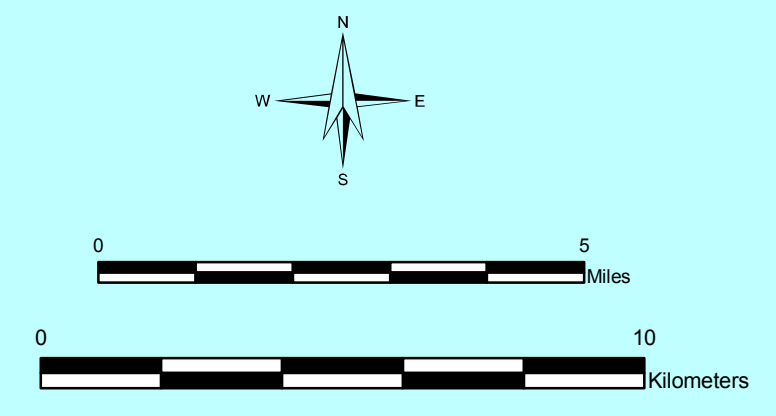
FIRE HAZARD SEVERITY ZONES

Local Responsibility Area		State or Federal Responsibility Area	
	VHFHSZ		VHFHSZ
	Non-VHFHSZ		Non-VHFHSZ
	Incorporated Cities		

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at <http://frap.fire.ca.gov/projects/hazard/31v.html>. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High Fire Hazard Severity Zones within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at <http://frap.cdf.ca.gov/projects/hazard/31v.html> (click on "Continue as guest without logging in"). Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.



Projection Albers, NAD 1927
Scale 1: 125,000
at 35" x 36"
November 10, 2008

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,
State of California
Mike Chrisman, Secretary for Resources,
The Resources Agency
Ruben Grijalva, Director,
Department of Forestry and Fire Protection

MAP ID: FHSZL_MAP
DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_3)
CAL FIRE State Responsibility Areas (SRA05_5)
CAL FIRE Incorporated Cities (Incorp07_3)
PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)

with a slab-on-grade floor system. The user also reported that neither a gas station nor a dry cleaner operates or will operate on site.

I. Other

The user did not report any other knowledge or experience for the subject property with regard to environmental condition.

V. RECORDS REVIEW

A. Standard Environmental Record Sources

KCE Matrix retained Environmental Data Resources, Inc. (EDR) to conduct a search of government and regulatory databases in an attempt to locate and obtain information about the subject site and other sites in the vicinity of the subject property that may affect the environmental quality of the property. The environmental disclosure report prepared by EDR provides a summary of the various databases searched and is presented in Appendix B of this report. The database research presents summaries for the subject site and selected adjoining properties as follows:

A1. Subject Site

The target property was not listed in any of the databases searched by EDR.

A2. Site Vicinity

The environmental disclosure report obtained by KCE Matrix from EDR presents information with regard to other sites in the immediate and general site vicinity of the subject property. Based on review of the report as provided by EDR, there are no other sites reported within a radius of 500 feet and the closest other site is located approximately 700 feet to the north of the subject property. The information for these other sites located in the general vicinity of the subject property is presented in Appendix B of the referenced EDR report.

In addition, the EDR databases searched identified six unmapped sites as follows:

Name	Address
West College Avenue / Clover Dri	College Avenue, West
Meminn State Superfund Site	Sebastopol Road / West Avenue
Eurocal Auto Body	West College Avenue 345
Southern Pacific Trans Co.	West Third St. 20
Marshall Property	Wallace Road 3900
Meminn Avenue Superfund Area	Sebastopol Road / Roseland Area

The disclosure report prepared by EDR identified the unmapped sites as Orphan sites. Based on site vicinity reconnaissance up to an approximate radius of 0.25-mile from the subject site and based on the address and information provided in the Orphan Site Summary as prepared by EDR,

the unmapped sites were not observed to be located in the immediate vicinity of the subject property and appear to be located in excess of 0.25-mile of the subject site.

B. Additional Environmental Record Sources

Regional Water Quality Control Board

On December 7, 2020, KCE Matrix submitted a written request to the Regional Water Quality Control Board (RWQCB), North Coast Region – File Review Department; for information regarding Underground Storage Tanks (UST's) and hazardous materials for the subject property. Based on an email response issued by the RWQCB dated December 7, 2020, this agency does not maintain any records for the subject property. Copies of the written request made by KCE Matrix and the RWQCB email response both dated December 7, 2020 are presented in Appendix C-1.

KCE Matrix also researched the records maintained by the State Water Resources Control Board (SWRCB) – Geotracker Database online for information regarding Underground Storage Tanks (UST's) and hazardous materials for the subject property. This database typically contains records that are also maintained by the various local RWQCB's. The results of this online research indicated that the SWRCB-RWQCB does not maintain such records for the subject property.

Department of Toxic Substances Control

On December 7, 2020, KCE Matrix submitted written request to the California State Department of Toxic Substances Control (DTSC) – Berkeley Regional Office; for information regarding hazardous materials and UST's for the subject property. Based on a letter response issued by the DTSC to KCE Matrix dated December 9, 2020, this agency does not maintain any records for the subject property. A copy of the written request made by KCE Matrix dated December 7, 2020 and a copy of the DTSC letter response dated December 9, 2020 are presented in Appendix C-2.

KCE Matrix also researched the records maintained by the DTSC Envirostor Database online for information regarding environmental assessment and remediation matters for the subject property. The results of this online research indicated that the DTSC Envirostor Database does not maintain such records for the subject property.

In addition, KCE Matrix researched the records maintained by the DTSC Hazardous Waste Tracking System database online for information regarding hazardous wastes generated and/or stored at the subject property. The results of this online research indicated that the DTSC Hazardous Waste Tracking System online database does not maintain such records for the subject property.

Sonoma County – Certified Unified Program Agency

On December 7, 2020, KCE Matrix submitted a written request to the Sonoma County – Certified Unified Program Agency (CUPA); for information regarding Underground Storage Tanks (UST's) and hazardous materials for the subject property. Based on an email response issued by the Sonoma

APPENDIX C-2

REGULATORY RECORDS SEARCH

**CALIFORNIA STATE
DEPARTMENT OF TOXIC SUBSTANCE CONTROL**

Hagop Tatian

From: Hagop Tatian
Sent: Monday, December 7, 2020 2:38 PM
To: berkeleyfileroom@dtsc.ca.gov
Subject: Public Record Request: 7716 & 7760 Bodega Ave., Sebastopol, CA

KCE Matrix would like to request copies or scans of any files and documentation that you may maintain with regard to Underground Storage Tanks (UST's) and/or Hazardous Materials (HAZMAT) for the following property:

Residential Property
7716 & 7760 Bodega Avenue
Sebastopol, CA 95472

Please reply with confirmation of any records on file, and the procedure necessary to obtain copies of these documents.

Should you have any questions or require additional information, please do not hesitate to contact our office at (818) 559 5500.

Thank you.

Sincerely,

Hagop Tatian

KCE Matrix, Inc.
1112 W. Burbank Blvd., Suite 301
Burbank, CA 91506
(818) 559 5500 phone
(818) 559 5511 fax
hagop@kcematrixinc.com



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

December 9, 2020

Hagop Tatian
KCE Matrix, Inc.
Hagop@kcematrixinc.com

Public Records Request Number: 2-120720-03
Location(s): 7716 & 7760 Bodega Ave., Sebastopol, CA 95472

Dear Mr. Tatian:

On December 7th, 2020 the Department of Toxic Substances Control (DTSC) received your email requesting records under the Public Records Act. Upon thorough review of our files, we found no records pertaining to the sites/facilities referenced above.

For information regarding public reports on hazardous waste shipments of generators, transporters, and TSDFs, you can access our Hazardous Waste Tracking System (HWTS) online at: <https://hwts.dtsc.ca.gov/>. Select the "Reports" tab for search options. If you are interested in retrieving detailed reports, please contact the HWTS unit via e-mail: hwtsreports@dtsc.ca.gov or phone: 1-800-618-6942. Customized reports may require a fee. For copies of manifests, please send an e-mail to mcr@dtsc.ca.gov.

In addition, the DTSC provides access to public records online via EnviroStor; another data management system that tracks our efforts in cleanup, permitting, enforcement, and investigation of known/suspected hazardous waste sites and facilities. The available data is updated in real-time. You can access Envirostor online at www.envirostor.dtsc.ca.gov. Navigate the website easily by clicking the "How to Use EnviroStor" tab, then selecting the option "Take a Tour".

If you have any questions or would like further information regarding your request, please contact me via phone: 510-540-3800 or e-mail: Berkeleyfileroom@dtsc.ca.gov.

Sincerely,

Christina de la Vega
Regional Records Coordinator

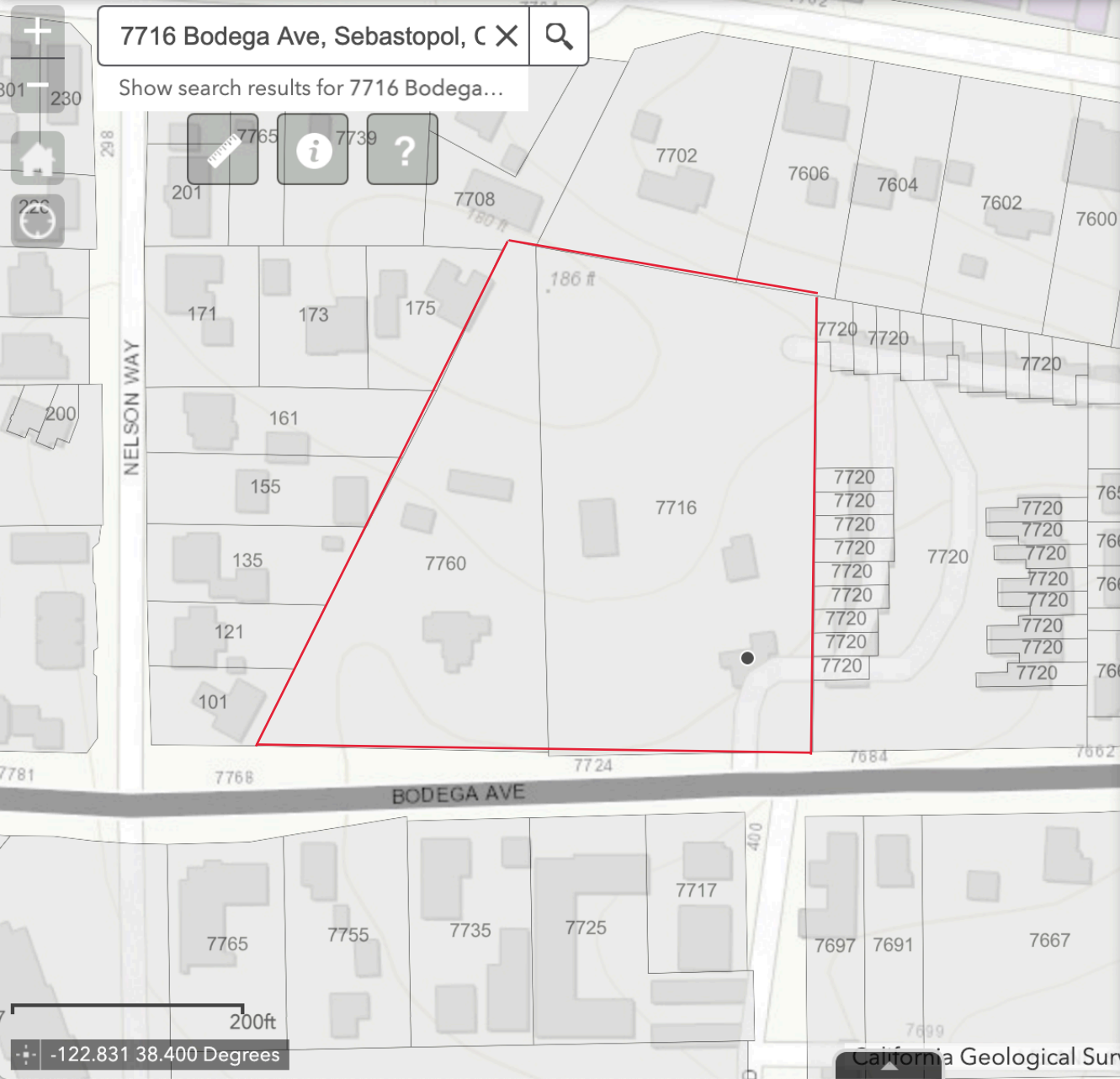
Earthquake Zones of Required Investigation

CGS Homepage



7716 Bodega Ave, Sebastopol, CA

Show search results for 7716 Bodega...



Legend

- Approximately Located
- ?--- Approximately Located, Queried
- Inferred
- ?-- Inferred, Queried
- Concealed
- ?..... Concealed, Queried
- Aerial Photo Lineament

Fault Zone



Liquefaction Zone



Landslide Zone



Liquefaction Landslide Overlap Zone



Area Not Evaluated for Liquefaction or Landslides



Parcels

- Parcel is in an Earthquake Fault Zone, a Liquefaction Zone, and a Landslide Zone
- Parcel is in an Earthquake Fault Zone and a Liquefaction Zone
- Parcel is in an Earthquake Fault Zone and a Landslide Zone
- Parcel is in an Earthquake Fault Zone



7716 Bodega Ave, Sebastopol, CA

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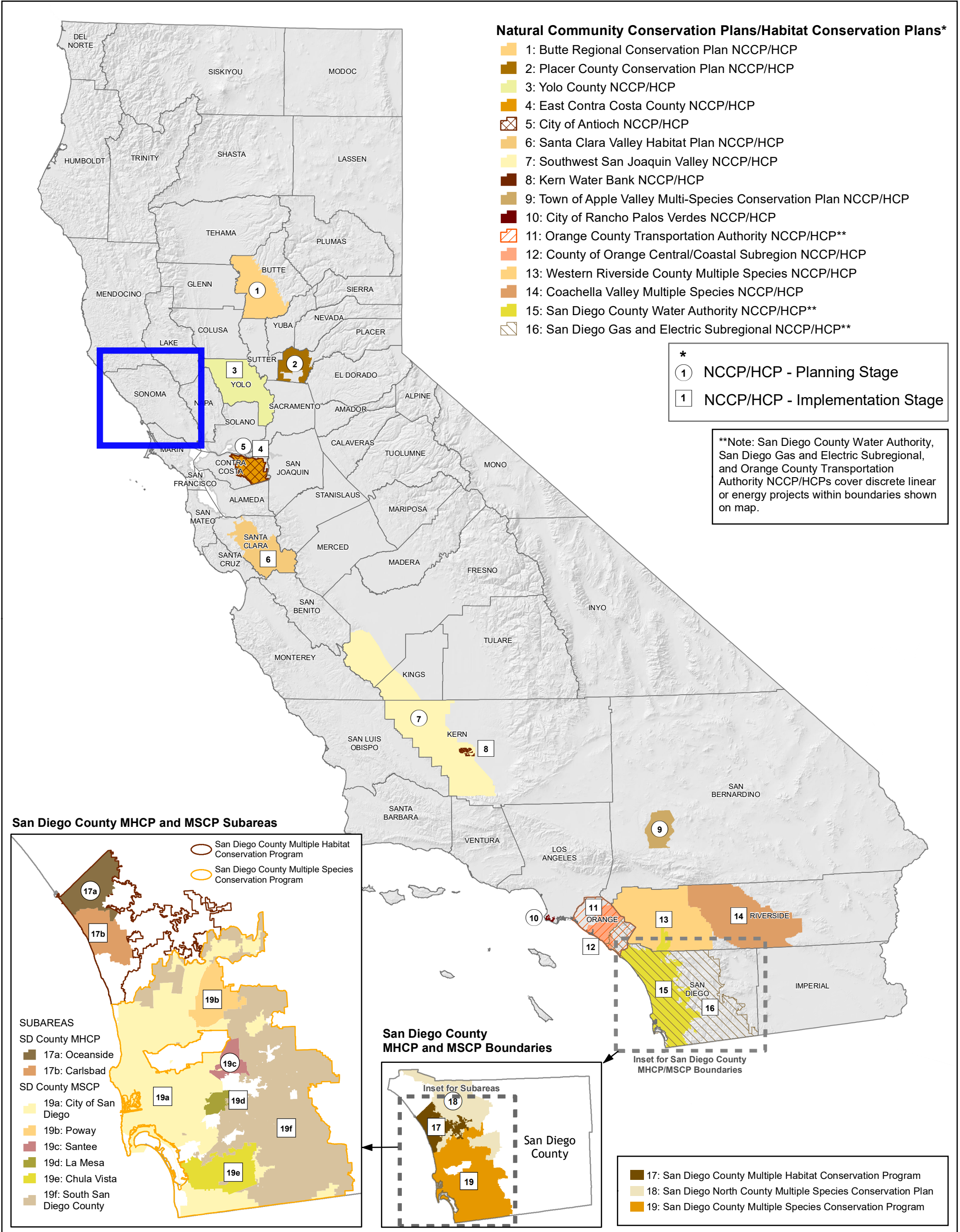


Legend

- Political Jurisdictions
- Levees
- General Structures
 - Flood Structure
 - Bridge
 - Dam, Weir, Jetty
 - Other Structure
- Primary Frontal Dunes
- Flood Hazard Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
 - Other Boundaries
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
- Submittal Information
- Coastal Barrier Resources System Area (US FWS)
- CBRS Prohibitions
 - Otherwise Protected Area
 - System Unit

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>)
 HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10) (<http://www.fws.gov/endangered/what-we-do/hcp-overview.html>)



Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20190402

Huffman-Broadway Group, Inc.

ENVIRONMENTAL REGULATORY CONSULTANTS

828 MISSION AVENUE, SAN RAFAEL, CA 94901 • 415.925.2000 • WWW.H-BGROUP.COM

February 5, 2021

Lauren Alexander
Pacific West Communities, Inc.
laurenrhalexander@gmail.com

Subject: Special Status Species Site Assessment for the Woodmark Apartments Project, City of Sebastopol, Sonoma County, California

Dear Ms. Alexander:

Huffman-Broadway Group, Inc. (HBG) has completed an assessment of the potential for special status species at the site of the proposed Woodmark Apartments project at 7716 and 7760 Bodega Avenue in the City of Sebastopol, Sonoma County, California. The Project Site encompasses Assessor's Parcel Numbers (APN) 060-230-067 (the westernmost parcel at 7760 Bodega Avenue) and 004-211-007 (the easternmost parcel at 7716 Bodega Avenue) which total 3.59 acres.

The Project Site was investigated to determine if the site supports habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

Our analysis included: (1) a review of the habitat characteristics of the site and species of plants and animals expected to utilize the site; (2) review of the California Natural Diversity Data Base (CNDDDB) to determine if any populations of endangered, threatened, or rare species have occurred historically or are currently known to exist in the project vicinity; (3) a field survey of the site by an HBG biologist, and (4) an evaluation of whether the proposed project has the potential to result in impacts to special status species. The study included a general reconnaissance of the site by HBG Senior Environmental Scientist Gary Deghi on February 3, 2021.

The Woodmark Apartments Project proposes a total of 84 one-, two- and three-bedroom apartment units, a total of 149 parking spaces, and a community area.

Biological Description of the Property

The description of the biological setting for the property is based on a field visit to the site by HBG Senior Environmental Scientist Gary Deghi on February 3, 2021. The survey on this date included observations of the composition and distribution of plant species, wildlife observations, and a comparison of site characteristics for similarity to sites known to support special status species within the area.

The properties slope downward to the south in the direction of Bodega Avenue (Highway 12). Each of the two parcels currently supports a single-family residence with ancillary facilities that include chicken coops and other supporting structures all located in portions of the site nearest to Bodega Avenue. Apple orchards are also present on each of the parcels. Trees surround the property on the west, north, and east sides, and the parcels are separated by a row of planted trees. The soil type is Sebastopol sandy loam, 9 to 15% slopes throughout the westernmost parcel and Goldridge fine sandy loam, 9 to 15% slopes throughout the easternmost parcel (USDA 2021).

A single-family residence is present on each of the parcels and the vegetation around the homes is primarily species used in landscaping, including small fruit trees (*Prunus* sp.). The resident of the home on the westernmost parcel at 7760 Bodega Avenue is a master gardener, and he has planted numerous native shrubs around the house along with a significant vegetable garden to the rear (north side) of the house. Large trees and shrubs around the border of the 3.59 acres include primarily Coast live oak (*Quercus agrifolia*) and Himalaya berry (*Rubus armeniacus*) along the eastern edge of the parcels, California black oaks (*Quercus kelloggii*) and Coast live oaks along the northern border, and various trees including Coast live oak, planted Monterey cypress (*Hesperocyparis macrocarpa*), Mediterranean cypress (*Cupressus sempervirens*), and eucalyptus (*Eucalyptus* sp.) along the western boundary. A line of trees between the two parcels consists of primarily Coast live oak and planted Monterey pines (*Pinus radiata*). A single large Douglas fir (*Pseudotsuga menziesii*) tree is located behind the house at 7716 Bodega Avenue.

Trees in the upper elevation portion of the westernmost parcel are mostly Coast live oak. With exception of the areas around the buildings and garden, the remainder of the westernmost parcel consists of an apple (*Malus domestica*) orchard. On the easternmost parcel most of the area beyond the structures also consists of an apple orchard. Ground cover vegetation within the apple orchards and beyond the structures was dominated by invasive oxalis (*Oxalis pes-caprae*) and miner's lettuce (*Claytonia* sp.), but also consisted of mostly non-native species (a few natives), difficult to identify in early February, but including herbaceous species such as cape ivy (*Delairea odorata*), California poppy (*Eschscholzia californica*), buttercups (*Ranunculus* sp.), horseweed (*Conyza canadensis*), cut-leaf geranium (*Geranium dissectum*), bull mallow (*Malva nicaeensis*), patches of Himalaya berry, and others; grasses such as fescues (*Festuca* sp.) and wild oat (*Avena fatua*); and oak saplings and other small shrubs such as English holly (*Ilex aquifolium*). Other planted trees found in small numbers around the property include a single magnolia (*Magnolia grandiflora*), a loquat (*Eriobotrya japonica*), privet (*Ligustrum* sp.), and

others. Mistletoe (*Phoradendron californicum*) was present in several apple trees. A small number of invasive pampas grass (*Cortaderia selloana*) were also present.

Special Status Species

Sensitive species include those species listed by the federal and state governments as endangered, threatened, or rare or candidate species for these lists. Endangered or threatened species are protected by the federal Endangered Species Act of 1973 as amended, the California Native Plant Protection Act of 1977, and the California Endangered Species Act of 1970. The California Environmental Quality Act (CEQA) provides additional protection for unlisted species that meet the “rare” or “endangered” criteria defined in Title 14, California Code of Regulations Section 15380.

CDFW maintains records for the distribution and known occurrences of sensitive species and habitats in the California Natural Diversity Database (CNDDDB). All known occurrences of sensitive species and important natural communities are mapped on the quadrangle maps. The database gives further detailed information on each occurrence, including specific location of the individual, population, or habitat (if possible) and the presumed current state of the population or habitat. The project site is located in the Sebastopol 7.5-minute quadrangle. A search of the CNDDDB for records of occurrence of special status animals and plants and natural communities within this quadrangle indicated that a number of special status species have occurred in the project vicinity but that no special status species or natural communities have been known to occur on the Project site itself.

Table 1 presents a list of special status animals and plants that have been reported within a five-mile radius of the Project site. The table includes an evaluation of the potential for sensitive species to occur at the Project site.

Special Status Plant Species

A list of special status plants with potential to occur on the property was developed from the CDFW’s CNDDDB. A complete list of special status plant species occurring in the vicinity of the property is included in Table 1. The table includes all species mentioned in the CNDDDB within approximately five miles of the site. Special status plant species include: (i) species that are listed or proposed for listing as threatened or endangered under the federal Endangered Species Act; (ii) species that are listed, or proposed for listing by the state of California as threatened or endangered under the California Endangered Species Act; (iii) plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California and elsewhere; and (iv) plant species that meet the definition of rare or endangered under CEQA.

The Project Site consists of two contiguous, disturbed urban parcels vegetated with landscaping vegetation, apple orchards, and mostly non-native ground cover, with rows of both native and non-native trees around the periphery of the parcels and in a row of trees between the parcels. The primarily non-native landscaping, orchards, and other vegetation at the site does not

provide habitat suitable for the growth of special status plant species. As seen in Table 1, all special status plant species in this part of Sonoma County require specialized habitat types, none of which are found at the site of the proposed apartments (i.e., wetlands, freshwater marsh, vernal pools and swales, bogs and fens, riparian habitats, chaparral, broadleaf upland forest, various types of coniferous forest, Coastal scrub, Coastal prairie, valley and foothill grassland, rocky slopes, or serpentine soils). As none of these habitat types are present on the site of the proposed Project, no special status plant species would be found on the Project Site. No impacts to special status species of plant would result from development of the proposed apartments.

Special Status Animal Species

None of the special status animal species discussed in Table 1 are expected to occur on the subject property. This finding is made based on the habitat requirements of species listed in Table 1, and is based on field review of habitats present at the site and the immediate vicinity and an evaluation of the suitability of on-site habitats to support these species.

Conservation of California tiger salamander (*Ambystoma californiense*), which is a state listed threatened and federally listed endangered species, is an important consideration on the Santa Rosa Plain. Although California tiger salamanders have been documented as close as about 1.5 miles east of the project site, the City of Sebastopol is not included within conservation efforts related to this species because the Laguna de Santa Rosa floodplain, located along the east edge of the City, provides a barrier to movement of California tiger salamander to any location west of the Laguna and thus, anywhere near the proposed Project. This species would not be affected by development of the proposed apartment buildings.

The subject parcels provide habitat to support common, local wildlife species. The ornamental species used in landscaping and the orchard provide limited value as nesting and roosting sites for birds, and cover and foraging habitat for species of birds, mammals, reptiles, and amphibians. Trees found especially around the periphery of the site provide nesting and roosting sites for many bird species.

Numerous wildlife species were documented at the property during the February 3, 2021 field review (mostly birds), but these were of species commonly found in urban habitats and that are otherwise common or abundant in the region. Birds observed over several hours during the field review included: red-shouldered hawk (*Buteo lineatus*), sharp-shinned hawk (*Accipiter striatus*), Anna's hummingbird (*Calypte anna*), California scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), Nuttall's woodpecker (*Dryobates nuttallii*), black phoebe (*Sayornis nigricans*), ruby-crowned kinglet (*Regulus calendula*), white-breasted nuthatch (*Sitta carolinensis*), red-breasted nuthatch (*Sitta canadensis*), oak titmouse (*Baeolophus inornatus*), western bluebird (*Sialia mexicana*), California towhee (*Melospiza crissalis*), spotted towhee (*Pipilo maculatus*), white-crowned sparrow (*Zonotrichia leucophrys*), golden-crowned sparrow (*Zonotrichia atricapilla*), yellow-rumped warbler (*Setophaga*

coronata), and lesser goldfinch (*Spinus psaltria*). The only evidence of a mammal existing at the site were of dens of Botta's pocket gopher (*Thomomys bottae*) found in many locations.

As noted in Table 1, sharp-shinned hawk is noted as a Watch List species according to the California Department of Fish and Wildlife, specifically as it pertains to its status as a nesting species. Sharp-shinned hawks in winter are a wide-ranging species that forage in a variety of habitats. A sighting of a sharp-shinned hawk foraging over the site during the winter period is not surprising. Nesting is primarily in a variety of forested habitats, especially on north-facing slopes, although it prefers nesting in riparian habitat. This species would not be expected to nest at the project site.

Summary. The Project site does not support wetland or stream habitat or habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act of Division 3 of the Fish and Game Code), or the Native Plant Protection Act of Division 2 of the Fish and Game Code. In addition, the Project Site does not support wetland or riparian habitat. This finding is made based on the habitat requirements of species listed in Table 1 and is based on field review of habitats present at the site and the immediate vicinity and an evaluation of the suitability of on-site habitats to support these species.

If you have any questions regarding this special status species assessment for the property at 7716 and 7760 Bodega Avenue in Sebastopol, please call either me (650-208-8711 or gdeghi@h-bgroup.com) or Robert Perrera (415-385-4106 or rperrera@h-bgroup.com).

Sincerely,

Gary Deghi

Gary Deghi
Vice President/Senior Environmental Scientist

REFERENCES

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SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
ANIMALS			
Invertebrates			
California floater (<i>Anodonta occidentalis</i>)	--/--	Found in freshwater lakes and slow-moving streams and rivers. Taxonomy under review. Known from Salmon Creek south of Freestone.	Not present. Suitable habitat is not present at the site.
Oregon floater (<i>Anodonta oregonensis</i>)	--/--	Known from Salmon Creek south of Freestone. Taxonomy under review.	Not present. Suitable habitat is not present at the site.
Western Bumble Bee (<i>Bombus occidentalis</i>)	--/--	This species was once common and widespread, but the species has declined precipitously from Central California to Southern British Columbia, perhaps from disease.	Not present. Suitable habitat is not present at the site.
Blennosperma Vernal Pool Andrenid Bee	--/--	Oligolectic on vernal pool flowers, especially Blennosperma.	Not present. Suitable habitat is not present at the site.
California Linderiella (<i>Linderiella occidentalis</i>)	--/--	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	Not present. Suitable habitat is not present at the site.
California Freshwater Shrimp (<i>Syncaris pacifica</i>)	FE/CE	Found in low elevation, low gradient streams where riparian cover is moderate to heavy. Prefers shallow pools removed from the main flow.	Not present. Suitable habitat is not present at the site.
Fish			
Coho salmon – central California ESU (<i>Oncorhynchus kisutch</i>)	FE/CE	Requires beds of loose, silt-free, coarse gravel for spawning. Also need cover, cool water and sufficient dissolved oxygen.	Not present. Suitable habitat is not present at the site.
Steelhead – Central CA Coast ESU (<i>Oncorhynchus mykiss</i>)	FT/CSC	Well-oxygenated streams with riffles; loose, silt-free gravel substrate.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Amphibians			
California Tiger Salamander (<i>Ambystoma californiense</i>)	FT/CT,CSC	Found in annual grasslands and grassy understory of valley-foothill hardwood habitats in central and northern California. Needs underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water source for breeding.	Not present. Suitable habitat is not present at the site.
California Giant Salamander (<i>Dicamptodon ensatus</i>)	--/CSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Aquatic larvae are found in cold, clear streams, occasionally in lakes and ponds. Adults are found in wet forests under rocks and logs near streams and lakes.	Not present. Suitable habitat is not present at the site.
Foothill Yellow-legged Frog (<i>Rana boylei</i>)	--/CSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying; larvae need at least 15 weeks to attain metamorphosis.	Not present. Suitable habitat is not present at the site.
California Red-legged Frog (<i>Rana draytonii</i>)	FT/CSC	Mostly found in lowlands and foothills in/near permanent sources of deep water but will disperse far during and after rain. Prefers shorelines with extensive vegetation. Requires 11-20 weeks of permanent water for larval development and requires access to aestivation habitat.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Reptiles			
Western Pond Turtle (<i>Emys marmorata</i>)	--/CSC	Aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites and suitable upland habitat for egg-laying (sandy banks or grassy open fields).	Not present. Suitable habitat is not present at the site.
Birds			
Golden Eagle (<i>Aquila chrysaetos</i>) [nesting and wintering]	BCC/FP, WL	Typically frequents rolling foothills, mountain areas, sage-juniper flats and desert.	Not present. Suitable habitat is not present at the site.
Northern Harrier (<i>Circus cyaneus</i>) [Nesting]	-/CSC	Coastal salt marsh and freshwater marsh; nests and forages in grasslands; nests on ground in shrubby vegetation, usually at marsh edge.	Not present. Suitable nesting habitat is not present at the site.
White-tailed Kite (<i>Elanus caeruleus</i>) [nesting]	-/CFP	Open grassland and agricultural areas throughout Central California.	Not present. Suitable nesting habitat is not present at the site.
Cooper's Hawk (<i>Accipiter cooperii</i>) [nesting]	-/WL	Nests primarily in deciduous riparian forests; forages in open woodlands.	Not present. Suitable nesting habitat is not present at the site. May forage in the project area.
Sharp-shinned Hawk (<i>Accipiter striatus</i>) [nesting]	-/WL	Breeds in ponderosa pine, black oak, riparian deciduous, mixed conifer, and Jeffrey pine habitats. All habitats except alpine, open prairie, and bare desert used in winter.	Not present as a nesting species. Although one was observed foraging over the site during the field review, suitable nesting habitat is not present on site.
Western Yellow-billed Cuckoo (<i>Coccyzus americanus occidentalis</i>)	FC,BCC/CE	Nests in riparian forests along the broad, lower flood-bottoms of larger river systems. Requires willows, cottonwoods with lower story of blackberry, nettles or wild grape.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	BCC/CSC	Habitat includes open areas such as desert, grasslands and savannah. Nests in thickly foliated trees or tall shrubs. Forages in open habitats, which contain trees, fence posts, utility poles, and other perches.	Not present. Suitable habitat is not present at the site.
San Francisco Common Yellowthroat (<i>Geothlypis trichas sinuosa</i>)	BCC/CSC	Requires thick continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	Not present. Suitable habitat is not present at the site.
Yellow Warbler (<i>Dendroica petechia</i>) [nesting]	BCC/CSC	Breeds in deciduous riparian woodlands, widespread during fall migration.	Not present. Suitable nesting habitat is not present at the site.
Tri-colored Blackbird (<i>Agelaius tricolor</i>) [Nesting colony]	BCC/CE,CSC	Breeds near freshwater, usually in tall emergent vegetation. Requires open water with protected nesting substrate. Colonies prefer heavy growth of cattails and tules. Uses grasslands and agricultural lands for foraging.	Not present. Suitable habitat for a nesting colony is not present at the site.
Mammals			
Sonoma vole (<i>Arborimus pomo</i>)	--/CSC	Found in the North Coast fog belt from the Oregon border to Sonoma County. Found in Douglas fir, redwood and montane hardwood-conifer forests. Feeds almost exclusively on Douglas fir needles.	Not present. Suitable habitat is not present at the site.
North American Porcupine (<i>Erethizon dorsatum</i>)	--/--	Forested habitats in the Sierra Nevada, Cascade, and Coast Ranges, with scattered observations from forested areas in the Transverse Ranges. Uses a wide variety of coniferous and mixed woodland habitat.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
American Badger (<i>Taxidea taxus</i>)	-/CSC	Drier open stages of most shrub, forest, and herbaceous habitats; needs sufficient food, friable soils and open, uncultivated ground.	Not present. Suitable habitat is not present at the site.
PLANTS			
Sonoma alopecurus (<i>Alopecurus aequalis</i> var. <i>sonomensis</i>)	FE/-/1B.1	Occurs in wet areas, marshes and riparian banks with other wetland species in freshwater marshes and swamps, and riparian scrub. 5-360m.	Not present. Suitable habitat is not present at the site.
Baker's Manzanita (<i>Arctostaphylos bakeri</i> spp. <i>bakeri</i>)	--/Rare/1B.1	Found in broadleafed upland forest and chaparral, often on serpentine. 75-245m.	Not present. Suitable habitat is not present at the site.
Vine Hill Manzanita (<i>Arctostaphylos densiflora</i>)	--/CE/1B.1	Chaparral. 50-100m.	Not present. Suitable habitat is not present at the site.
Rincon Ridge Manzanita (<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i>)	--/--/1B.1	Chaparral. Highly restricted to endemic rhyolites in Sonoma County. 75-310m.	Not present. Suitable habitat is not present at the site.
Sonoma Sunshine (<i>Blennosperma bakeri</i>)	FE/CE/1B.1	Vernal pools and swales in valley and foothill grassland. 10-100m.	Not present. Suitable habitat is not present at the site.
Thurber's Reed Grass (<i>Calamagrostis crassiglumis</i>)	--/--/2B.1	Usually found in marshy swales surrounded by grassland or coastal scrub. 10-45m.	Not present. Suitable habitat is not present at the site.
Swamp Harebell (<i>Campanula californica</i>)	--/--/1B.2	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marsh, N. coast coniferous forest. Bogs and marshes in a variety of habitats; uncommon where it occurs. 1-405m.	Not present. Suitable habitat is not present at the site.
Pitkin Marsh Paintbrush (<i>Castilleja uliginosa</i>)	--/CE/1A	Freshwater marsh. 60m.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Rincon Ridge Ceanothus (<i>Ceanothus confuses</i>)	--/--/1B.1	Known from volcanic or serpentine soils on dry shrubby slopes in closed-cone coniferous forest, chaparral, and cismontane woodland. 75-1065m.	Not present. Suitable habitat is not present at the site.
Vine Hill Ceanothus (<i>Ceanothus foliosus var. vineatus</i>)	--/--/1B.1	Sandy, acidic soils in chaparral. 45-85m.	Not present. Suitable habitat is not present at the site.
Holly-leaved Ceanothus (<i>Ceanothus purpureus</i>)	--/--/1B.2	Rocky volcanic slopes in chaparral. 120-640m.	Not present. Suitable habitat is not present at the site.
Sonoma Spineflower (<i>Chorizanthe valida</i>)	FE/CE/1B.1	On sandy soil in Coastal prairie. 10-50m.	Not present. Suitable habitat is not present at the site.
Vine Hill Clarkia (<i>Clarkia imbricate</i>)	FE/CE/1B.1	Chaparral and valley and foothill grassland, on acidic and sandy soil. 50-75m.	Not present. Suitable habitat is not present at the site.
Peruvian Dodder (<i>Cuscuta obtusiflora var. glandulosa</i>)	--/--/2B.2	Freshwater marshes and swamps. 15-280m.	Not present. Suitable habitat is not present at the site.
Golden Larkspur (<i>Delphinium luteum</i>)	FE/Rare/1B.1	On north-facing rocky slopes in chaparral, Coastal prairie, and Coastal scrub. 0-100m.	Not present. Suitable habitat is not present at the site.
Dwarf Downingia (<i>Downingia pusilla</i>)	--/--/2B.2	Inhabits vernal pools and vernal lake margins. 1-445m.	Not present. Suitable habitat is not present at the site.
Greene's narrow-leaved daisy (<i>Erigeron greenei</i>)	--/--/1B.2	Serpentine and volcanic substrates in chaparral. 75-1060m.	Not present. Suitable habitat is not present at the site.
Fragrant Fritillary (<i>Fritillaria liliacea</i>)	--/--/1B.2	Coastal scrub, valley and foothill grassland, coastal prairie. Often on serpentine; various soils reported though usually clay, in grassland. 3-410m.	Not present. Suitable habitat is not present at the site.
Woolly-headed Gilia (<i>Gilia capitata ssp. tomentosa</i>)	-/-/1B.1	Coastal bluff scrub. Rocky outcrops on the coast. 15-155 m.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Congested-headed Hayfield tarplant (<i>Hemizonia congesta</i> ssp. <i>congesta</i>)	--/--/1B.2	Found in valley and foothill grassland, grassy valleys and hills, often in fallow fields and sometime along roadsides. 20-560 M.	Not present. Suitable habitat is not present at the site.
Thin-lobed Horkelia (<i>Horkelia tenuiloba</i>)	--/--/1B.2	Coastal scrub, chaparral. Sandy soils, mesic openings. 45–500 m.	Not present. Suitable habitat is not present at the site.
Island Tube Lichen (<i>Hypogymnia schizidiata</i>)	--/--/1B.3	Found in chaparral and closed-cone pine forest on the bark and wood of hardwoods and conifers. 260-540 m.	Not present. Suitable habitat is not present at the site.
Burke's Goldfields (<i>Lasthenia burkei</i>)	FE/CE/1B.1	Found in vernal pools, meadows and seeps, most often in vernal pools and swales. 15-600m.	Not present. Suitable habitat is not present at the site.
Baker's Goldfields (<i>Lasthenia californica</i> ssp. <i>bakeri</i>)	--/--/1B.2	Openings in closed-cone coniferous forest, coastal scrub, meadows and seeps, marshes and swamps.	Not present. Suitable habitat is not present at the site.
Legenere (<i>Legenere limosa</i>)	--/--/1B.1	Inhabits the beds of vernal pools. 1-880m.	Not present. Suitable habitat is not present at the site.
Pitkin Marsh Lily (<i>Lilium pardalinum</i> ssp. <i>pitkinense</i>)	FE/CE/1B.1	Saturated, sandy soils with grasses and shrubs in Cismontane woodland, meadows and seeps, and freshwater marsh. 35-65m.	Not present. Suitable habitat is not present at the site.
Sebastopol Meadowfoam (<i>Limnanthes vinculans</i>)	FE/CE/1B.1	Grows in poorly drained clay and sandy loam soils in swales, wet meadows, and marshy areas. Occurs in mesic meadows and vernal pools in valley and foothill grasslands. 15-305m.	Not present. Suitable habitat is not present at the site.
Marsh Microseris (<i>Microseris paludosa</i>)	-/--/1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. 5-300m.	Not present. Suitable habitat is not present at the site.

SPECIES	STATUS ² FED/STATE/CNPS ³	HABITAT	OCCURRENCE ON THE PROJECT SITE
Baker's Navarretia (<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>)	--/--/1B.1	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales; adobe or alkaline soils at 5-1740m.	Not present. Suitable habitat is not present at the site.
Cunningham Marsh Cinquefoil (<i>Potentilla uliginosa</i>)	--/--/1A	Freshwater marshes and swamps. Found in permanent oligotrophic wetlands. 30-40m.	Not present. Suitable habitat is not present at the site.
California Beaked Rush (<i>Rhynchospora californica</i>)	-/-/1B.1	Freshwater seeps and open marshy areas in bogs, fens, marshes and swamps and lower montane coniferous forest. 45-1000m.	Not present. Suitable habitat is not present at the site.
Brownish Beaked Rush (<i>Rhynchospora capitellata</i>)	--/--/2B.2	Mesic sites in lower montane coniferous forest, meadows and seeps, marshes and swamps, upper montane coniferous forest. 45-2000m.	Not present. Suitable habitat is not present at the site.
Round-headed Beaked Rush (<i>Rhynchospora globularis</i>)	--/--/2B.1	Freshwater marshes and swamps. 45-60m.	Not present. Suitable habitat is not present at the site.
Two-fork Clover (<i>Trifolium amoenum</i>)	FE/-/1B.1	Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soil. 5-560m.	Not present. Suitable habitat is not present at the site.
Saline Clover (<i>Trifolium depauperatum</i> var. <i>hydrophilum</i>)	--/--/1B.2	Marshes and swamps, mesic alkaline sites, vernal pools in valley and foothill grassland. 0-300m.	Not present. Suitable habitat is not present at the site.
Oval-leaved Viburnum (<i>Viburnum ellipticum</i>)	--/--/2B.3	Chaparral, cismontane woodland and lower montane coniferous forest. 215-1400m.	Not present. Suitable habitat is not present at the site.

1. Source: California Natural Diversity Data Base, Natural Heritage Division, California Department of Fish and Wildlife for the Sebastopol 7.5 Minute Quadrangle Map and surrounding areas, February 2021.

2. Status Codes:

FE Federal-listed Endangered
FT Federal-listed Threatened

CE California State-listed Endangered
CT California State-listed Threatened

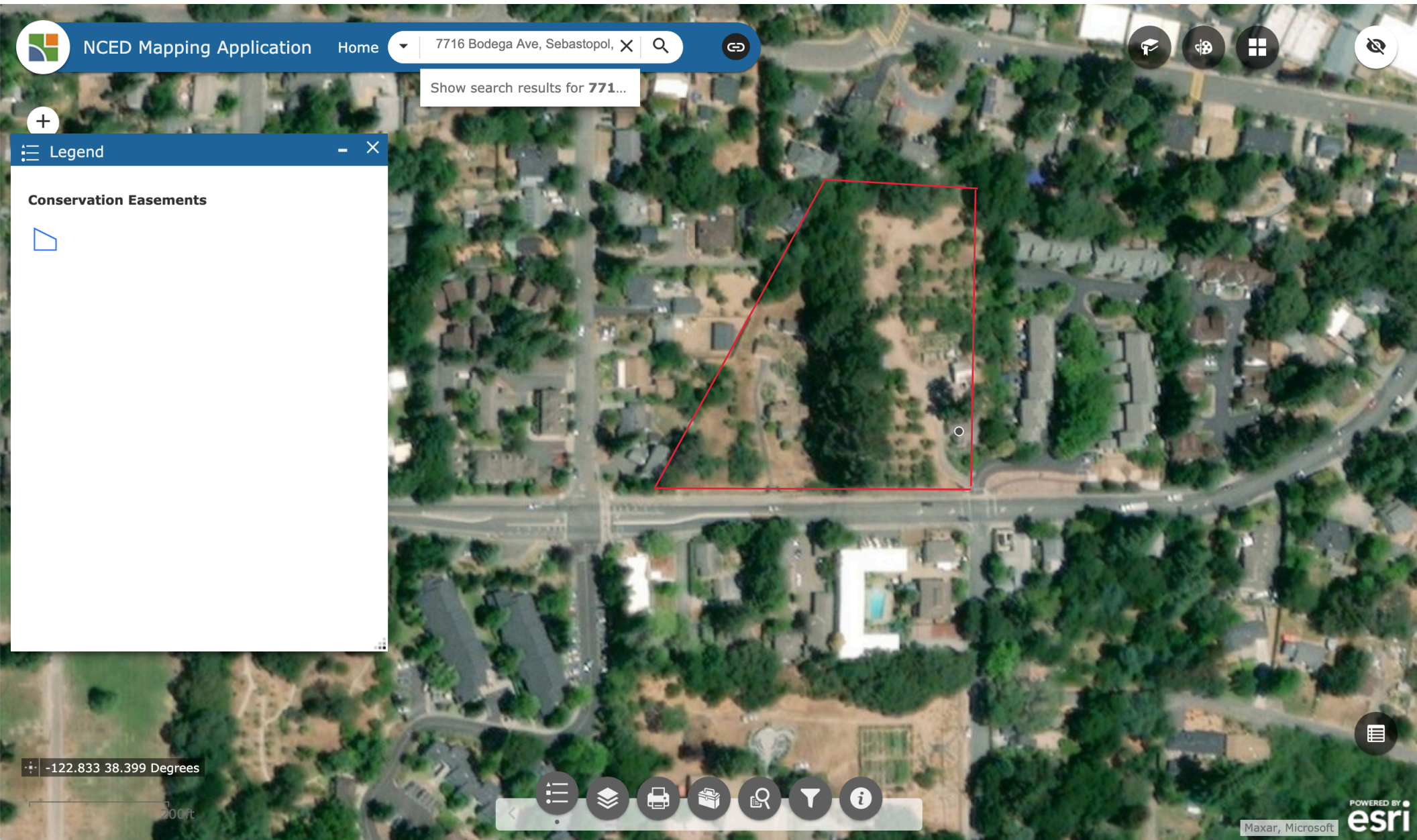
FPE Federally Proposed Endangered
FPT Federally Proposed Threatened
BCC USFWS Bird Species of Conservation Concern

CR California Rare
FP California Fully Protected
CSC CDFW Species of Special Concern
WL CDFW Watch List Species

3. Rare Plant Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere.
California Rare Plant Rank 1B: Plants rare, threatened, or endangered in California and elsewhere.
California Rare Plant Rank 2A: Plants presumed extirpated in California, but more common elsewhere.
California Rare Plant Rank 2B: Plants rare, threatened, or endangered in California, but more numerous elsewhere.
California Rare Plant Rank 3: Plants about which more information is needed – a review list.
California Rare Plant Rank 4: Plants of limited distribution – a watch list.

CNPS Threat Ranks

- 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)



Estoppel Certificate

TO: CITY OF SEBASTOPOL
City Hall
7120 Bodega Avenue
Sebastopol, CA 95472

RE: Estoppel Certificate (the “**Certificate**”) for 7716 Bodega Avenue, Assessor’s Parcel Number 004-211-007, (the “**Property**”).

To Ms. Kari Svanstrom:

WHEREAS, this Certificate is presented with the application submitted or to be submitted to the City of Sebastopol by The Pacific Companies (the “**Applicant**”) for the proposed development of the Woodmark Apartments, an 84-unit, 100% affordable housing development for families at 7716 and 7760 Bodega Avenue (such application, the “**Application**”).

WHEREAS, the Application is submitted to the City of Sebastopol pursuant to California Government Code section 65913.4, which requires, among others, that the Property proposed to be developed will not require the demolition of housing that has been (i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) subject to any form of rent or price control through a public entity’s valid exercise of its police power; or (iii) occupied by a tenant within the past ten years. (Gov. Code, § 65913.4, subd., (a)(7)(A).).

WHEREAS, California Government Code section 65913.4, also requires, among others, that the Property proposed to be developed was not previously used for housing that was occupied by tenants that was demolished within ten years before the submission of the Application. (Gov. Code, § 65913.4, subd., (a)(7)(B).).

WHEREAS, California Government Code section 65913.4, also requires, among others, that the Property proposed to be developed not contain housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property. (Gov. Code, § 65913.4, subd., (a)(7)(D).).

NOW THEREFORE, the undersigned, having the power and authority to do so, hereby states, certifies and affirms to the best of the undersigned’s knowledge to the City of Sebastopol and its respective successors and assigns and all others to whom this Certificate may be presented as follows in connection the Application:

1. The undersigned is the trustee of the Ernest R. Garloff and Lois L. Garloff 1995 Trust (the “**Trust**”).
2. The Trust has owned fee title to the Property for 26 years.
3. The Property is subject to a Purchase and Sale Agreement dated June 23, 2019 between the Trust and the Applicant.

4. The Property is improved with one single-family residence (the “**Housing**”).
5. Michaela Garloff has lived in the Housing for 25 years due to her status as a beneficiary of the Trust.
6. No other person aside from Mrs. Garloff’s husband has lived in the Housing during the time Michaela Garloff has lived in the Housing.
7. No other housing at the Property has been demolished during the time the Trust has owned the Property.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed, under seal, and delivered as of the 2/10/2021 day of 2/10/2021, 2021.

Trustee of the Ernest R. Garloff and Lois L. Garloff
1995 Trust:

DocuSigned by:
By: Richard Raymond Shone
8E8988C04AB4D8...
Name: Richard Raymond Shone

Estoppel Certificate

TO: CITY OF SEBASTOPOL
City Hall
7120 Bodega Avenue
Sebastopol, CA 95472

RE: Estoppel Certificate (the “**Certificate**”) for 7760 Bodega Avenue, Assessor’s Parcel Number 060-230-067, (the “**Property**”).

To Ms. Kari Svanstrom:

WHEREAS, this Certificate is presented with the application submitted or to be submitted to the City of Sebastopol by The Pacific Companies (the “**Applicant**”) for the proposed development of the Woodmark Apartments, an 84-unit, 100% affordable housing development for families at 7716 and 7760 Bodega Avenue (such application, the “**Application**”).

WHEREAS, the Application is submitted to the City of Sebastopol pursuant to California Government Code section 65913.4, which requires, among others, that the Property proposed to be developed will not require the demolition of housing that has been (i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) subject to any form of rent or price control through a public entity’s valid exercise of its police power; or (iii) occupied by a tenant within the past ten years. (Gov. Code, § 65913.4, subd., (a)(7)(A).).

WHEREAS, California Government Code section 65913.4, also requires, among others, that the Property proposed to be developed was not previously used for housing that was occupied by tenants that was demolished within ten years before the submission of the Application. (Gov. Code, § 65913.4, subd., (a)(7)(B).).

WHEREAS, California Government Code section 65913.4, also requires, among others, that the Property proposed to be developed not contain housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property. (Gov. Code, § 65913.4, subd., (a)(7)(D).).

NOW THEREFORE, the undersigned, having the power and authority to do so, hereby states, certifies and affirms to the best of the undersigned’s knowledge to the City of Sebastopol and its respective successors and assigns and all others to whom this Certificate may be presented as follows in connection the Application:

1. The undersigned are the trustees of the Vincent G. Whitesell & JB Whitesell 1999 Trust (the “**Trust**”).
2. The Trust has owned fee title to the Property for two (2) years and seven (7) months.
3. The Property is subject to a Purchase and Sale Agreement dated April 14, 2019 and effective April 17, 2019 between the Trust and the Applicant.

4. The Property is improved with one single-family residence (the “**Housing**”).
5. Kelly Ball has lived in the Housing for one (1) year and five (5) months due to his status as a relative of a trustee of the Trust.
6. No other person has lived in the Housing during the time Kelly Ball has lived in the Housing.
7. No other housing at the Property has been demolished during the time the Trust has owned the Property.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed, under seal, and delivered as of the ^{2/9/2021} ~~2/9/2021~~ day of _____, 2021.

Trustee of Vincent G. Whitesell & JB Whitesell 1999
Trust:

DocuSigned by:
JB Whitesell
By: _____
B0CB2C0760D0401...
Name: JB whitesell

**DETERMINATION OF ELIGIBILITY AND
EFFECT FOR THE WOODMARK APARTMENTS
PROJECT, CITY OF SEBASTOPOL,
SONOMA COUNTY, CALIFORNIA**

Prepared by

Melinda A. Peak
Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

Pacific West Communities
430 E. State Street, Suite 100
Eagle, Idaho 83616

August 26, 2019
(Job #19-071)

related to its association with an important event, historical pattern or person. A property that is significant for its historic association is eligible for listing if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.

A property important for association with an event, historical pattern, or person ideally might retain some features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were an archeological site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today. For archeological sites that are eligible under criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects.

In sum, the assessment of a resource's National Register eligibility hinges on meeting two conditions:

- o the site must possess the potential to be eligible for listing in the National Register under one of the evaluation criteria either individually or as a contributing element of a district based on the historic context that is established; and**
- o the site must possess sufficient integrity, i.e. it must retain the qualities that make it eligible for the National Register.**

For the National Register, “a district possesses a significant concentration, linkage, or continuity of ... objects united historically or aesthetically by plan or physical development.” The identity of a district derives from the relationship of its resources, which can be an arrangement of functionally related properties.

California Register of Historical Resources

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources (CRHR).

When a project will impact a site, it needs to be determined whether the site is an historical resource, which is defined as any site which:

- (A.) Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
- (B.) Meets any of the following criteria:
 - 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - 2. Is associated with the lives of persons important in our past;

7760 Bodega Avenue, Sebastopol

The residence is a common example of the National Style Gable-Front and Wing Family type home that were constructed in great numbers in the West, particularly with the assistance of railroads that were able to move the precut lumber needed to construct these homes. It does not possess stylistic architectural or decorative elements that elevate it above the common form.

There are no known associations with important events or people (NRHP Criterion A and B), with the original ownership of the residence unknown. The building is not particularly representative of a distinctive type or period. The building is not an outstanding representative of the National Folk Style of residential architectural style (NRHP Criterion C).

There is no possibility for buried archeological deposits related to the relatively late historic period occupancy of the area (NRHP Criterion D).

EFFECTS OF THE PROPOSED PROJECT

As a result of the identification and evaluation efforts, an agency official may find that there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them as defined in Section 800.16 (i).

If the agency official finds there are historic properties that may be affected by the undertaking, the agency official shall apply the criteria of adverse effect. “An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association” (Section 800.5 (a)).

There are three possible findings:

- **Finding of no historic properties affected:** There is no effect of any kind on the historic properties.
- **Finding of no adverse effect:** There could be an effect, but the effect would not be harmful to the characteristics that qualify the property for inclusion in the National Register; or
- **Adverse effect:** There could be an effect, and that effect could diminish the integrity of such characteristics.

There were no historic properties recorded within the project area. With regard to Section 106 of the NHPA, it is recommended that the agency seek concurrence from the California SHPO with a finding of “no historic properties affected” per § 800.4(d) (1).

For the purposes of CEQA, we conclude that there will be no impact to important cultural resources from implementation of the project.

RECOMMENDATIONS

There is always a possibility that a site may exist in the project area and be obscured by vegetation, siltation or historic activities, leaving no surface evidence. If artifacts, exotic rock, shell or bone are uncovered during the construction, work should stop in that area immediately. A qualified archeologist should be contacted to examine and evaluate the deposit.

Discovery of Human Remains

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Sonoma County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Sonoma County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

Certificate

TO: CITY OF SEBASTOPOL
City Hall
7120 Bodega Avenue
Sebastopol, CA 95472

RE: Certificate (the “**Certificate**”) for 7716 Bodega Avenue and 7760 Bodega Avenue, Assessor’s Parcel Numbers 004-211-007 and 060-230-067, (the “**Property**”).

To Ms. Kari Svanstrom:

WHEREAS, this Certificate is presented with the application submitted or to be submitted to the City of Sebastopol by The Pacific Companies (the “**Applicant**”) for the proposed development of the Woodmark Apartments, an 84-unit, 100% affordable housing development for families at the Property (such application, the “**Application**”).

WHEREAS, the Application is submitted to the City of Sebastopol pursuant to California Government Code section 65913.4, which requires, among others, that the Applicant certify to the City that the following is true if the development is not in its entirety a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code. (Gov. Code, § 65913.4, subd., (a)(8)(A)(ii).).


NOW THEREFORE, the undersigned, having the power and authority to do so, hereby states, certifies and affirms to the City of Sebastopol and its respective successors and assigns and all others to whom this Certificate may be presented that the following is true in connection with the proposed development in the Application:

1. The development is not in its entirety a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
2. That all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
3. For those portions of the development that are not a public work all of the following shall apply:
 - I. The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.
 - II. All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

- III. Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein.
- IV. Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
- V. Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, “project labor agreement” has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- VI. Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed, under seal, and delivered as of the 10 day of February, 2021.

Pacific West Communities, LLC:

By:  _____

Name: Caleb Roope

SB 35 Project Requirements Checklist

		Yes	No
	The development is a multifamily housing development that contains two or more residential units.	x	
1	<i>The development is multi-family affordable housing with 84 units.</i>		
	The development is located on a site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the	x	
2(A)	<i>See Exhibits A, B and C</i>		
	The development is located on a site that at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined. (8) "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.	x	
2(B)	<i>See Exhibit D</i>		
	The development is located on a site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, and at least two-thirds of the square footage of the development designated for residential use.	x	
2(C)	<i>See Exhibits E, F and G</i>		
	The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate income housing units required under subparagraph (B) of paragraph (4) shall remain available at affordable housing costs or rents to persons and families of lower or moderate income for no less than the following periods of time: (A) Fifty-five years for units that are rented. (B) Forty-five years for units that are owned. The city or county shall require the recording of covenants or restrictions implementing this paragraph for each parcel or unit of real property, included in the development.	x	
3	<i>The development will contain subsidized rental units that will be deed restricted for 55 years. Deed restriction(s) will be recorded prior to issuance of first building permit.</i>		
	The development is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period.	x	
4(A)	<i>See Exhibits H, I and K</i>		
	The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:	x	
	(i) The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does either of the following: (I) The project dedicates a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies. (II) (a) If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (I), dedicates 20 percent of the total number of units to housing affordable to households making below 120 percent of the area median income with the average income of the units at or below 100 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 120 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 120 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 120 percent of the area median income shall not exceed 30 percent of the gross income of the household. (b) For purposes of this subclause, "San Francisco Bay area" means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco. (ii) The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that local ordinance applies.	x	
	(iii) The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).		
4(B)	<i>See Exhibits H, I and K</i>		
	(i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in Section 65915, provided that the development proponent complies with the applicable requirements in the state or local law. (ii) A development proponent that uses a unit of affordable housing to satisfy any other state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B). (iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).		
4(C)	<i>Per application, the Applicant reserves the right to request concessions and waivers under Density Bonus.</i>		
	The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section, or at the time a notice of intent is submitted pursuant to subdivision (b), whichever occurs earlier. For purposes of this paragraph, "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following: (A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted. (B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan. (C) It is the intent of the Legislature that the objective zoning standards, objective subdivision standards, and objective design review standards described in this paragraph be adopted or amended in compliance with the requirements of Chapter 905 of the Statutes of 2004. (D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.	x	
5	<i>See Exhibits L and M</i>		
6	Is the development site any of the following:		
A	A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.		x
	<i>See Exhibit N</i>		
B	Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.		x
	<i>See Exhibit O</i>		
C	Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).		x
	<i>See Exhibit P</i>		
D	Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.		x
	<i>See Exhibit Q</i>		
E	A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.		x
	<i>See Exhibit R</i>		
F	Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.		x
	<i>See Exhibit S</i>		
	Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.		x

G	See Exhibit T		
	Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.		x
H	See Exhibit T		
I	Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.		x
J	Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).		x
K	Lands under conservation easement.		x
7	See Exhibit W		
	Is the development located on a site where any of the following apply:		
	The development would require the demolition of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; (iii) Housing that has been occupied by tenants within the past 10 years.		x
A	See Exhibit X		
B	The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.		x
C	See Exhibit Z		
D	The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.		x
	See Exhibit Z		
	The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.		x
8(A)	See Exhibit X		
	The development proponent has certified to the locality that either the following is true:		
A(i)	(i) The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.		x
	(ii) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply: (I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work. (II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. (III) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein. (IV) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code. (V) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code. (VI) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.		x
A(ii)	See Exhibit AA		
	(B) (i) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved: (IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county. (ii) For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. (iii) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply: (I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development. (II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development. (III) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund. (IV) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.		x
8(B)	Not applicable because development is 100% affordable housing located in a bay county.		
	(C) Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following: (i) The project includes 10 or fewer units. (ii) The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.		x
8(C)	Not applicable because development project includes more than 10 units.		
	The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply: (A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8). (B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).		x
9	The development did not and does not involve a subdivision of a parcel subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land.		
	The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).		x
10	The existing site does not have Mobilehomes or Manufactured Housing and is not a Mobilehome Park or Manufactured Housing Community as defined under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code) or under the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code). The existing site does not have Recreational Vehicles and is not a Recreational Vehicle Park as defined under the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code). The existing site is not a Special Occupancy Park under the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code). The project site is therefore not governed by the above-cited laws.		

Land Use Designation Consistency

OBJECTIVE DEVELOPMENT STANDARD	High Density Residential Standards	Project Proposal	Consistency?
General Plan Density	12.1 to 25 DU/acre	23.4 DU/acre	Yes

Zoning Ordinance Consistency

OBJECTIVE DEVELOPMENT STANDARD	R7 Standards	Project Proposal	Consistency?
<i>17.20.030 - Development Standards</i>			
Minimum Lot Area	8,000 sf	156,270 sq. ft. (3.59 acres)	Yes
Minimum Lot Width	80 ft	482 ft	Yes
Maximum Building Height <i>Deed-restricted affordable housing, three stories</i>	40 ft, 3 stories	39.6 ft, 3 stories	Yes
Minimum Building Setbacks			
Front	10 ft	10 ft	Yes
Side - Interior (west)	9 ft (1)	58'5"	Yes
Side - Interior (east)	9 ft (1)	79 ft	Yes
Rear - Main Bldg.	25 ft (2)	60'4"	Yes
Maximum Lot Coverage On parcels greater than 30,000 sq feet	40%	23%	Yes
Minimum Res. Density	1 DU/3,600 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
Maximum Res. Density	1 DU/1,743 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
Minimum Usable Open Space	50 sq ft/DU	95 sq ft/DU	Yes
<i>17.110 - Off-Street Parking Regulations</i>			
Minimum Parking Space Requirements - Auto			
	146 Spaces (3)	149 Spaces (3)	Yes
Minimum Parking Space Requirements - Bicycle			
	38 Spaces (4)	40 Spaces	Yes

(1) 10% of lot width or 5 ft, whichever is greater, not to exceed 9 ft

(2) 20% of lot depth, not less than 20 ft not greater than 25 ft

(3) Two- and three-bedroom units are required to provide 2 parking spaces per unit. However, deed restricted affordable housing projects are allowed to provide 90% of the applicable parking requirements.

(4) Deed-restricted affordable housing projects are required to provide 25% of the required vehicle spaces as bicycle parking.

OPERATING & LOAN DETAILS

Project: Woodmark Apts. 84 No USDA

Location: Sebastopol, CA Rev. 6/19/20

Type	AMI Rent Level	Number of Units	Avg. Unit Sq. Ft.	Gross Rent	Utility Allowance	Net Rent	Monthly Totals	Annual Totals
1BR/1BA	30%	0	0	0	0	0	0	0
1BR/1BA	40%	0	0	0	0	0	0	0
1BR/1BA	50%	6	586	1,065	12	1,053	6,318	75,816
1BR/1BA	60%	6	586	1,278	12	1,266	7,596	91,152
2BR/1BA	30%	4	749	767	11	756	3,024	36,288
2BR/1BA	40%	4	749	1,023	11	1,012	4,048	48,576
2BR/1BA	50%	17	749	1,278	11	1,267	21,539	258,468
2BR/1BA	60%	11	749	1,534	11	1,523	16,753	201,036
3BR/2BA	30%	4	1,080	886	15	871	3,484	41,808
3BR/2BA	40%	4	1,080	1,181	15	1,166	4,664	55,968
3BR/2BA	50%	17	1,080	1,476	15	1,461	24,837	298,044
3BR/2BA	60%	10	1,080	1,772	15	1,757	17,570	210,840
4BR/2BA	30%	0	0	0	0	0	0	0
4BR/2BA	40%	0	0	0	0	0	0	0
4BR/2BA	50%	0	0	0	0	0	0	0
4BR/2BA	60%	0	0	0	0	0	0	0
3BR/2BA	Manager's	1	1,080	0	0	0	0	0

Total Units & Sq. Ft.	84	72,876	% of Sq. Ft.	% of Units
Community Facilities		2,045	Affordable	Affordable
Total Project Sq. Ft.		74,921	96.69%	96.43%

\$ 109,833	\$ 1,317,996
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Total Annual Rental Income

\$ 1,317,996

Operating Deficit Guarantee	
10% of Perm.	\$ 1,130,000
Year 1 Op. Exp.	\$ 445,200
Guarantee	\$ 1,130,000

Other Income

Laundry, Interest, Etc.	/Unit/Year	\$ 150	\$ 12,600
USDA Rental Assistance		\$ -	\$ -

Total Annual Other Income

\$ 12,600

Replacement Reserves	
Standard/Unit	\$ 250
UMR Min/Unit	\$ 500
Reserve / Unit	\$ 250

Total Annual Potential Gross Income

\$ 1,330,596

Vacancy & Collection Loss

5%

\$ (66,530)

Annual Effective Gross Income

\$ 1,264,066

Project Unit Mix		
Unit Type	Number	% of Total
1 Bdrm./1 Bath.	12	14.29%
2 Bdrm./1 Bath.	36	42.86%
3 Bdrm./2 Bath.	36	42.86%
4 Bdrm./2 Bath.	0	0.00%
Totals	84	100.01%

Average Affordability			
Unit Type	Number	% of Units	Factor
30%	8	9.64%	0.03
40%	8	9.64%	0.04
50%	40	48.19%	0.24
60%	27	32.53%	0.20
Average Affordability			50.36%



City of Sebastopol

DESIGN REVIEW PROJECT

Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Design Review Board within 3 to 6 weeks. The Design Review Board meets on the first and third Wednesday of each month at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA at 4:00pm.

The Applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

In most cases site plans for a major use permit or design review application must be prepared, stamped, and signed by a licensed architect, landscape architect, civil engineer, land surveyor, or building designer whose name, address and phone number must appear on the plan.

For small projects requirements may be waived by the Planning Department.

Size Limit: Plans shall not be larger than 30"x42" trimmed. All plans shall be collated and folded into a 9"x11" size. **Unfolded plans will not be accepted.**

Scale: the scale used on submittal plans shall generally be at 1/8" = 1'0" for architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

		(# of copies)
✓	Application Form: Completed and signed by applicant and property owner.	(1)
✓	Complete Design Review Project Checklist: Complete and sign this checklist.	(1)
✓	Location Map: Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.	(1)
✓	Written Statement: Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If there will be multiple uses on the site, indicate the location and square footage of the different uses. Describe the project in detail, including any other entitlements/permits requested such as variances, tree removal permits, concessions/incentives, etc.	(1)

✓	<p>Site Photographs: Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a photomontage (series of overlapping photographs) of the surrounding neighborhood and that shows a panoramic view. Digital photos on a CD, flash drive, drop box, google drive, etc. are acceptable.</p>	(1)
✓	<p>Preliminary Title Report: A preliminary title report, prepared within three months of filing application, including a complete legal description. This item may not be required for all projects. Please check with the Planning Department.</p>	(3)
✓	<p>Copy of Deed(s): This item may not be required for all projects. Please check with the Planning Department.</p>	(1)
✓	<p>Reductions: One ½-size reduction of the project plans (50% scalable). For smaller projects 8.5"x11" may be suitable, please confirm with the Planning Department.</p>	(1)
✓	<p>Electronic Copy of plans: An electronic copy may be provided as a CD, flash drive, drop box, google drive, etc.</p>	(1)
✓	<p>Materials and Colors Board: A material and color board shall be submitted showing building colors and materials to be used.</p>	(1)
PROJECT PLANS		
✓	<p>Site Data: A site data table shall be provided on the cover sheet or site plan and is required to identify the following information:</p> <ol style="list-style-type: none"> 1. <u>Zoning District</u> 2. <u>Use:</u> Existing and proposed uses. 3. <u>Lot Size:</u> Lot size, if the lot size is proposed to change identify the existing and proposed. 4. <u>Lot Coverage:</u> Existing, proposed, maximum allowed. 5. <u>Number of units:</u> provide the existing and proposed number of residential units (if applicable). 6. <u>Building Floor Area:</u> Existing and proposed (Total sq. ft., floor sq. ft./per floor and garage sq. ft.). 7. <u>Floor Area Ratio (FAR):</u> For projects in industrial and commercial zones, provide existing, proposed, and maximum allowed. 8. <u>Parking Spaces:</u> Existing, proposed, and required. 9. <u>Height:</u> Existing, proposed, and maximum allowed. 10. <u>Setbacks:</u> Existing, proposed, and required setbacks. 11. <u>Landscaping:</u> Existing, proposed, and required landscaping. 12. <u>Trees:</u> Number of trees proposed for removal and to be planted (regulated trees will require a tree removal permit). 13. <u>Grading:</u> Proposed grading in cubic yards (Cut, Fill, Import, and Off-haul). 	(10)
✓	<p>Survey: A signed, stamped and professional survey is required for any project submitted for Design Review that adds additional square footage. The survey shall be submitted</p>	(11)


	<p>as a standalone plan and incorporated into the plans. The data on the site plan (lot size, property lines, right-of-way, easements, setbacks, etc.) shall be consistent with the survey data. The survey shall show all existing trees with a diameter at breast height (DBH) of 6" or greater. Flat sites with an average slope of 5% or less, show 1-foot topographic contours. Sites with an average slope greater than 5%, show 2-foot topographic contours. All legal boundaries, property lines and easements from a current (within three months) preliminary title report shall be shown and labeled. All existing structures shall be shown.</p>	
<p>✓</p>	<p>Site Plan: Site plans of the project shall be scaled, fully dimensioned, accurately drawn, include a north arrow, scale and a bar scale on all plans. The plans shall contain the following basic information listed below.</p> <ol style="list-style-type: none"> 1. <u>Legal Boundaries:</u> Identify all boundary lines, easements (identify size and type), rights-of-way, trails, paths, utility poles, etc. 2. <u>Setbacks:</u> Identify all required setbacks on the plans. 3. <u>Topography:</u> Identify the topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas. 4. <u>Buildings/Structures:</u> Identify all existing and proposed buildings and structures. This should include all retaining walls, bicycle racks, trash enclosures, storage sheds and other accessory structures. Include the outside dimensions, height (ground to top of roof), location and use. 5. <u>Streets, Driveways and Parking:</u> Identify existing and proposed streets (public and private), driveways, parking lots, off-street parking spaces and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking spaces, drive aisles, roads, driveways, and maneuvering areas. Turning diagrams may be required by staff if there are sight distance limitations, topography or other unsafe circumstances. 6. <u>Right-of-Way:</u> Identify all adjacent streets (name of street), off-site parking on both sides of the street, adjacent driveways, and offsite improvements (curbs, gutters, sidewalks, street trees, etc.). 7. <u>Tree protection:</u> The site plan shall identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. The plans shall clearly identify trees proposed to be removed with an "X". A separate Tree Protection Plan shall also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department. 8. <u>Creeks:</u> Identify "top of bank" and required 30-foot setback, if applicable. 9. <u>Phasing:</u> Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space. 10. <u>Utilities:</u> Identify existing and proposed utilities (gas, electric, water, sewer, underground conduit location, etc.) and connection locations. 	<p>(10)</p>

✓	<p>Demolition Plan: The demolition plan may be combined onto the Survey or Site Plan and shall include the following:</p> <ol style="list-style-type: none"> 1. Clearly identify structures, site features, and trees intended for demolition/removal. 2. Indicate all surfaces to be removed (foundations, floors, interior walls, exterior walls, roof, siding, windows, etc.). <p>The City may require a report by a structural engineer.</p>	(10)
✓	<p>Building Elevations: For projects involving exterior building changes, the following minimum information required:</p> <ol style="list-style-type: none"> 1. Existing and proposed elevations for all sides of the structure(s), to scale and dimensioned. 2. Existing and proposed elevations for each side of the structure should be plotted on the same sheet (e.g., east proposed elevation on the same sheet as the east existing elevation). 3. Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted. 	(10)
✓	<p>Streetscape Elevations: A “Streetscape Elevation” showing the proposed project frontage in context with existing structures on adjoining properties on both sides of the proposed project site, including street trees. A streetscape elevation is required for a property which has one or more structures on either side within 50’ of the property lines. Corner properties and properties with multiple frontages will require a street elevation for each frontage.</p>	(10)
✓	<p>Renderings: On commercial and large residential projects, the City will require 3-D (color) renderings of the project to be incorporated into the plans. A streetscape rendering is required to be one of the projects renderings.</p>	(10)
✓	<p>Floor Plans:</p> <ol style="list-style-type: none"> 1. Existing and proposed floor plans showing floor levels, areas, walls, windows, doors, equipment (stove, water heater, furnace, etc.), rooms, and uses. 2. Location, dimensions and square footage of project area. 3. Additions shall identify the project area with outlines or shading. 	(10)
✓	<p>Sections:</p> <ol style="list-style-type: none"> 1. Site and Building Sections showing existing grades and new proposed grades. For remodel projects, show lightly dashed lines of existing improvements. A minimum of one section in each direction is required, additional sections may be required by Planning Staff. 2. <u>Building sections</u> shall show roof and finished floor elevations, total height measure from natural grade, site slope, basements, crawl space, storage, underground garage, penthouse, natural grade, etc. 3. <u>Site sections</u> are required in each direction, with the number and location of section cuts to be confirmed by staff. The site sections shall show adjacent properties in order to indicate any grade differential to show 	(10)

	<p>fence height, retaining walls, ground slope, approximate neighboring structures and trees.</p> <p>4. The section locations shall be referenced on the site, floor, and elevation plans.</p>	
✓	<p>Roof Plan: The existing and proposed roof plan shall show the following:</p> <ol style="list-style-type: none"> 1. Property lines 2. Outline of building footprint 3. Direction of drainage 4. Location of drainage collectors 5. Rooftop structures (e.g., vents, equipment, screening, access) 6. Material 7. Ridge 8. Various roof levels (heights/elevations) 9. Slope 	(10)
✓	<p>Grading/Drainage Plan: A preliminary grading/drainage plan shall clearly show existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad, finished elevations, and retaining walls (with height and materials specified). Grading with retaining walls greater than 2' shall provide a cross section of 50' from retaining wall limits. Appropriate cross sections shall be shown to indicate slopes.</p>	(10)
✓	<p>Preliminary Landscape Plan: A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit.</p> <p>The preliminary landscape plan shall indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture. The plan must adhere to the City's Water Reduction in Landscaping Ordinance.</p>	(10)
✓	<p>Sign Plans: If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review. See Sign Plan application checklist available at the Planning Department.</p>	(10)
REPORTS AND STUDIES		
✓	<p>Arborist Report: An Arborist Report is required for trees with a DBH of more than 10" are slated to be removed on a commercial, industrial, or multi-family property. On a single-family residential property, a report will be required for the proposed removal of four or more trees with a DBH of 20". The Arborist Report should include:</p>	(2 physical & 1 digital)

	<ol style="list-style-type: none"> 1. Type of tree, location, size, health and recommendations for alternatives to removal. 2. Map of site with the location of all trees of interest outlined in the report. Each tree should be numbered in the report and correspond to the trees shown graphically on the map. Photos of affected trees shall be included in the report. 3. Tree protection measures recommended before, during and after construction. 4. Each tree mentioned in the Arborist Report within the project area shall be clearly marked with tape on the site 10 days prior to the hearing. <ul style="list-style-type: none"> • Red Tape = Tree Proposed to be removed • Yellow Tape = Tree within the project area that will be preserved using the tree protection measures. 	
X	Photometric Study/Plan A Photometric Study may be required for new or proposed lighting at commercial/industrial parking lots, sports courts, gas stations or other uses which may require significant lighting levels.	(1 physical & 1 digital)
X	Other Reports or Studies may be required to comply with the California Environmental Quality Act (CEQA) or other City Policies and Regulations. Any reports or studies submitted by the applicant may require peer review by a City-retained expert at the applicant's expense. As an alternative the applicant may request that the City have the report prepared in order to avoid the additional cost and time of a peer review. A report done under the auspices of the City will also be at the applicant's expense. These reports may include: <ul style="list-style-type: none"> <input type="checkbox"/> Historical Analysis <input type="checkbox"/> Soils/Geotechnical <input type="checkbox"/> Structural <input type="checkbox"/> Biological <input type="checkbox"/> Archaeological <input type="checkbox"/> Parking Study <input type="checkbox"/> Traffic <input type="checkbox"/> Noise <input type="checkbox"/> Solar/shadow <input type="checkbox"/> Visual Impact Analysis <input type="checkbox"/> Hydrological <input type="checkbox"/> Shadow Diagram 	(1 physical & 1 digital)

If there are any questions regarding the submittal requirements, please contact the planning Department at (707)823-6167

Certification of Application Submittal	
<i>I, the undersigned applicant, have read this application for a development permit and certify that the information, drawings and specifications checked above and submitted herewith are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.</i>	
 <hr style="border: 0; border-top: 1px solid black;"/>	3/1/2022 <hr style="border: 0; border-top: 1px solid black;"/>
Applicant's Signature	Date

Staff Use only: Received By: _____ Submittal Date: _____