City of Sebastopol
Design Review Board Staff Report

Meeting Date:	Wednesday, April 21, 2021
Agenda Item:	7A
To:	Design Review Board
From:	Kari Svanstrom, Planning Director Alan Montes, Associate Planner
Subject:	Conceptual Review of Planned Community District
Recommendation:	Provide Comments and Recommendations to the Planning Commission
Applicant/Owner:	Bob Massaro/Huntley Square LLC
File Number:	2020-005
Address:	7950 Bodega Ave.
General Plan:	High Density Residential (HDR)
Zoning:	R7 (Existing); PC (Proposed)

Introduction:
The Applicant has submitted a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and an Environmental Review.

This project is being referred to the Design Review Board (Board) as a conceptual review as the Zoning Ordinance requires that Planned Community Rezoning be reviewed by the Board prior to the Planning Commission (Commission). The Board is required to review the proposal and provide comments and recommendations to the relationship of the proposed development to the surrounding area and the proposed project amenities to ensure that they are adequate for the development. The Board may also comment on the Policy Statement and Development Plan, and may provide any preliminary design review comments to the applicant. Comments and recommendations will be forwarded to the Commission.

Please keep in mind that this item will require a formal Design Review Application at a later time, should the Planned Community and other entitlements be approved.

Project Description:
The project proposes to construct ten (10) ownership studio “townhome” units that are all under 600 sq. ft. Six (6) of the units will include lofts, while the remaining four (4) units will be single story units. The residential structures would be located along the first two thirds of the property. Between the residential structures will be a landscaped pedestrian access path, going from the sidewalk to the parking area. The parking area is located along the northern third of the property and consists of carports, refuse enclosures and a drive aisle.

The property would be accessed by vehicles from Golden Ridge Ave. through an existing driveway easement that crosses 120-132 Golden Ridge Ave. This easement establishes ingress/egress rights and is included as an attachment in the Applicant’s Submittal documents.

Site Context:
The property is a vacant parcel in an established residential neighborhood fronting the North side of Bodega Ave. South of the subject site is the Sebastopol Memorial Lawn. To the North and East of the site there are residential Planned Communities Districts with ownership units. To the west there is a four (4) dwelling unit development with four separate structures. The surrounding properties are all residential and are one to two-story structures. The applicant has provided a map on Sheet A1.4 identifying the adjacent properties and their improvements as well zoning.

The subject site is 0.39 acres and is unique in that it has an approximate eleven (11) foot elevation change along the frontage, whereas the rest of the site is relatively flat. The site has several significant trees that are proposed to be removed. This includes a 27" coast live oak between proposed Lots 4 and 6, five coastal live oaks along the frontage due to the required frontage improvements and several small apple trees throughout the site. Most of the live oaks will be subject to a tree removal permit, which will be reviewed as part of the Design Review and Tree Removal Permit application.

Several of the trees located along the west property line are expected to have moderate impacts, and staff would request an updated Arborist report and a detailed description of the anticipated impacts upon the Design Review and Tree Removal Application. As some of the plan details have changed since the arborist report was prepared. One of the more significant changes is that there was originally a concrete landing pad in front of the refuse enclosure and that has since been revised to a permeable pavement.

General Plan Consistency:
The General Plan Land Use Designation for the site is High Density Residential (HDR). The General Plan states that the HDR designations "Designates areas suitable for multifamily dwellings at a density of 12.1 to 25 units per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units". The project is consistent with the

intention of the HDR designation in that the project is proposing ten (10) studio units that are less than 600 sq. ft. and therefore count as .5 of a dwelling unit. Based on five (5) dwelling units the density per acre would be equivalent to 12.8 units per acre, which is consistent with the HDR Designation.

Zoning Ordinance Consistency:

17.20 Residential Districts and 17.49 PC - Planned Community District

The project proposes to create ten (10) new attached single-family residences, which is a permitted use in this district.

The project is also proposing a Planned Community zoning for their project to allow greater flexibility, particularly in regards to the interior setbacks. The purpose of the PC Planned Community District is to allow for comprehensively designed and well-planned residential developments which create an integrated community wherein all land uses are planned and designed in a comprehensive "master plan" approach, including such aspects as shared access and roadways, open space, infrastructure, architecture, and landscaping. The Planned Community District provisions are intended to encourage, through utilizing freedom of design which may deviate from the strict requirements of, but which will surpass the quality required by, the zoning. A comparison of the development standards is provided in the table below:

Development Standards Comparison		
	Current R7 Zoning Standards	**Proposed PC Zoning Standards**
Minimum Lot Area	8,000 sq. ft. (1,500 for "Small Lot Subdivisions", with smaller lot size allowed when units are attached – 17.230)	Current rental: -686 to 848 sq. ft. for individual lots -9,535 sq. ft. for the common Parcel
Maximum Building Height	30', 2-stories	30', 2-stories
Accessory Buildings Height	17'	-Not Permitted on Individual lots -15' Common Area
Front yard Setback	10'	Individual lots - 0' Common Area - 10''
Interior side yard setback (setback between the new lots/units)	10% of lot width, or 5 ft., whichever is greater, not to exceed 9 ft.(3)	0'
Accessory Structure Side Setback	3'	-Not Permitted on Individual Lots -1' on East side yard setback on Common Parcel -5' on West side yard setback on

		Common Parcel
Rear yard setback*	20% of the lot depth, no less than 20 ft. nor greater than 25 ft. (currently the Interior side yard setback for the existing vacant parcel = 9')	Individual Lots - 8' (this setback for the individual lots would typically function as an interior side yard setback, which for this lot would require a 9' setback)
Accessory Structure Rear Setback	3'	-Not Permitted on Individual Lots -3' for rear yard setback for Common Area (North Property Line) (currently each lot will have a built-in storage space along either the front or rear of each home)
Max Lot coverage	40%	40% for entire site Current proposal = 38.2% lot coverage.
Density (Dwelling Units per Acre, DU)	1DU/3,600 SF min (4.7 DU) 1DU/1,743SF max. (9.75 DU)	5 DU (Section 17.200.020 counts studio units as .5 DU)
Parking	1 space per studio unit	10 parking spaces, applicant will be required to provide electric vehicle charging spaces, as discussed later in this report.
Bicycle parking	0.5 spaces per dwelling unit	5 bicycles spaces minimum
Open Space	50 sf/DU -Public or Private	140 sq. ft. of usable private open space

The proposed development standards are fairly similar to the existing R7 standards, in that:

1) the height requirements are the same or more strict;
2) the front setback for the development still maintains a 10' setback;
3) lot coverage for the overall development is still 40% of lot area;
4) parking (vehicle and bicycle) is the same; and
5) the open space requirement is more strict.

There are several significant differences:

1) the interior lot lines between the units would be zero as they are townhome developments;
2) the minimum lot size is smaller than the R7 zoning.
   This is also smaller per unit, but overall meets, the requirements for a 'small lot subdivision (1,500 sq ft/unit, with smaller lot sizes allowed for attached units, 17.230.090). This application is utilizing the PC Zoning process, so is not subject to these standards, however the Board may find this comparative information useful in its development. Lot per unit overall for the development is just over 1,500 sq ft.);

3) the Accessory structure setback is proposed to be reduced to 1' along the east property line (however, should the carport be removed this would be compliant); and
4) the rear yard setbacks for the individual lots is 8', whereas development of the lot in its current configuration, this would be the interior side yard and would require a 9' setback

17.40.040 Planned Community Development criteria
The Planned Community Ordinance establishes several specific development criteria, specified below:

A. Buffering, which may include fencing, landscaping, or open space, between the proposed project and the surrounding area shall be provided by the proposed project so as to be compatible with adjacent uses.

> Staff believes that the residential units that provide an 8' side yard setback could be appropriate if appropriate landscaped, and given the development will utilize the existing fences. Staff does have some concern regarding the buffering adjacent to the carports and refuse enclosures. However, the applicant has proposed significant landscaping in these areas including trees that should reach a mature height of 12'.

B. Proposed projects shall provide amenities on site to include landscaping, parking, and, as appropriate, storage space for residential units.

> The onsite amenities are sufficient in that the project proposes complaint number of parking spaces, private yards, a landscaped pedestrian pathway, and storage for each unit.

C. A PC District is required to be a minimum of 12,000 square feet in size.

> The lot is 16,972 sq. ft. and exceeds the 12,000 sq. ft. minimum lot size.

D. Proposed projects shall provide not less than 10 percent of the gross site area for private open space and/or community or site-user activity. Individual yards that comply with the guidelines set forth in SMC 17.20.040 may be counted toward this requirement. Such activity space may be planned and designed for active or passive recreational use by employees, site visitors, and/or the general public. The space shall be in addition to parking and storage areas.

> The project is compliant with this Section in that the lot provides 1,989 sq. ft. of private open space. Whereas the minimum 10% of the lot area equals 1,697.2 sq. ft.

17.110 Off-Street Parking Regulations
The project is required to provide one (1) parking space per studio unit. The project proposes ten (10) units, which requires ten (10) parking spaces, which has been met. The project is also required to provide a minimum of five (5) bicycle parking spaces. The applicant has identified this need and stated that it will be provided. The details will be finalized during the Design Review application.

However, there are a couple of concerns with the parking plan that have been discussed with the applicant and will need to be revised/finalized as part of their Design Review application.

These concerns are as follows:

1) The Code requires that Parking spaces proposed to be located in a garage or carport shall be not less than 20 feet in length and 10 feet in width, interior dimensions.
    a) The plan currently identifies the spaces as 8'x18' (compact) and 9'x19'. Should the project eliminate the carports the parking would be compliant.

2) The carport located along the northeast corner is partially located within a private Sanitary Sewer Easement.
    a) Should the project eliminate the carport or receive permission from the easement holder at this location the parking would be compliant. If the easement holder allows permission a condition of approval would be required that they are responsible for removal and any replacement, should it be needed for access to the easement for work.

3) Electric Vehicle Charging Spaces (EVC). The project is required to provide EVC as the parking lot will contain at least 10 parking spaces. The lot will need to provide/identify on their design review application one of the following:

    1. Electric vehicle charging infrastructure shall be sized to accommodate a minimum 40-amp 220 VAC charging to a minimum of 50 percent of parking spaces.

    2. A minimum of 20 percent of vehicle parking spaces and at least one ADA space shall have a fully operational 30-amp electric vehicle service equipment (EVSE) unit installed with a functioning payment system. All electric vehicle charging systems and infrastructure shall be sized for adequate capacity to meet all safety requirements.

    3. A 20 percent reduction in the total electric vehicle charging spaces required shall be provided for each 50 kW or above DC fast charger, up to a maximum reduction of 40 percent.

17.200 Residential Density Allowances

Section 17.200.020 establishes that studio units that are less than 600 sq. ft. count as one-half of a dwelling unit for the purposes of calculating allowable density. The project as proposed is electing to construct ten (10) studio units that are less than 600 sq. ft. in size. This means that for the purposes of calculating density the project is counted as a density of five (5) units, whereas the code specifie0, based on the minimum and maximum permitted densities, as being 4.7-9.7 units (per the Zoning Ordinance, 17.10.030(E) this would be rounded to 5-10 units).

17.250 Inclusionary Housing Requirements

The project is exempt from providing inclusionary housing as they are proposing attached Single-family dwelling units that are less than 840 square feet and will be owner-occupied for a minimum of one year, following which they may be rented to a long-term renters with a minimum of a six-month lease. This requirement will be included as a requirement / condition of approval of the Final Map and CC&Rs (Codes Covenants and Restrictions) for the project.

17.310 - Public Art

The project is exempt from the Public Art requirements as this is a residential only project.

Tree Removal and Preservation

The applicant has submitted a Tree Preservation and Mitigation Report, prepared by Horticultural Associates on August 6, 2020. The Tree Preservation and Mitigation Report evaluated a total of 15 trees, which includes all trees present on the site and overhanging the site.

Of the evaluated trees, it appears that four (4) protected trees on site will be removed, as well as an additional four (4) nonprotected trees, also on site.

The report identifies that one (1) redwood and three (3) offsite Douglas firs on the west side will be moderately impacted primarily due to nonpermeable paving and potentially crown trimming. However, the arborist report will need to be updated prior to the design review and tree removal permit as the paving has been revised to be permeable paving, which occurred after the publication of the arborist report. These trees will need to be further assessed. Additionally, should one third of the crown/roots be trimmed or if there's significant lasting impacts, a tree permit will be required. Should the property line/offsite trees require a permit the application will require all impacted property owners' signatures on the application.

On the north is an offsite tulip tree and, on the east, there is an offsite coast live oak. The report indicates that these trees should have no impacts to minor impacts and provided mitigation measures.

The City Arborist is currently reviewing the arborist report and potential impacts. Staff would request that prior to the design review and tree removal permits that an updated arborist report be provided and that it provides more detail on the impacts to offsite trees.

Design Review Guidelines:

Please note that this application is not an official Design Review submittal at this time. As such, staff has limited the review of the guidelines to areas where staff has concerns that there may be potential conflicts. The Board should provide comments and recommendations on these items, as well as any items that may impact lot configuration, the proposed Planned Community development standards, as well as any other items the Board see as necessary. The complete Design Review Guidelines have been provided as an attachment.

I. Site Planning

B. Building Orientation

1: Buildings should generally be oriented parallel to the streets they face.

2: Buildings should relate to the street and should be located on the site so that they reinforce existing street frontages and setback patterns.

Analysis: The project proposes for the lots to face each other, while lots 9 and 10 have their side elevation facing the frontage. However, given the large embankment and that the finished project will be roughly 9' above the sidewalk staff is seeking the Board's input on the relation to the street frontage.

E. Grading and Storm Water Management

1.c: Terracing should be considered as an alternative to the use of tall or prominent retaining walls.

Analysis: As mentioned above, the site has a large embankment along the frontage and proposed project will be approximately 9' above the proposed sidewalk grade. To achieve frontage access and improvements the project is proposing a six to eight (6-8) foot tall retaining wall along the frontage. Terracing may be achievable, but staff has concerns that terracing could result in "chasing the topography" resulting in a taller retaining wall. Staff is seeking the Board's input as to whether terraced walls with landscaping in between is achievable or desired, or if another design method could be employed to reduce the effect of the proposed height.

II. Architecture

A. Relationship to Surrounding Architecture

1. Architectural design should be compatible with the developing character of the area and should complement the unique aspects of the site. Design compatibility includes complementary building style, form, size, color and materials. Consider architectural styles of existing structures on the site, as well as other structures in the area when designing a new building and provide for a harmonious integration of the new improvements.

Analysis: The existing developments were contemporary of their time and incorporate board siding (horizontal and vertical), light neutral colors, and one to two stories in height. Staff believes that this development incorporates similar elements, such as the board siding, but other elements such as the corrugated galvanized are not a feature seen within this neighborhood. Staff is explicitly seeking the Board's feedback on whether the design is compatible with the existing development.

Public Comment:

The Planning Department has two comments from the public stating concerns regarding the number of units, concerns regarding safety for access to the lot, noise, impacts to the street parking, and the preservation of an offsite tree (#780, which the arborist report identifies minimal potential impacts and mitigations). A copy of the public comments has been provided as an attachment.

The City Engineer has reviewed the access, and did not see any significant concerns regarding the added traffic going through the access easement.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, City Manager/City Attorney, Engineering, Fire, and Public Works. The Planning Department has received the following comments, listed below. The comments are listed below and have been added as conditions of approval.

Building and Safety:

1. All construction and construction related activities shall be in conformance with current California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy and Green Building Codes, and the City of Sebastopol Municipal Code.
2. For the building permit submittal, 5 sets of plans are required along with 2 sets of calculations and reports.
3. Authorized Construction Hours:

Monday through Friday – 7:00 a.m. to 6:00 p.m.
Saturday and Sunday– 8:00 a.m. to 5:00 p.m.
Includes warm-up or servicing of equipment and any preparation for construction.

4. The Planning Conditions of Approval shall be printed on plan sheets in the plan set.
5. The project is required to comply with CalGreen at the Tier I level excluding Division A4.2 *Energy Efficiency*, as adopted and amended by the City. The worksheets can be located on the City's website on the building department page. The worksheets are to be printed on plan sheets in the plan set.
6. The project is required to comply with the City's Mandatory Photovoltaic System Requirements.
7. The project is required to comply with the City's Row House Policy.
8. A geotechnical report is required along with the building permit submittal.

Fire Department:

1. Automatic Fire Sprinklers Suppression System.
2. Fully monitored Building:
    a. Fire Alarm Control Panel (FACP)
    b. Smoke and Heat Detection
    c. Horns and Strobes Notification
    d. Rapid Entry SupraSafe System (Knox Box)
    e. 24/7/365 Monitoring by Alarm Company
    f. Emergency Vehicle Access
    g. Hammerhead Turnarounds as Required
    h. Additional New Fire Hydrants as required

Analysis:

Overall, staff is supportive of the project at this stage of its development, but is seeking the Board's feedback and recommendations on the following items as well as any other items they Board may have:

1. Appropriateness of proposed Development Standards
2. Appropriateness of the retaining wall along Bodega Ave.
3. Orientation of the units
4. Relationship to existing development
5. Impacts on offsite trees

Recommendation:

That the Board review the application and provide comments and recommendations on the relationship of the proposed development to the surrounding area, amenities to ensure that they are adequate for the development, and the overall design to the Planning Commission.

Attachments:

Application
Project Plans
Colors/Materials
Public Comments

City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7950 Bodega Ave Sebastopol, CA
PARCEL #:	004-350-024-000
PARCEL AREA:	.39 acres/16,912 S.F.

FOR CITY USE ONLY

PLANNING FILE #: 2020 / 005
DATE FILED: 01.09.20
TOTAL FEES PAID: $ 6,545.00
RECEIVED BY:
DATE APPLICATION DEEMED COMPLETE:

APPLICANT OR AGENT:

Name: Bob Massaro
Email Address: bob@hbusa.net
Mailing Address: 630 Airpark Rd. Suite A
City/State/Zip: Napa, CA 94558
Phone: 707-676-8999
Fax:
Business License #:
Signature: BOB MASSARO
Date: 11/19/19

OWNER OF PROPERTY *IF OTHER THAN APPLICANT*:

Name: Huntley Square LLC
Bob Massaro co-managing member
Email Address: bob@hbusa.net
Mailing Address: 630 Airpark Rd. Suite A
City/State/Zip: Napa, CA 94558
Phone: 707-676-8999
Fax:
Business License #:
Signature: BOB MASSARO
I certify that this application is being made with my consent.
Date: 11/19/19

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: Beth Farley
Email Address: beth@hbusa.net
Mailing Address: 630 Airpark Rd, Suite A
City/State/Zip: Napa, CA 94558
Phone: 707-676-8999
Fax:

Name: Dante Love
Email Address: dante@pendanthomes.com
Mailing Address: 611 Bishop Drive
City/State/Zip: Santa Rosa, CA 95405
Phone: 707-396-8719
Fax:

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PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

See attached project description

This application includes the checklist for the type of application requested: ☐ Yes ☐ No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Tentative Map

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

Vacant Property

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		☑ N / A
SQUARE FEET BUILDING DEMOLISHED:		☑ N / A
SQUARE FEET BUILDING NEW:	5670 SF	☐ N / A
NET CHANGE IN BUILDING SQUARE FEET:	5670 SF	☐ N / A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☑ N / A
NUMBER OF DWELLING UNITS PROPOSED:	☑ 0 Bedrooms studios ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☐ N / A
NET CHANGE IN DWELLING UNITS:	10 units	☐ N / A
SETBACKS:	**Existing:** ☐ Front Yard 20' ☐ Side Yard 15'/20' ☐ Rear Yard 15'/20' ☐ N / A	**Proposed:** ☐ Front Yard 10' ☐ Side Yard 3' ☐ Rear Yard 50' ☐ N / A

3' to accessory building

3' to carport roof see attached table for proposed zoning standards

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EXISTING LOT DIMENSIONS:	Front: _____ Rear: _____ Left: flag shaped lot Right: _____		☐ N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____ see attached spread sheet		☐ N/A
EXISTING LOT AREA:	16,912 Square Feet		☐ N/A
PROPOSED LOT AREA:	_____ Square Feet see attached spread sheet		☐ N/A
BUILDING HEIGHT:	Existing: N/A	Proposed: 23'	☐ N/A
NUMBER OF STORIES:	Existing: N/A	Proposed: 2	☐ N/A
PARKING SPACE (S):	Existing: N/A	Proposed: 10	☐ N/A
ZONING	Existing: RMH	Proposed: PC	☐ N/A

Will the project involve a new curb cut or driveway? ☐ Yes ☑ No

Are there existing easements on the property? ☐ Yes ☑ No

Will Trees be removed? ☑ Yes ☐ No

*If yes, please describe (**Example:** Type, Size, Location on property, etc.)*

(2) apple trees (20" & 24" diams)
(4) oak trees (12", (2) 18" & 20" diams)

Will Existing Landscaping be revised? ☑ Yes ☐ No

If yes, what is square footage of new or revised landscaping?

5652 SF of new landscaped area includes the backyards, 869 SF of permeable pavers for courtyard

Will Signs be Changed or Added? ☑ Yes ☐ No

Business: Hours of Operation? Open: _____ Close: _____ N/A

Is alcohol service proposed? ☐ Yes ☑ No

If yes, what type of State alcohol license is proposed? N/A

If yes, have you applied to the State Alcoholic Beverage Control for a license? ☐ Yes ☐ No N/A

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: N/A

Is any live entertainment proposed? ☐ Yes ☑ No

If yes, please describe: N/A

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INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards 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.

Applicant's Signature	11/19/19 Date Signed	2019-91 Planning File Number

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.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

Signature	Robert D. Massaro Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of an 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.

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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, resident 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:

Neighbors were noticed recently for PC Development Agreement mtg. They were also noticed + public hearings were held in 2016/2017. We will also hold neighbor information meetings before public hearings on tentative map + design review.

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), 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's, 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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HEALTHY BUILDINGS

September 16, 2019

Huntley Square Project Description

Overview

Huntley Square is a 10-unit mini (studio) townhome project to be located at 7950 Bodega Avenue in Sebastopol. It will be designed to be one of the greenest multi-family projects in the country. A solar array will be installed on the rooftops to bring the project to "Net Zero Energy" consumption. The project will be targeted for first time home owners and buyers who otherwise want to downsize. It will be a much-needed entry level housing solution for the City of Sebastopol.

Healthy Buildings is a nationally recognized Design/Build firm known for its exceptionally sustainable homes, apartments and townhomes. Pendant Homes is a Sonoma County startup that champions beautiful in-fill development in walkable areas. The developer is Huntley Square, LLC, which is co-managed by the CEO of Healthy Buildings and the CEO of Pendant Homes.

Sustainable Features

The project will be among the most sustainable and healthiest residential projects in the entire United States. Some of the many sustainable and environmentally friendly aspects to the project are as follows:

1. A highly insulated, tightly sealed building envelope, with heat recovery fresh air ventilation
2. High quality windows
3. Solar PV system
4. LED lighting throughout
5. Energy efficient appliances and low flow water fixtures
6. Durable and low maintenance exterior materials
7. There will be No Natural Gas installed at the site, which coupled with the solar array will push the project to true **Zero Net Energy** … homes that produce as much energy as they consume

Site Design

The site design intent of Huntley Square is to create connected community. The two buildings, consisting of 5 studio units each, are positioned so that an interior courtyard is created. The front doors and front patios of all units open onto the courtyard. A central walkway runs from the resident parking area at the north to the steps down to the sidewalk along Bodega Avenue at the

south. A retaining wall with plants cascading down the face will be located at 5' from the sidewalk on the Bodega Ave side. This will allow the site to be graded flat and to be fully useful. It is our hope that the central courtyard will provide a space for people to interact and get to know each other. Guest parking spaces are provided on the Bodega Avenue project frontage. Parking has been intentionally kept on the edges of the site, which allows the central space to be purely pedestrian.

The buildings will be designed with sustainability and health as the primary concern. The roofs are flat with parapet walls and the solar panels will be mounted on racks below pedestrian sight lines. All of the mechanical HVAC equipment will also be roof mounted. Each unit has high ceilings and large windows to provide lots of light and fresh air. The specific architectural style is contemporary with wide, horizontal siding, smooth plaster and galvanized corrugated metal siding. There are sun awnings located over windows on the south and west walls.

The two buildings are located on the east and west sides of the courtyard and are made up of (5) studio units each. The project includes (6) loft studio units and (4) studio flats each under 600 sf.

The driveway entrance to the resident parking is off of Golden Ridge Avenue across a deeded easement. The project includes 10 carport-covered parking spaces for residents onsite and 9 parallel parking spaces on Bodega Avenue for guests. Driveway and parking spaces will be permeable paving. The trash and recycling bins are at the end of the driveway in gated, fenced enclosures. The compost bins would be rolled out to Golden Ridge Avenue for collection. Fire access is from the north on the driveway and from the south along Bodega Avenue.

Landscape

The landscape will consist of drought tolerant plantings in the central courtyard, around the back of the carport and between the retaining wall and back of sidewalk. The pedestrian path thru the courtyard will be permeable pavers. There will be (3) replacement Oak trees on the panhandle of the lot and (4) fruit trees at the southern side of the project. Backyards will have simple but complete landscaping.

Respectfully Submitted
Beth Farley, Project Architect
beth@hbusa.net ,707-676-8999 ext #204

POLICY STATEMENT – *PROJECT DESCRIPTION*
RE: Huntley Square, 7950 Bodega Avenue
rev. 9-10-20

1. Description of existing property and surrounding area.

The property is the last vacant parcel in an established residential neighborhood fronting on the north side of Bodega Avenue about a mile west of downtown Sebastopol. The tract on south side of Bodega Avenue is the permanent open space of Sebastopol Memorial Lawn. The ***0.39 acre*** site is presently notable for its elevation above the street level and the prominent embankment that interrupts the pedestrian sidewalk and supports a thick a cluster of mature oak trees. The neighborhood is notable for its quiet residential environment amid a consistent canopy of mature trees. The surrounding properties are all residential in character occupied by one and two-story structures. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side at is also a planned community of seven one and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments on the north side of the block at 220 Golden Ridge Ave.

2. Table of allowed and proposed zoning standards – *see attached*

3. Developer is proposing a 10-unit small-lot subdivision comprised exclusively of studios (ranging from 512 to 599 sf) organized around a central pedestrian walkway and greenspace. To enable the construction of this innovative and much needed housing option, we are applying for designation of our development as a Planned Community District. While much of our proposal conforms with the standards and context of the existing zoning district, there are key elements essential to the configuration of our proposed community that fall outside the parameters of the current zoning for either R7 Multifamily Residential or for Small Lot Subdivision standards. Specific changes that will enable development of this small home community include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements. The proposed planned community development will generally have a positive effect on the surrounding uses, as they are consistent with the configuration of the surrounding developments. Approval of the planned community zoning will allow the completion of a quiet residential community that is both innovative and unassuming, offering new housing options, and at the same time becoming an integral part of the larger community. It will complete the residential fabric of the neighborhood.

4. Common open space, common building space and common driveways or other circulation features will be permanently preserved and maintained. Methods of providing for the maintenance of common areas and the financing provisions of the same are currently in the process of being drafted and verified in relation to legal requirements.

Justification for Rezoning

Prepared by: Healthy Buildings Design Group
Property Address: 7950 Bodega Avenue
Assessor's Parcel Number: 004-350-024-000

Please give your written response for each of the questions listed below. Use added pages if necessary.

1. Why do you want the Zoning changed?

Developer Huntley Square, LLC is proposing a 10-unit small-lot subdivision comprised exclusively of studios (ranging from 512 to 599 sf) organized around a central pedestrian walkway and greenspace. While much of the proposal conforms with the standards and context of the existing zoning district, there are key elements essential to the configuration of our proposed community that fall outside the parameters of the current zoning for either R7 Multifamily Residential or for Small Lot Subdivision standards. Specific changes that will enable development of this small home community include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements.

To enable the construction of this innovative and much needed housing option, we are applying for designation of this development as a Planned Community District. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side (156-168 Golden Ridge Ave.) is also a planned community of seven one and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments at the north end of the block at 220 Golden Ridge Ave.

2. What changes or events have occurred or what new evidence has arisen since the Zoning was adopted which now warrant a change?

While the property at 7950 Bodega avenue remains undeveloped, the landscape around it has changed significantly since its original zoning. Most importantly, this property was part of a much larger parcel with the sections to the east and west both originally combining with 7950 Bodega to form a plot 3X the size. The larger footprint of the original parcel made orientations and setbacks similar to what is outlined in the zoning standard for R7 easier to accommodate. Moreover, with the planned community to the east completed in 1993, the only access to our parcel is through an easement on the north end of the property. The design and location of that easement require all vehicular access to our property follow the same route and design of that community, and, given that that community does not comply with R7 standards, it makes it impossible for our development to implement and follow those standards retroactively. Finally, it is worth noting that while we are requesting a technical rezone, we are doing so in service of the intent of the original zoning: to provide high-density residential housing.

The cost of available housing in Sebastopol has become increasingly expensive, while the availability of affordable options has not kept up with the need or demand. The project will be targeted for first time homeowners and buyers who otherwise want to downsize. It will be a much-needed entry level housing solution for the City of Sebastopol.

3. Describe the effect the proposed change will have on the surrounding uses.

The proposed changes should generally have a positive effect on the surrounding uses, as they are consistent with the configuration of the surrounding developments. Approval of the zoning changes will allow the completion of a quiet residential community that is both innovative and unassuming, offering new housing options, and at the same time becoming an integral part of the larger community. It will complete the residential fabric of the neighborhood. There is no reason to expect a negative effect on the surrounding uses. All of the adjacent uses are multi-family residential in clusters of small low-rise buildings accommodating one, two or three dwelling units per structure. Two existing planned community developments are abutting on the eastern and northern property lines of our proposed planned community, with the rear walls of their residences oriented toward our site. Our design utilizes similar small-scale low-rise one and two-story buildings placed with similar setbacks from the outer property lines of the site. Privacy is maintained with the orientation of the fronts of the residences toward the center of the site. On-site surface parking for residents is located at the rear of the site adjacent to the existing surface parking of the neighboring planned community to the east. Setbacks for the carport structure will conform with current zoning on the north and west sides. In order to provide 10 parking spaces on site for the ten residences, a reduction in one side setback is required. This occurs only where there is existing surface parking on the adjacent parcel. The overall lot coverage of the site conforms with current R-7 standards. However, zoning changes are required to allow the attached residences on very small lots with zero-lot line clearance. The result will be the compact building footprint that leaves an aggregate common area of landscaped open space that is consistent with the landscaped nature of the neighborhood. These zoning changes support the ability to provide housing for ten small households, while locating the buildings on the site to have minimal visual impact on the primary street frontage facing Bodega Avenue.

4. Describe how the proposed change will be consistent with the General Plan land use designation and policies for this location and the surrounding area.

The proposed changes are consistent with multiple General Plan land use goals and policies.

- In keeping with Goal LU 6, to promote a range of housing options to provide affordability for families, seniors, and low-income households, the proposed change allows the development of a housing community of very small houses, which expands the variety of lower cost residential products available to the population of the City.
- Consistent with Housing Goals A-1/Action A-3 and C 2/Policy C-4 this is a project utilizing an infill site with ready access to existing infrastructure for sewer, water, power, and transit of all types including public transportation, bicycles, pedestrian walks and existing roadways.
- Being located on an existing primary circulation route, the project supports Goal CIR 2 by enhancing the utilization and efficiency of the existing pedestrian walks, bicycle lanes and public transit routes, thus maintaining and expanding the non-automobile transportation network.
- Consistent with resource conservation Goal COS 9 and Housing Goal F, this is a sustainable building project that will be designed to exceed state energy standards as a true Zero Net Energy project. From foundation to finish, every aspect of the buildings will be chosen for its contribution to conserving energy and providing a healthy and sustainable environment. Some of the project's features are a highly insulated, tightly sealed building envelope, heat recovery fresh air ventilation, high quality windows, Solar PV system for each residence, LED lighting throughout, energy efficient appliances and low flow water fixtures, durable and low maintenance exterior materials, and recycled or recyclable content throughout. There will be no natural gas installed at the site, which coupled with the solar array will push the project to true Zero Net Energy homes that produce as much energy as they consume. The structures will be framed with light gauge steel framing and finished with non-toxic materials.

TABLE OF CURRENT AND PROPOSED ZONING STANDARDS

OVERALL SITE DEVELOPMENT STANDARDS		
Regulatory element	**Current Zoning Standard**	**Proposed Standard**
Allowable uses	R-7 Multifamily Residential (MFR), high density Single family attached Dwelling groups Accessory structures	***Planned Community (PC) zoning*** ***Single family attached dwelling groups*** ***Accessory structures in common area only***
Minimum lot size	8000 sq. ft. MFR	Overall lot size: ***16,972*** sq. ft. (***0.39*** acre) Common area of ***9535*** sq. ft.
Density of development	1 DU/3600 SF min. = 12.1 DU/acre min. 1 DU/1743 SF max. = 25 DU/acre max. Studio = .5 DU x 2 studios = 1 DU 24 studios/ac min., 50 studios/ac max.	Conforms with equivalent ratio of 27 studios/acre
Density calculation factors	12.1 DU/ac x ***0.39*** acre = 4.7 DU min. 25 DU/ac x ***0.39*** acre = 9.75 DU max. x 2 studios/1 DU = 9 studio min., ***19*** studio max.	Proposed to build: 10 studio units on ***0.39*** acre
Lot coverage:	40% in R7 standards	Same for whole site: - Residential buildings: ***4680*** SF - Carport: ***1805*** SF *(19'x95')* ***Lot coverage: 6485/16972*** = ***38.2%*** whole site
Parking onsite	1 space/studio DU Parking space dimensions: 10'x20' in carport or garage	1 space/studio DU ***Parking space dimensions conform with SMC Table 17.110-1. Off-Street Parking Chart, with no additional requirement for carport***
Circulation requirement	SMC Ch. 17.110 off-street parking standards. Accessible path of travel	Conform with current standards
Landscaping and Stormwater management	Required per SMC 16.40.070	Low water use landscaping. Stormwater treatment in onsite bioretention .
Design	Design Review Guidelines SMC 16.40 Subdivision Design & Improvement Standards	Conform with current design guidelines.

INDIVIDUAL LOT DEVELOPMENT STANDARDS - PROPOSED		
Regulatory element	**Current Zoning Standard**	**Proposed Standard**
Maximum building heights		
Main building	30 ft. and 2 stories	30 ft. and 2 stories
Accessory building	17 ft. and 1 story	***Not permitted***
Accessory Dwelling Unit	17 ft.	Not permitted
Maximum lot coverage	65%, SMC 17.230.060 Small Lot Subdivision	***75%***
Minimum yards/setbacks		
Front yard	15 ft., SMC 17.230.030 Small Lot Subdiv.	0 ft.
Rear yard	10 ft.	8 ft.
Street side yard	15 ft.	***0 ft***.
Interior side yard	4 ft.	0 ft.
Private open space requirement	150 sq. ft. min.	***140 sq. ft. min., including covered rear patio***
Minimum residential density	1 DU per lot	1 studio = 0.50 DU per lot
Maximum residential density	1 DU per lot	1 studio = 0.50 DU per lot
Parking requirement	1 space/studio unit (as req'd by SMC17.110)	1 space/studio unit

COMMON AREA DEVELOPMENT STANDARDS - PROPOSED		
Regulatory element	***Current Zoning Standard***	***Proposed Standard***
Non-residential accessory building ***minimum*** setbacks	Front yard: 10 ft. Side yard non-residential accessory: 3 ft. Rear yard non-residential accessory: 3 ft.	***- Front setback: 24 ft. from nearest lot line to outermost edge of carport roof*** ***- East side yard: 1 ft.*** ***- West side yard: 5 ft.*** ***- Rear yard: 3 ft.*** ***- No additional overhang encroachment allowed into minimum yards.***
Non-residential accessory building height	***17 ft.***	***15 ft.***
Parking onsite	1 space/studio DU Parking space dimensions: 10'x20' in carport or garage ***Location of parking spaces shall conform to setback requirements for accessory structures***	- 1 space/studio DU - Parking space dimensions conform with SMC Table 17.110-1. Off-Street Parking Chart, with no additional requirement for carport: ***Standard 90° = 9'x19' in carport*** ***Compact = 8'x16' in carport*** ***- Location of parking spaces shall conform to setback requirements for accessory structures***
Bicycle parking requirement	0.5 spaces per dwelling unit	0.5 spaces per dwelling unit (5 bicycle spaces min.)

Owner's Statement

Tract name and number:

None

Owner and Subdivider:

Huntley Square LLC, a California limited liability company

630 Airpark Rd, Ste A

Napa, CA 94559 707-676-8999

Civil Engineer:

Robertson Engineering, inc.

2300 Bethards Dr. Ste L

Santa Rosa, CA 95409 707-523-7490

Existing Use of Property:

Vacant

Proposed Use of Property:

10 housing units with common parking and access

Street Improvements Proposed:

Widening of Bodega Ave to allow street parking and conform right of way to adjacent parcels.

Drainage Facilities Proposed:

Collection of storm water on each residential parcel, at common areas and parking areas, to be piped to westerly portion of parcel for common treatment.

Utilities Proposed:

New sewer, water, electrical, and gas utilities to be extended from Bodega Ave through the common central sidewalk areas to serve each unit.

Street Lighting Proposed:

None

Tree Planting Proposed:

See Landscape Plans

Protective Covenants to be Proposed:

To be provided in the future

Public Areas Proposed:

None

CITY OF SEBASTOPOL
7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWELO: California Model Water Efficient Landscape Ordinance

Permit applicants are required to complete this form, or applications may be incomplete.

MWELO PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: Bob Massaro

Phone: 707-676-8999

Address: 630 Airpark Rd, Suite A, Napa, CA 94558

Email: bob@hbusa.net

Project Information:

Site Address: 7950 Bodega Ave, Sebastopol, CA

Project Type *(new dwelling, commercial, remodel, etc.)*: new studio townhomes

A. ☐ Currently, this project **does not include new or rehabilitated landscaping.** I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.

B. ☑ This project is **not** a homeowner project and will include new or rehabilitated landscaping of **2,500 sq. ft. or greater in area.**

C. ☐ This project is for a **homeowner-provided or homeowner hired single-family or multi-family residential project** with new or rehabilitated landscaping of **more than 5,000 sq. ft.**

***If** you checked Item **B. or C.** above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project **and** specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):*

Total Landscape Area (sq. ft.): 5652 Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 5652 Special Landscape Area (sq. ft.): 0

Water Type *(potable, recycled, well)*: potable

Name of water purveyor *(If not served by private well)*: City of Sebastopol

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BY:

Compliance Method *(anticipated)*:

☑ Performance (Items required in Performance Checklist to be included on final plans)

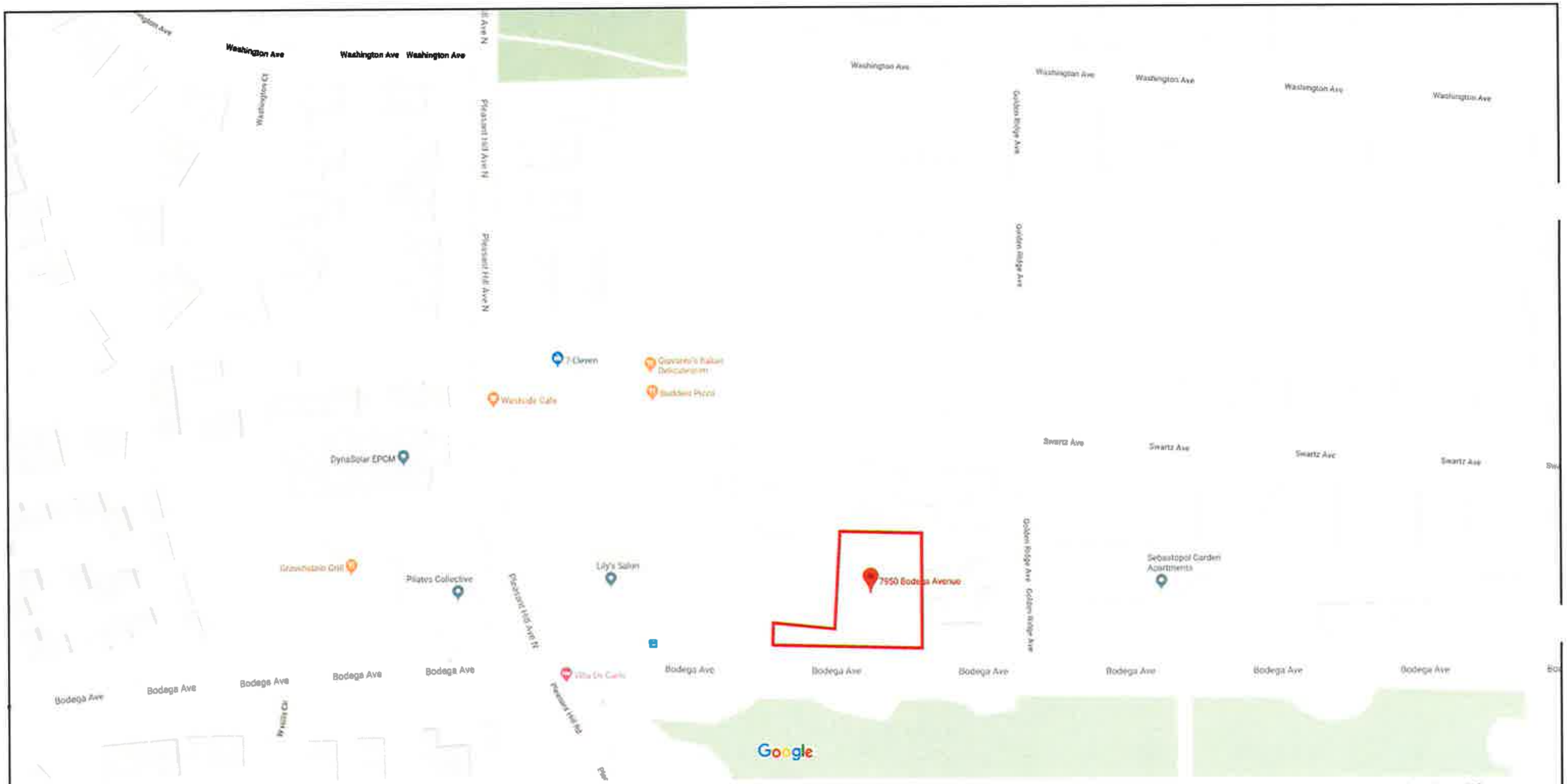
☐ Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: Bob O. Massaro **Date:** 11/19/19

I certify the above information is correct and agree to comply with the applicable requirements of the MWELO.

Google Maps **7950 Bodega Ave**

HUNTLEY SQUARE SITE LOCATION MAP



SITE LOCATOR MAP - HUNTLEY SQUARE - 7950 BODEGA AVE. - SEBASTOPOL, CA

NORTH

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BY:

City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: _____

General Information:

1. Name of developer or project sponsor: Huntley Square LLC Bob Massaro co-managing member
   Address of developer or project sponsor: 630 Airpark Rd, Suite A, Napa, CA 94558
2. Address of project: 7950 Bodega Ave, Sebastopol, CA
   Assessor's Block and Lot Number: 004-350-024-000
3. Name of person to be contacted concerning this project:: Bob Massaro
   Address of person to be contacted concerning this project: 630 Airpark Rd, Suite A, Napa, CA 94558
   Telephone Number of person to be contacted concerning this project: 707-676-8999
4. Indicate number of the permit application for the project to which this form pertains:
   Planning 2019-91
5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

   Use Permit, PC Zoning, Tentative Subdivision Map
   Environmental Review, Design Review, Fee Agreement

6. Existing Zoning District: RMH Existing General Plan Designation: HDR
7. Propose Use of Site (Project for which this form is filed): _____

   Residential - 10 studio town homes

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PROJECT DESCRIPTION:

8. Site Size: .39 acres/

9. Square Footage: 16,912 sf

10. Number of floors of construction: 2

11. Amount of off-street parking: 10

12. Attach plans - See attached

13. Proposed scheduling Tentative schedule for start of construction is mid to late summer 2020.

14. Associated project N/A

15. Anticipated incremental development: N/A

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. See attached

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A

18. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. Rezoning to PC to allow reduced lot size & reduced setbacks.

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

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

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

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
see attached sheet

34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
Surrounding properties land use is residential, single + multi family.

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

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

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

T+D. [illegible]
Applicant Signature

11/14/19
Date

Certification:

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

Date: 11/19/19

Signature: R O. Massaro

Printed Name: Robert Massaro

For: Huntley Square LLC

HUNTLEY SQUARE

7950 Bodega Avenue
Sebastopol, CA 95472

INITIAL STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL

April 30, 2020

Owner/Developer
Huntley Square, LLC
630 Airpark Road, Suite A
Napa, CA 94559

Civil Engineer
Robertson Engineering, inc.
2300 Bethards Drive, Suite L
Santa Rosa, CA 95405
707.523.7490
jamie@robertsonengineering.net

Job No. 18165

5-12-20

Project Description

The project site is located at 7950 Bodega Avenue, Sebastopol. The project is within the City of Sebastopol, County of Sonoma. The existing site is approximately 0.53 acres and is mostly a weed-grass mixture with some brush and a couple of trees. There is an approximately 594 SF existing concrete pad located on the northerly end of the site. The existing drainage sheet flows from the center of the site in a northeasterly and southeasterly direction.

The existing southerly property line is approximately at the centerline of Bodega Avenue. The southerly portion of the property will be dedicated to the City, approximately 0.14 acres. The proposed offsite construction will include road widening (paving), and curb, gutter and sidewalk. The new offsite impervious surfacing is approximately 3,030 SF.

It is proposed to construct two (2) two-story buildings consisting of ten (10) units total, paved parking area and sidewalks to the units. The total onsite impervious area is approximately 10,697 SF.

Pollution Prevention Measures

Proposed pollution prevention measures would be a covered trash enclosure and site trash pick-up.

The proposed credits will include 13 deciduous and 6 evergreen interceptor trees and an estimated 760 SF of existing tree canopies.

Type of Proposed BMP's

We are proposing to use Priority 1 Swale with Bioretention (Similar to P1-06) for the onsite treatment.

Maintenance

Maintenance shall include:

- Inspect twice annually for sedimentation and trash accumulation in the gutter. Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water
- Pesticides and fertilizers shall not be used in the bioretention area
- Plants should be pruned, weeds pulled and dead plants replaced as needed.

The property (unit) owner(s) will fund and be responsible for maintaining the BMP. We estimate that the annual budget for maintenance will be approximately $1,000.

Our opinion of probable construction cost to replace the BMP is approximately $7,500.

BMP SELECTION TABLE

BMP Selection Table

Project Name: Huntley Square

	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with...				Achieves...				BMP in priority selected?		Unique Identifier of BMP per planes	Explanation of selection	Other notes:
					High Ground Water	Contamination	Slope Constraints		Treatment	Volume Capture	Runoff Reduction Measure	Yes	No			
Universal BMP- to be considered on all projects.	Living Roof	N/A	N/A		X	X	X		X	X			X			
	Rainwater Harvesting	N/A	N/A		X	X	X			X			X			
Runoff Reduction Measures	Interceptor Trees	N/A	N/A		X	X	X				X	X				
	Bovine Terrace	RRM-01	Bovine Terrace		X						X		X			
	Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip								X		X			
	Impervious Area Disconnection	N/A	N/A		X	X	X				X		X			
Priority 1- to be installed with no underdrains or liners. Must drain all stading water within 72 hours.	Bioretention	P1-02	Roadside Bioretention - no C & G						X	X			X			
	Vegetated Swale- with Bioretention	P1-06	Swale with Bioretention						X	X		X				
	Constructed Wetlands	N/A	N/A						X	X			X			
Priority 2 BMPs- with subsurface drains installed above the capture volume.	Bioretention	P2-02	Roadside Bioretinton - Flush Design Roadside						X	X			X			
		P2-03	Roadside Bioretenion- Contiguous SW						X	X			X			
		P2-04	Roadside Bioretenion- Curb Opening						X	X			X			
		P2-05	Roadside Bioretenion- No C & G						X	X			X			
	Constructed Wetlands	N/A	N/A						X	X			X			

Date: 4-30-20

BMP Selection Table

	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with...				Achieves...				BMP in priority selected?		Unique Identifier of BMP per planes	Explanation of selection	Other notes:
				High Ground Water	Contamination	Slope Constraints		Treatment	Volume Capture	Runoff Reduction Measure		Yes	No			
Priority 3 BMPs- installed with subdrains and/or impermeable liner. Does not achieve volume capture and must be used as part of a treatment train.	Bioretention	P3-02	Roadside Bioretinton - Flush Design Roadside	X	X	X		X				X				
		P3-03	Roadside Bioretenion-Contiguous SW	X	X	X		X				X				
		P3-04	Roadside Bioretenion-Curb Opening	X	X	X		X				X				
	Flow Through Planters	P3-05	Flow Through Planters	X	X	X		X				X				
	Vegetated Swale	P3-06	With Bioretention	X	X	X		X	X			X				
		P3-07	Vegetated Swale	X	X	X		X				X				
Priority 4 BMPs- does not achieve volume capture and must be used as part of a	Tree Filter Unit			X	X	X		X				X				
	Modular Bioretention			X	X	X		X				X				
Priority 5 BMPs- does not achieve volume capture and must be used as part of a treatment train.	Chambered Separator Units			X	X	X		X				X				
	Centrifugal Separator Units			X	X	X		X				X				
	Trash Excluders			X	X	X		X				X				
	Filter Inserts			X	X	X		X				X				
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program							N/A	N/A	N/A		X				
Other	Detention			X								X				

LID DETERMINATION WORKSHEET

City of Sebastopol
Determination Worksheet

City Use Only
Project Requires Permanent Storm Water BMPs?
Yes ☐ No ☐

Storm Water Low Impact Development Manual

Purpose: Use this form to determine *whether* or *not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

Applicability: Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

PART 1: INFORMATION

Applicant Name	Huntley Square, LLC
Mailing Address	630 Airpark Road, Suite A
City	Napa
State Zip Code	CA 94559
Phone	707.676.8999
Fax	
Email	

Engineer Name	Robertson Engineering, inc.
Mailing Address	2300 Bethards Dr, Ste L
City	Santa Rosa
State Zip Code	CA 95405
Phone	707.523.7490
Fax	707.523.7499
Email	mike@robertsonengineering.net

☐ **No Project Engineer**

Project Description

Project Name	Huntley Square
Site Address	7950 Bodega Avenue, Sebastopol, CA 95472

1. Total Project Area:

   _____: Square Feet OR 0.53 : Acre(s)

2. Existing Land Use(s): (Check all that apply)

   ☐ Commercial ☐ Office ☐ Industrial

   ☒ Residential ☐ Community Facilities ☐ Other_____

Description of buildings and site features:

onsite - Vacant land, weed-grass mix, some brush and trees
offiste - Bodega Avenue & utilities

3. Existing Impervious Surface Area:

3,997 : Square Feet or _____: Acres

4. Proposed Land Use(s): (Check all that apply)

☐ Commercial ☐ Office ☐ Industrial

☒ Residential ☐ Community Facilities ☐ Other_____

Description of buildings and site features:

offsite - road widening, curb, gutter and sidewalk
onsite - two 2-story buildings (10 units total), parking area, concrete sidewalk

Type of Application

☒ Design Review ☐ Use Permit ☐ Variance

☐ Subdivision ☐ Lot Line Adjustment ☐ Other_____

PART 2: REGULATORY DETERMINATIONS

Cal Green:

1. Does this Project require a non-residential building permit for a newly constructed building without sleeping accommodations?[1]

☐ **YES:** This project may need to implement permanent Storm Water BMP's and be designed in accordance with the Storm Water Low Impact Development (LID) Technical Design Manual due to CAL Green requirements. Complete the remainder of this worksheet.

☒ **NO:** Complete the reminder of this worksheet.

[1] Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

Section 401:

2. Does this Project require a Section 401 Permit?[2]

   Yes ☐ No ☒

   A. **IF YES**: Are any of the following a component of this project? (Check all that apply)

      ☐ Soil Disturbance (one or more acre)

      ☐ New Outfall

      ☐ New Impervious Surface(s)

If you checked any of the boxes in section 2A, please be advised that this project will require North Coast Regional Water Quality Control Board review and permanent Storm Water BMPs designed in accordance with the Low Impact Development (LID) Technical Design Manual.
Please go to Page 5 and complete the "Acknowledgement Signature" section.

Initial Determination:

3. Does this Project create or replace 10,000 square feet or more of impervious surface?

   ☒ **YES:** Complete the remainder of this worksheet.

   ☐ **NO:** This Project does not need to incorporate permanent Storm Water BMPs.
   Please go to Page 5 and complete the "Exemption Signature" section.

PART 3: EXEMPTIONS

1. Is this a **routine maintenance activity**[3] that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?

   Yes ☐ No ☒

2. Is this an **emergency activity**[4] required to protect public health and safety?

   Yes ☐ No ☒

3. Is this a project undertaken solely to install or reinstall **public utilities** (such as sewer or water lines) that does not include any additional street or road development or development activities?

   Yes ☐ No ☒

---

[2] A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

[3] "**Routine Maintenance Activity**": This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

[4] "**Emergency Redevelopment**": The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.

4. Is this a **reconstruction project**[5], undertaken by a **public agency**, of street or roads remaining within the original footprint and less than 48 feet wide?

   Yes ☐ No ☒

5. Is this a stand-alone pedestrian pathway, trail or off street bike lane?

   Yes ☐ No ☒

Did you answer "YES" to any of the above questions in Part 3?

☐ **YES: STOP**: This project is exempt and will not need to incorporate permanent Storm Water BMP's. ***Please go to Page 5 and complete the "Exemption Signature" section.***

☒ **NO:** Proceed to Part 4 below to see if this project will need to incorporate permanent Storm Water BMPs.

PART 4: PROJECT TRIGGERS

Requirements: Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this **development or redevelopment project** create or replace a combined total of 1.0 acre or more of impervious surface?

   Yes ☐ No ☒

2. Does this project create or replace a combined total or 10,000 feet or more of impervious street, roads, highways, or freeway construction or reconstruction?

   Yes ☒ No ☐

3. Does this project include **four or more new homes**?

   Yes ☒ No ☐

4. Is this project an **industrial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

   Yes ☐ No ☒

5. Is this project a **commercial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

   Yes ☐ No ☒

6. Is this project a **retail gasoline outlet** creating or replacing a combined total of 10,000 ft. of more or impervious surface?

   Yes ☐ No ☒

---

[5] "**Reconstruction**": Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7. Is this project a **restaurant** creating or replacing a combined total of 10,000 ft. or more of impervious surface?[6]

   Yes ☐ No ☒

8. Is this project a **parking lot** (not included as part of a project type listed above) creating or replacing a combined total of 10,000 feet or more impervious surface or with 25 or more parking spaces?

   Yes ☐ No ☒

9. Is this project an **automotive service facility** creating or replacing a combined total of 10,000 ft. or more or impervious surface?

   Yes ☐ No ☒

PART 5: DETERMINATION SIGNATURE

Did you answer "YES" to any of the above questions in Part 4?

☒ **YES**: The project must implement permanent Storm Water BMPs and be designed in accordance with the Storm Water LID Technical Design Manual. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) must be submitted to the Engineering Department. *Please complete the "Acknowledgment Signature" section.*

☐ **NO:** The project will **not** need to incorporate permanent Storm Water BMPs. *Please complete the "Exemption Signature" section.*

Acknowledgment Signature:

As the property owner or applicant, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP. Any unknown responses must be resolved to determine if the project is subject to these requirements.

Applicant Signature	Printed Name	Date
Robert D. Massaro	Robert D. Massaro	05/13/2020

Exemption Signature:

As the property owner or applicant, I understand that this project as currently designed does not require permanent Storm Water BMPs or the submittal of a SUSMP. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMPs.

Applicant Signature	Printed Name	Date

[6] **"Impervious Surface"**: An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.

STORMWATER CALCULATOR

City of Santa Rosa WATER

STORM WATER CALCULATOR

LID BMP Summary Page & Site Global Values

Project Information:

Project Name:	Huntley Square
Address/Location:	7950 Bodega Avenue, Sebastapol
Designer:	JS
Date:	4/29/2020

Site Information:

Mean Seasonal Precipitation (MSP) of Project Site:	36.00	(inches)
K=MSP/3(K=	1.20	
Impervious area - pre development:	594.0	ft²
Impervious area - post development:	10,697.0	ft²

Based upon the pre and post development impervious area, the post construction BMP requirement is:

Delta Volume & Treatment

Summary of Saved BMP Results:

		Tributary Area		Requirements		BMP Design Results						
							Hydromodification Control		Flow Base Treatment		Delta Volume Capture	
	BMP ID:	Tributary Area (ft².)	Runoff Reduction Measures (Y/N)	Type of Requirement Met	Type of BMP Design	Percent Achieved	Required $V_{Hydromod}$ (ft³)	Achieved (ft³)	Required Q Treatment (cfs)	Achieved (ft³)	Required Vdelta (ft³)	Achieved (ft³)
1	Site (Onsite)	14,525	Yes	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	100.4					467.8961	1565.7000
2												
3												
4												
5												
6												
7												
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STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: Huntley Square

BMP ID: Site (Onsite)

BMP Design Criteria: Delta Volume & Treatment

Type of BMP Design: Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter

BMP's Physical Tributary Area: 14,525.0 ft^2

Description/Notes:

Runoff Reduction Measures

Resulting reduced Tributary Area used for BMP sizing = 11,645.0 ft^2

Total Runoff Reduction Measures = 2,880.0 ft^2

Interceptor Trees

Number of ***new*** interceptor ***Evergreen Trees***: 6

Number of ***new*** interceptor ***Deciduous Trees***: 13

Square footage of qualifying **existing tree canopy**: 760.0 ft^2

Total Number of New trees in BMP Tributary Area: 19

Disconnected Roof Drains

Select disconnection condition: Select disconnection condition

Disconnected Roof Drains Method 1

Roof area of disconnected downspouts: 0 ft^2

Disconnected Roof Drains Method 2

Percent of rooftop area: 0 %

Select Density: 1 Units per Acre

Paved Area Disconnection

Paved Area Type: Porous Pavement

Alternatively designed paved area: 0.0 ft^2

Buffer Strips & Bovine Terraces

Area draining to a Buffer Strip or Bovine Terrace: 0.0 ft^2

Delta Volume Capture; V_{Delta}

V_{DELTA} = 467.90 ft^3

Hydrologic soil type within tributary area: C: 0.05 - 0.15 in/hr infiltration (transmission) rate

Predevelopment ground cover description: Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)

Post development ground cover description: Impervious - Paved Parking, Rooftop, Driveways

CN_{PRE}: 77

CN_{POST}:

User Composite Predevelopment CN: 0.0

User Composite Post development CN: 92.5

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = 100.39 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.30			
Depth below perforated pipe if present:	5.10	ft		
Depth:			0.00	ft
Width:	0.00	ft	0.00	ft
Length:	0.00	ft	0.00	ft
Area:	307.00	ft^2	0.00	ft^2

City of Santa Rosa WATER

STORM WATER CALCULATOR

JS
April 29, 2020

CN Composite Work Sheet

Project:	Huntley Square
Address/Location:	7950 Bodega Avenue, Sebastapol
Designer:	JS
Date:	April 29, 2020
Inlet Number/Tributary Area/BMP:	Site (Onsite)

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft²	Product of CN x Area
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	77	3828	294,756.0
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	10697	1,048,306.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	14525	1,343,062.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} = \text{Use this } CN_{COMPOSIT} = 92.5$$

EXHIBITS

STORMWATER LEGEND

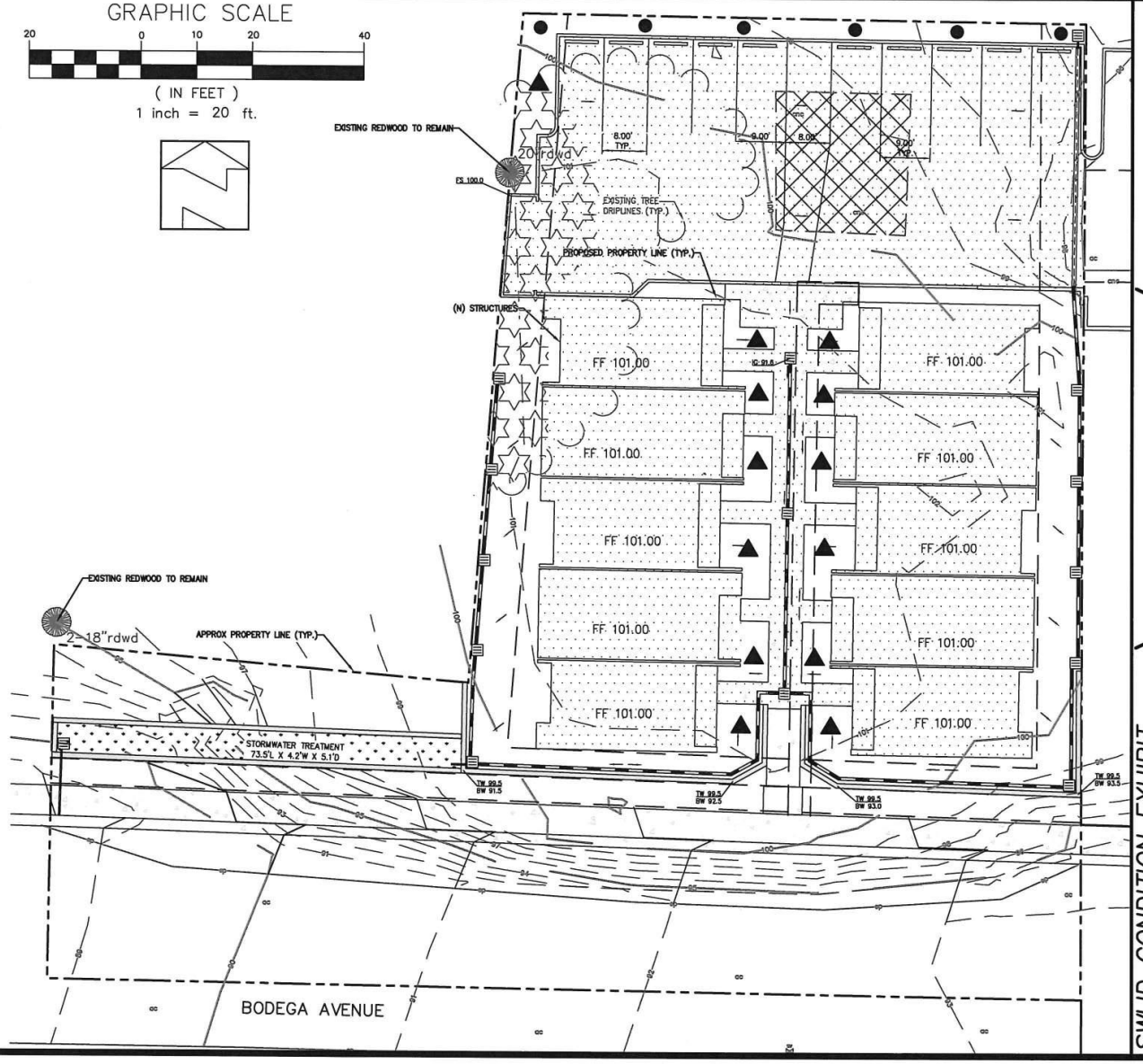
- 594 SF – EXISTING IMPERVIOUS SURFACING
- 10,697 SF – PROPOSED IMPERVIOUS SURFACING
- 307 SF – PROPOSED TREATMENT AREA
- 760 SF – EXISTING TREE CANOPY
- EVERGREEN TREES
- DECIDUOUS TREES

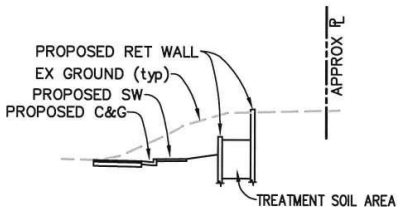
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.





STORMWATER DETAIL

NO SCALE

ROBERTSON ENGINEERING INC

2300 BETHARDS DRIVE, SUITE L
SANTA ROSA, CA 95405
Tel. 707.523.7490
Fax 707.523.7499
E-mail
office@robertsonengineering.net

SWLID CONDITION EXHIBIT

Huntley Square
7950 Bodega Avenue
Sebastopol, CA 95472

SHEET 1 OF 1

SCALE: 1"=20'

DATE: May 2020

JOB #18165

2018023656

Official Records of Sonoma County
William F. Rousseau
04/06/2018 02:33 PM
OLD REPUBLIC TITLE COMPANY | SAN FRANCISCO.

DEED 4 Pgs

Fee: $33.00
County Tax: $129.25
City Tax: $129.25

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0812011924
APN: 004-350-024

When Recorded Mail Document and Tax Statements to:

Huntley Square, LLC
630 Airport Road, Suite A
Napa, CA 94558

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1; document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $258.50
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of Sebastopol

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sheldon Gerstein, Successor Trustee of Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991

hereby GRANT(S) to
Huntley Square, LLC, a California limited liability company

that property in City of Sebastopol, Sonoma County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: September 18, 2017

Abraham Gerstein and Dorothy M. Gerstein Trust dated
September 12, 1991

By: /s/ Sheldon Gerstein
Sheldon Gerstein, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maine
County of Kennebec

On Sept. 19 2017 before me, Robin L. Lint a Notary Public, personally appeared Sheldon Georgien, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

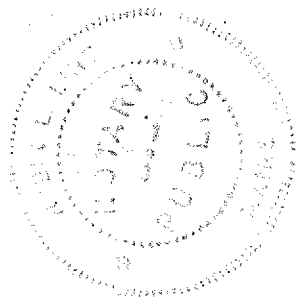
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Robin L. Lint
(Typed or Printed) exp. 5-22-2024

(Seal)



ORDER NO. : 0812011924-JJ

EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Parcel One:

That portion of the 3.38 acre Parcel of land in Lot 5 as delineated upon the Map of Huntley Fruit Ranch Subdivision Recorded in Book 13 of Maps, Page 2, Sonoma County Records, conveyed to Robert L. Browning and Doris K. Browning, his wife, by Deed Recorded March 8, 1946, under Recorder's Serial No. C-12536, Sonoma County Records, lying within the boundaries particularly described as follows:

Beginning at a point on the South line of said 3.38 acre Parcel and of said Lot 5, distant thereon North 89° 00' 30" West, 134.00 feet from the Southeast corner of said Parcel and Lot; thence running along of said South line North 89° 00' 30" West, 286.64 feet to an iron pipe; thence leaving said line and running North 3° 20' 30" East, 242.03 feet to an iron pipe on the North line of said 3.38 acre Parcel; thence along said North line, South 89° 40" 15" East, 170.60 feet to an iron pipe; thence South 2° 10' 45" East, 71.20 feet to an iron pipe; thence South 89° 25' 30" East, 98.56 feet to the Northwesterly corner of the portion conveyed to Florence E. McClelland by Deed Recorded in Book 1253 of Official Records, Page 566, Sonoma County Records; thence along the Westerly line of said McClelland portion, South 0° 12' 30" East and parallel with the East line of said Lot 5, a distance of 173.83 feet to said point of beginning.

Saving and EXCEPTING THEREFROM that portion thereof as conveyed to the Department of Veterans Affairs of the State of California by Deed Recorded September 1, 1965, in Book 2153, Page 351, Official Records, Sonoma County.

Parcel Two:

A non- exclusive appurtenant easement for public utilities and roadway as contained in the Grand Deed to Rose H. Aho and Patricia Chenoweth Aho, Recorded December 21, 1992, as Document Number 92-0158974. Said easement shall include the right to maintain, repair, and reconstruct said public utilities and roadway. Said easement shall further include the right of ingress, and egress to, from, and along this easement in, upon. Over under, and across that portion of the lands of Terry Bell described in that Deed Recorded as Document Number 1991-0049207, Sonoma County Records, that is within a strip of land 25.00 feet wide, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, not tagged, at the intersection of Huntley Street and Golden Ridge Avenue, as shown on that Record of Survey filed in Book 84 of Maps at Page 7, Sonoma County Records; thence along the center of Golden Ridge Avenue, South 00° 09' 50" West, 569.14 feet (South 00° 41' 53" West, 569.39 feet per said Record of Survey) to an ¾ inch iron pipe, not tagged, marking the Northeast corner of the lands of the City of Sebastopol as described in that Deed Recorded as Document Number 1990-0067110, Sonoma County Records; thence along the North line of said lands of the City of Sebastopol, North 88° 56' 15" East, 25.00 feet to the Northeast corner of the said lands of Terry Bell; thence along the

Easterly line of said lands of Terry Bell, South 00° 09' 50" West 12.51 feet to the true point of beginning; thence leaving the Easterly line of said lands of Terry Bell North 88° 55' 54" West, 17.29 feet to the beginning of a curve concave to the Southeast; thence on a tangent curve to the left with a radius of 42.50 feet through a central angle of 43° 07' 04" for a length of 31.98 feet to the beginning of a reverse curve concave to the Northwest; a radial line through said beginning of reverse curve bears South 42° 02' 38" East; thence Southwesterly and Westerly on said reverse curve with a radius of 42.50 feet through a central angle of 42° 12' 28" for a length of 31.31 feet to the end of said reverse curve; thence North 89° 50' 10" West, 33.92 feet to the Westerly line of said lands of Terry Bell, being the terminus of the herein described centerline from which the Northwesterly corner of said lands of Terry Bell bears North 00° 09' 50" East, 35.98 feet, more or less.

The North and South sidelines of said strip are to be prolonged or shortened to terminate in the said Easterly and Westerly lines of the lands of Terry Bell.

APN: 004-350-024

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE PRESERVATION AND MITIGATION REPORT

7950 Bodega Highway
Sebastopol, CA

Prepared for:

Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

August 6, 2020

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

August 6, 2020

Beth Farley
Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Re: Completed *Tree Preservation and Mitigation Report*, 7950 Bodega Highway, Sebastopol, California

Beth,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted site in Sebastopol. A total of 15 trees were evaluated and this includes all trees that were present at the site and overhanging the site.

Each site tree is identified in the field with a numbered aluminum tag placed on the trunk at approximately eye level. Off-site trees were not physically numbered

All trees in this report was evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Pruning Guidelines*, *Tree Preservation Guidelines*, and a *Fencing Detail*.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their health or structural condition. No other trees beyond those listed have been included in this report. If other trees need to be included it is the responsibility of the client to provide that direction.

EXISTING SITE CONDITION SUMMARY

The project site consists of an urban infill lot with no existing development. It is surrounded on three sides by existing housing, and Bodega Highway borders the fourth side.

EXISTING TREE SUMMARY

Species native to the site and adjacent properties include Coast Live Oak.

Species native to California but most likely planted at this and adjacent sites include Coast Redwood and Douglas Fir.

Non-native species include Apples and Tulip Tree.

CONSTRUCTION IMPACT SUMMARY

Three existing trees on the actual parcel will require removal including #772 (Coast Live Oak, 27"), #778 (Apple, 5+6+7+8+9), and #781 (Apple, 5.5+6+8+14).

One existing tree #773 (Coast Redwood, 32") is proposed for preservation, but will 50% of its root system paved over. If an aerated paving material placed on uncompacted soil can be used beneath the dripline this tree may be preservable. Based on its location overhanging the proposed dumpster area it will also be required to have its canopy raised to 18 feet or more to allow trash trucks to function.

One existing small tree #779 (Coast Live Oak, 4+4+6) can most likely be preserved in the back yard area of Lot 6.

Two off-site overhanging trees from the west #775, #776 (Douglas Firs, ±30", ±21") will be moderately impacted by the development.

One off-site overhanging tree from the west #774, (Douglas Fir ±20"") will be moderately to significantly impacted by the development due to its location near the dumpster area. This tree will also require raising the canopy to 18 feet or more to facilitate trash truck function.

One off-site overhanging tree from the north #777 (Tulip Tree), and one from the east #780 (Coast Live Oak) should only receive a minor impact, if any at all.

It also appears that 5 large trees #782, #783, #784, #785, #786 (Coast Live Oak) that are growing on the steep bank along Highway 12 will also be removed due to improvements in that area. The plans reviewed do not show the existing locations of these trees, but based on the location of the new sidewalk, parking bays, and bike lane they are assumed to be removed.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

TREE INVENTORY CHART

TREE INVENTORY
7950 Bodega Avenue
Sebastopol, CA

August 6, 2020

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
772	*Quercus agrifolia*	Coast Live Oak	27	45	30	4	3	3	2
773	*Sequoia sempervirens*	Coast Redwood	32	75	21	5	3	3	1, 6, 7, 12, 13
774	*Pseudotsuga menziesii*	Douglas Fir	±20	50	25	4	3	2.5	1, 6, 7, 8, 11, 12, 13
775	*Pseudotsuga menziesii*	Douglas Fir	±30	60	25	4	3	2	1, 6, 7, 8, 11
776	*Pseudotsuga menziesii*	Douglas Fir	±21	50	25	4	3	2	1, 6, 7, 8, 11
777	*Liriodendron tulipifera*	Tulip Tree	±14	35	25	4	3	1	1, 6
778	*Malus domestica*	Apple	5+6+7+8+9	20	16	4	1.5	3	4
779	*Quercus agrifolia*	Coast Live Oak	4+4+6	20	15	4	3	1	1, 6, 7, 8
780	*Quercus agrifolia*	Coast Live Oak	±38	50	28	3	3	1.5	1, 6, 7, 8, 11
781	*Malus domestica*	Apple	5.5+6+8+14	15	18	4	1.5	3	4
782	*Quercus agrifolia*	Coast Live Oak	6+8	18	14	4	3	3	2
783	*Quercus agrifolia*	Coast Live Oak	8	16	12	4	3	3	2
784	*Quercus agrifolia*	Coast Live Oak	12+17	25	24	4	3	3	2
785	*Quercus agrifolia*	Coast Live Oak	21	45	25	2	2	3	4
786	*Quercus agrifolia*	Coast Live Oak	±42	45	30	2	2	3	4

KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART

7950 Bodega Highway
Sebastopol, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

(5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.

(4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.

(3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.

(2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

(1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

(4) Good structure - minor structural problems may be present which do not require corrective action.

(3) Moderate structure - normal, typical structural issues which can be corrected with pruning.

(2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

(1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Development Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation due to their very close proximity to construction or because they are located within the footprint of construction and cannot be preserved.

(3) A significant impact on long term tree integrity can be expected as a result of proposed development.

(2) A moderate impact on long term tree integrity can be expected as a result of proposed development.

(1) A minor impact on long term tree integrity can be expected as a result of proposed development.

(0) No impact expected if protected per recommendations.

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

(1) Preservation appears to be possible.

(2) Removal is required due to significant development impacts.

(3) Removal is required due to poor health or hazardous structure.

(4) Removal is required due to significant development impacts and poor existing condition.

(5) Removal is recommended due to poor species characteristics.

(6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.

(7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline where possible.

(8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.

(9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.

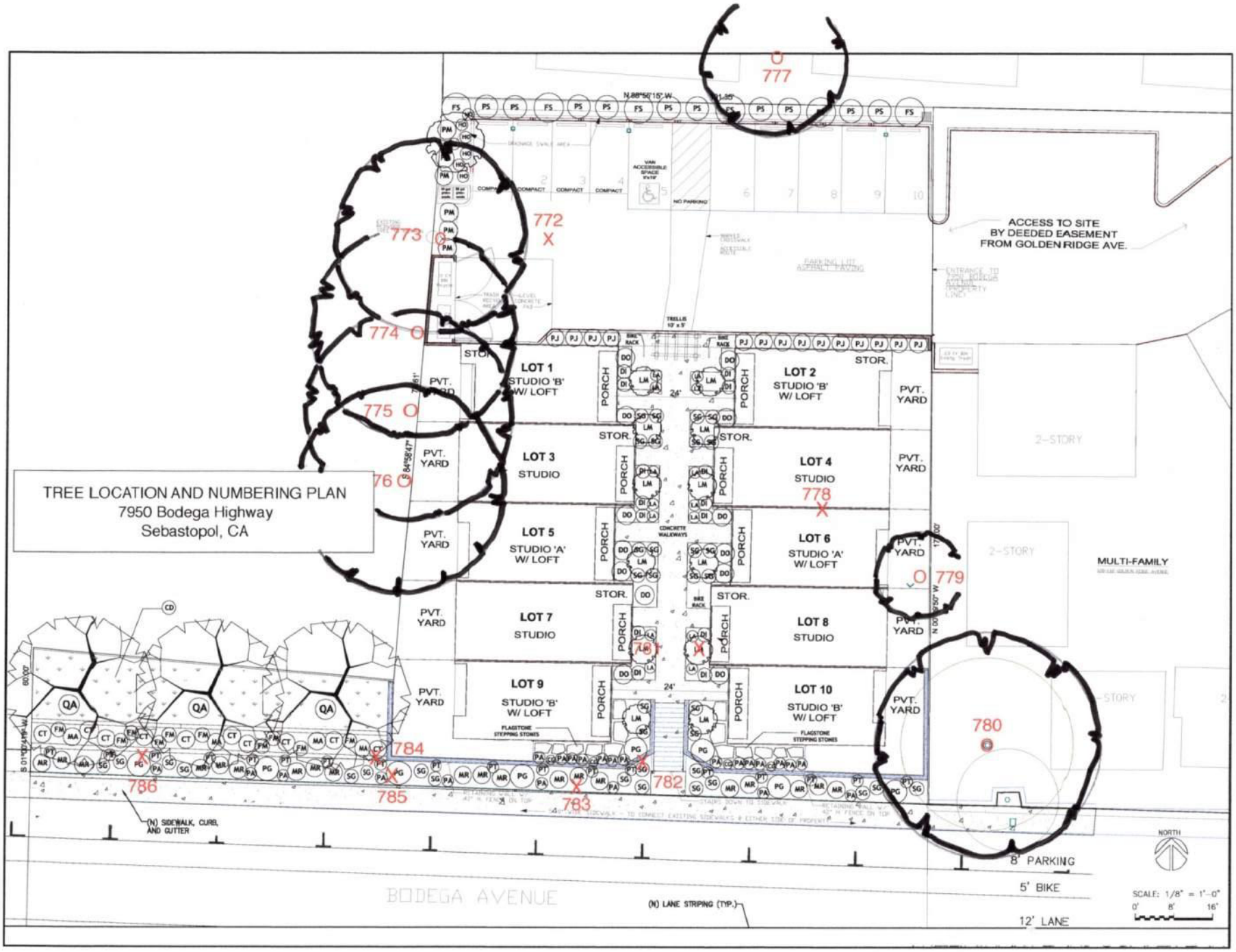
(10) Prune this tree specifically to reduce heavy end-weights on long, over-extended lateral limbs

(11) This trunk is located on the adjacent property and the canopy overhangs the subject property. Incorporate protection measures as if located on subject property.

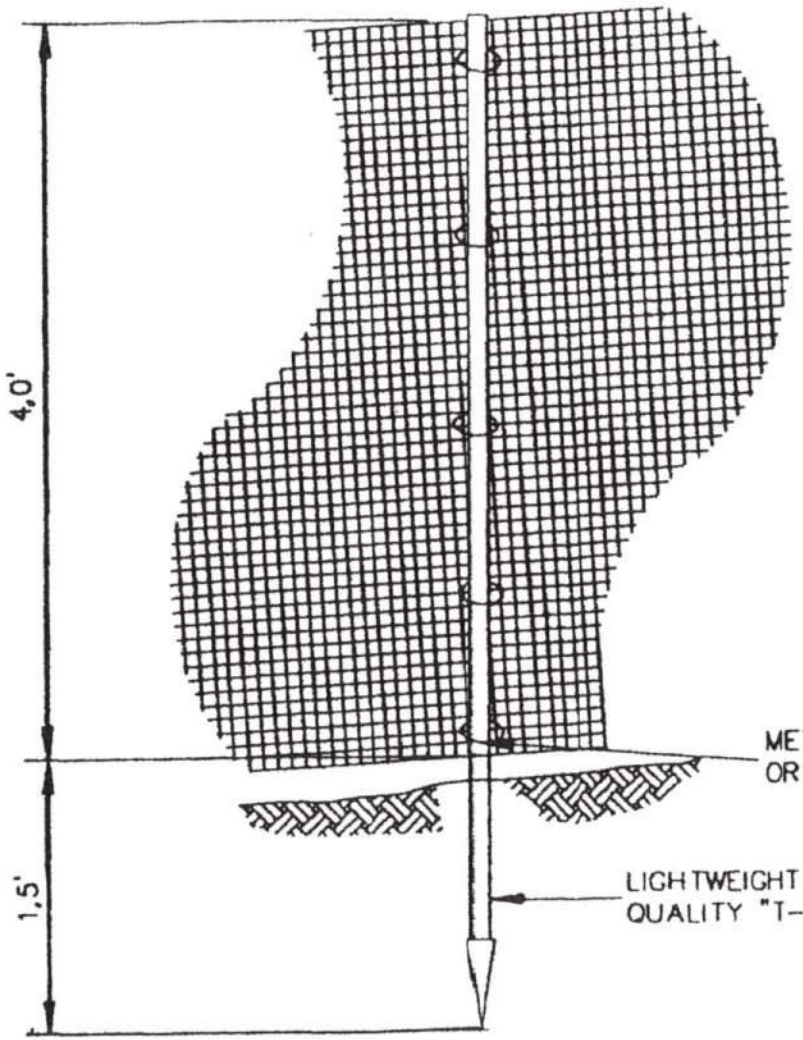
(12) This tree requires a modified paving material within the dripline that includes an aerated paving surface and minimal to no soil compaction beneath if it is to be preserved.

(13) This tree requires the canopy to be raised to a minimum height of 18 feet to allow trash truck overhead access.

TREE LOCATION PLAN


TREE LOCATION AND NUMBERING PLAN
7950 Bodega Highway
Sebastopol, CA
777
772
773
774
775
776
778
779
780
781
782
783
784
785
786
ACCESS TO SITE
BY DEEDED EASEMENT
FROM GOLDEN RIDGE AVE.
LOT 1
STUDIO 'B'
W/ LOFT
LOT 2
STUDIO 'B'
W/ LOFT
LOT 3
STUDIO
LOT 4
STUDIO
LOT 5
STUDIO 'A'
W/ LOFT
LOT 6
STUDIO 'A'
W/ LOFT
LOT 7
STUDIO
LOT 8
STUDIO
LOT 9
STUDIO 'B'
W/ LOFT
LOT 10
STUDIO 'B'
W/ LOFT
PVT. YARD
PORCH
STOR.
2-STORY
MULTI-FAMILY
(N) SIDEWALK, CURB, AND GUTTER
BODEGA AVENUE
(N) LANE STRIPING (TYP.)
8' PARKING
5' BIKE
12' LANE
NORTH
SCALE: 1/8" = 1'-0"

TREE FENCING DETAIL



NOTE:
TENSOR LIGHTWEIGHT SAFTY GRID, ORANGE
COLOR, BX226516, CUT OR FOLD AT POSTS
AS NEEDED TO CONFORM TO SLOPING TERRAIN.

TREE PROTECTION FENCING DETAIL

TREE PRESERVATION GUIDELINES

GENERAL TREE PROTECTION GUIDELINES

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at construction sites require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the requirements and procedures that follow are established to protect short and long term tree integrity. The purpose of this protection guideline is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated and protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following guidelines are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. These protection guidelines are presented in a brief outline form to be applied to each individual activity that occurs during development activities. It is left to project managers to implement these protection measures. Questions which

arise, or interpretation of guidelines as they apply to specific site activities, must be referred to the designated project arborist as they occur.

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the dripline is allowed at any time, and unauthorized entry may be subject to civil action and penalties.

2. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health.

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at the dripline designated by the project arborist or illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

3. Fencing shall be installed in a professional manner with steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip tie. See fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved in writing. Approved dripline encroachment may require additional mitigation or protection measures.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.
2.
3. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline whenever possible. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Placement of fill soils is generally discouraged within the dripline, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the dripline. Type of fill soil and placement methods shall be reviewed prior to placement.

8. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

9. Approved fill soils within the dripline may also be mitigated using aerated gravel layers and/or perforated aeration tubing systems.

10. Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Ideally, fill soil should be site soil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is recommended prior to importation to evaluate import soil for these criteria.

11. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

12. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees on many sites may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design,

especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is eliminated.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

FERTILIZATION

1. Native trees generally do not require supplemental fertilization unless exhibiting a deficiency symptom. Following completion of construction any tree that exhibits symptoms of a specific nutrient deficiency shall be fertilized to compensate for the deficiency. Soil or tissue analysis may be required to identify the deficiency.

2. Distressed trees, or trees damaged by construction in any way, may be detrimentally affected by supplemental fertilization. The decision to fertilize, and with what fertilizers, shall be made by the project arborist based on conditions and appearance observed at the completion of the project.

PEST CONTROL

A close visual examination for tree pests shall be conducted by the pruning contractor as he completes recommended pruning procedures. If a serious infestation is present, that was not apparent from ground observation, then pest control measures may be considered. However, the simple presence of tree pests does not warrant the use of chemical pesticides. Only a serious infestation, capable of causing tree decline, would warrant pesticide use. The use of organic sprays or pesticidal soaps is the preferred method for treating any serious pest infestation.

WEED CONTROL

No specific measures are recommended for weed control, and the presence of weeds should not be considered problematic in relation to continued tree health. However, use of contact weed killers and pre-emergent weed killers are generally not recommended due to their potential for root system damage if improperly applied.

DISEASE CONTROL

No specific measures are recommended for disease control unless noted in the Tree Protection and Preservation Plan. All disease control measures should be based on observation of actual conditions in the tree canopy.

MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber will not function as beneficially. Rock and gravel mulches are generally discouraged due to their minimal benefit.

PLANTING UNDER EXISTING TREES

1. The installation of lawn beneath established native trees is strongly discouraged because it has the potential to initiate serious disease. If planting is required for aesthetic or functional purposes, the use of drought tolerant, woody species is most appropriate. Species should be selected for their ability to survive with minimal or no water through the summer months after the initial establishment period. Only drip irrigation should be utilized within the canopy dripline to minimize summer water in the root zone.

PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

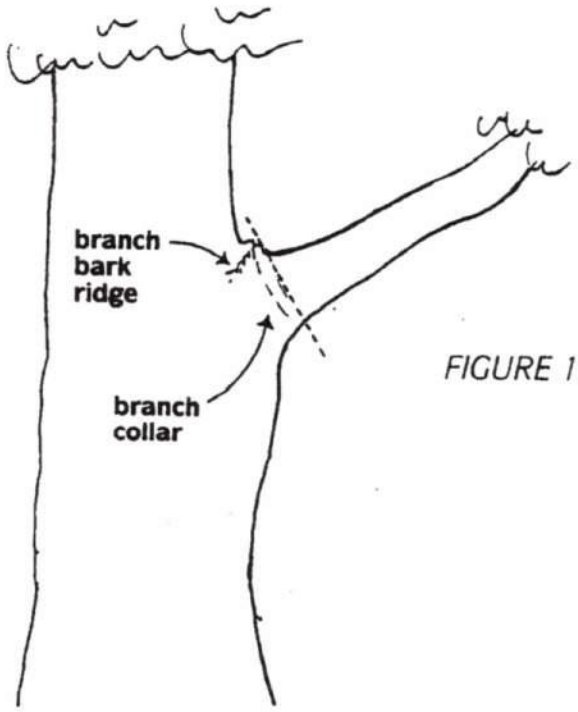


FIGURE 1. *When removing a branch, the final cut should be just outside the branch bark ridge and collar.*

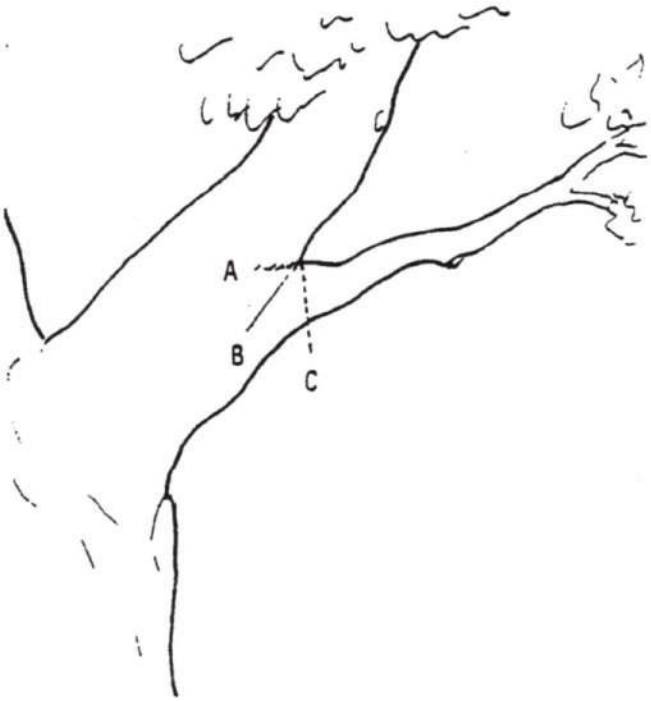


FIGURE 2. *In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.*

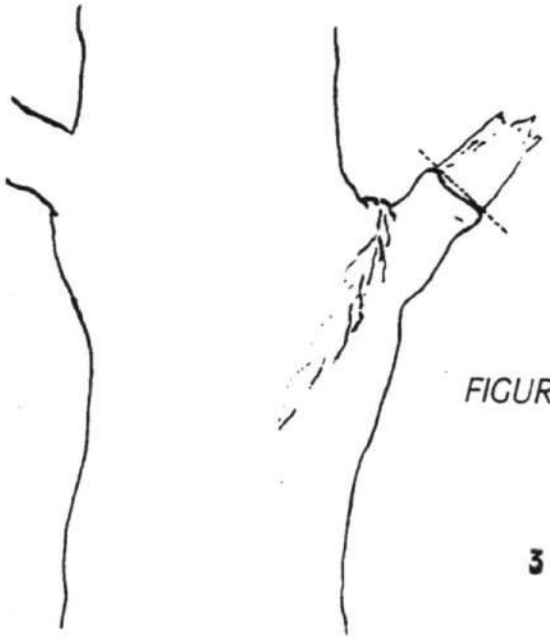


FIGURE 3. *When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.*

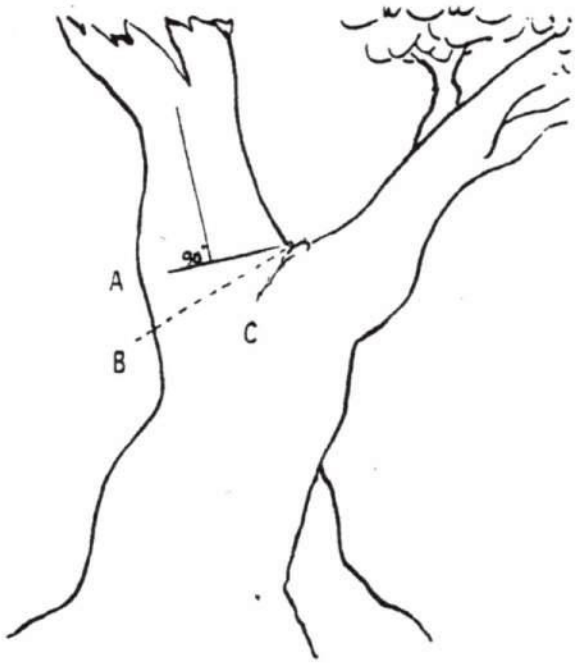


FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*

FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

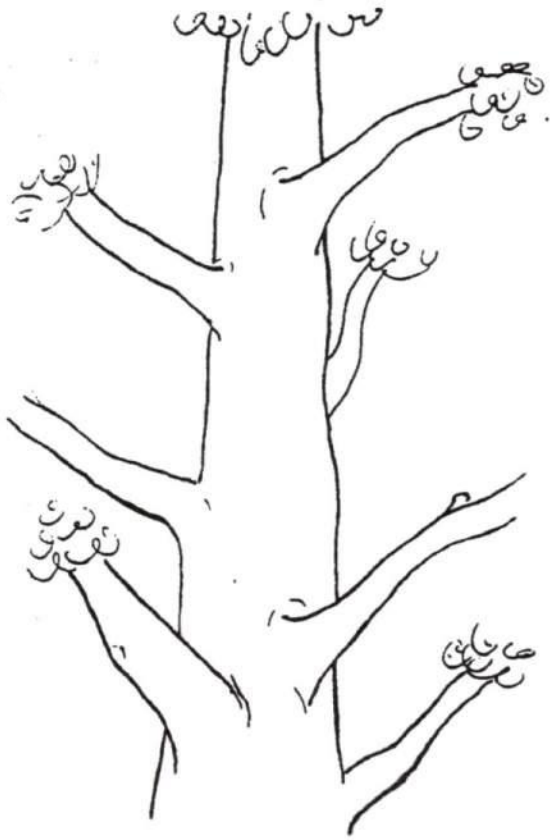


FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, watersprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

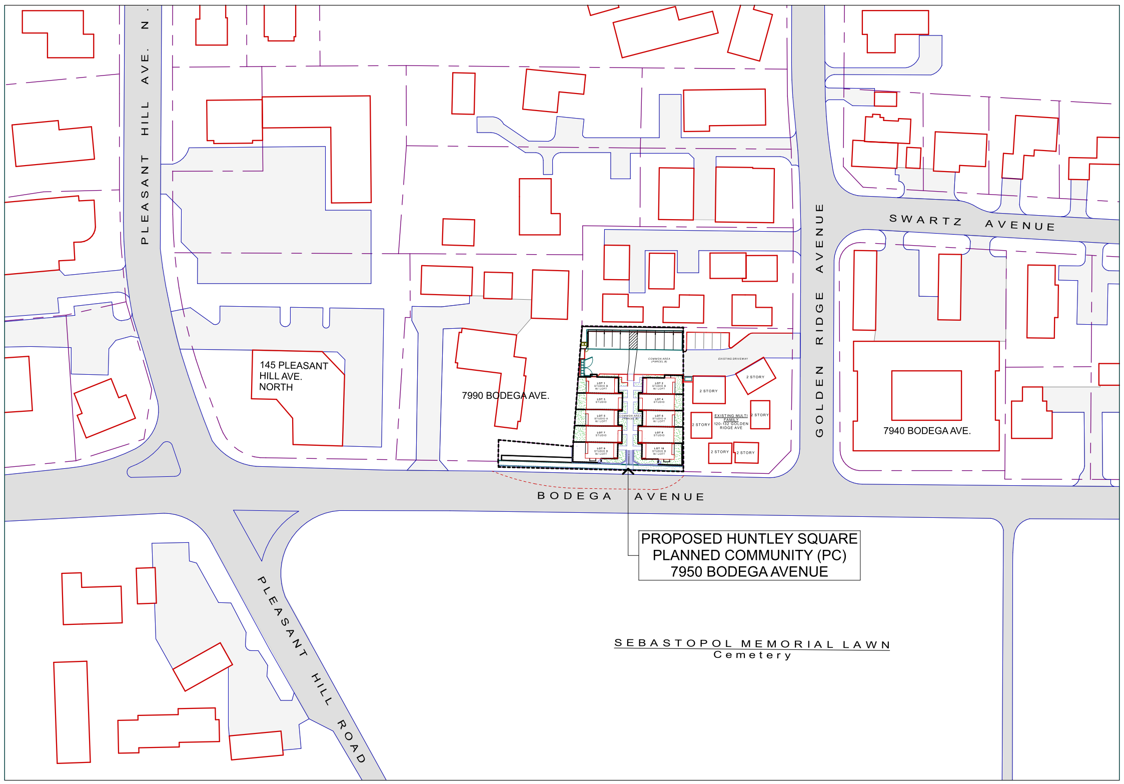
A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

HUNTLEY SQUARE



1 LOCATION MAP

SCALE: 1" = 60'

0 1/2" 1" 2"

NORTH

DRAWING INDEX

A0 - COVER SHEET
A0.1 - EXISTING SITE PHOTOS

CIVIL DRAWINGS

1 SITE PLAN
2 TOPOGRAPHIC MAP
3 PROPOSED LOT LINES
4 UTILITY PLAN
5 GRADING AND DRAINAGE

LANDSCAPE DRAWINGS

L1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS

A1.0 - VICINITY MAP
A1.1 - SITE PLAN / PRELIMINARY MAP
A1.2 - LOT LINE DIAGRAM
A1.3 - RETAINING WALL DETAILS
A1.4 - AREA DEVELOPMENT MAP

A2.0 GENERAL FLOOR PLANS
A2.1 BLDG 1 - FIRST FLOOR
A2.2 BLDG 1 - SECOND FLOOR
A2.3 GENERAL ROOF PLAN

A3.1 EXTERIOR ELEVATION
A3.2 EXTERIOR ELEVATION
A3.3 EXTERIOR ELEVATION
A3.4 CARPORT ELEVATION & SECTIONS

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94559
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

COVER SHEET
LOCATION MAP
DRAWING INDEX

ISSUE/REVISIONS:
REV. 9-10-20 2

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A0
(NEW SHEET)

1 Looking NE across Bodega Ave., toward 120-132 Golden Ridge Ave.

2 Looking NW across Bodega Ave., from intersection @ Golden Ridge Ave.

3 Looking north along east side of 120-132 Golden Ridge Ave.

4 Driveway entrance to parking behind 120-132 Golden Ridge Ave.

5 Looking west behind 120-132 Golden Ridge Ave. to rear of subject parcel

6 Looking NE across Bodega Ave. toward front of site

7 Looking north across Bodega Ave. toward front of site

8 Looking NW across Bodega Ave. toward front of site

9

10

12

11 Composite panorama of the site

13 Oak tree at west end of site frontage on Bodega Ave.

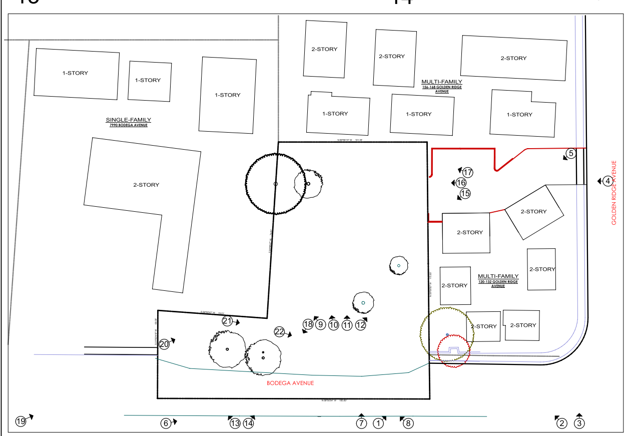
14 Other oak trees on site frontage on Bodega Ave.

15

16 Location of proposed vehicle access to on-site parking

17 Western end of neighboring parking, looking into NE corner of site

18 Power pole @ front of site

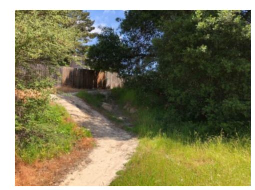


24 PHOTO LOCATOR MAP 1" = 40'

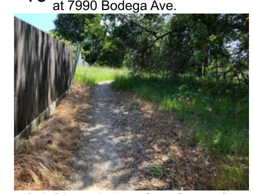
Google Maps 7950 Bodega Ave

23 AERIAL VIEW OF SITE 1:1.28

19 Street frontage & end of sidewalk at 7990 Bodega Ave.



20 Dirt path going up from end of sidewalk at west end of site



21 Dirt path along front fence of 7990 Bodega Ave.

22 Dirt path across front of site

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94559
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

NOTICE

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

INVENTORY
EXISTING SITE
PHOTOS

ISSUE/REVISIONS:
REV. 9-10-20

DRAWN BY:
SCALE: AS NOTED

SHEETNO.:
A0.1

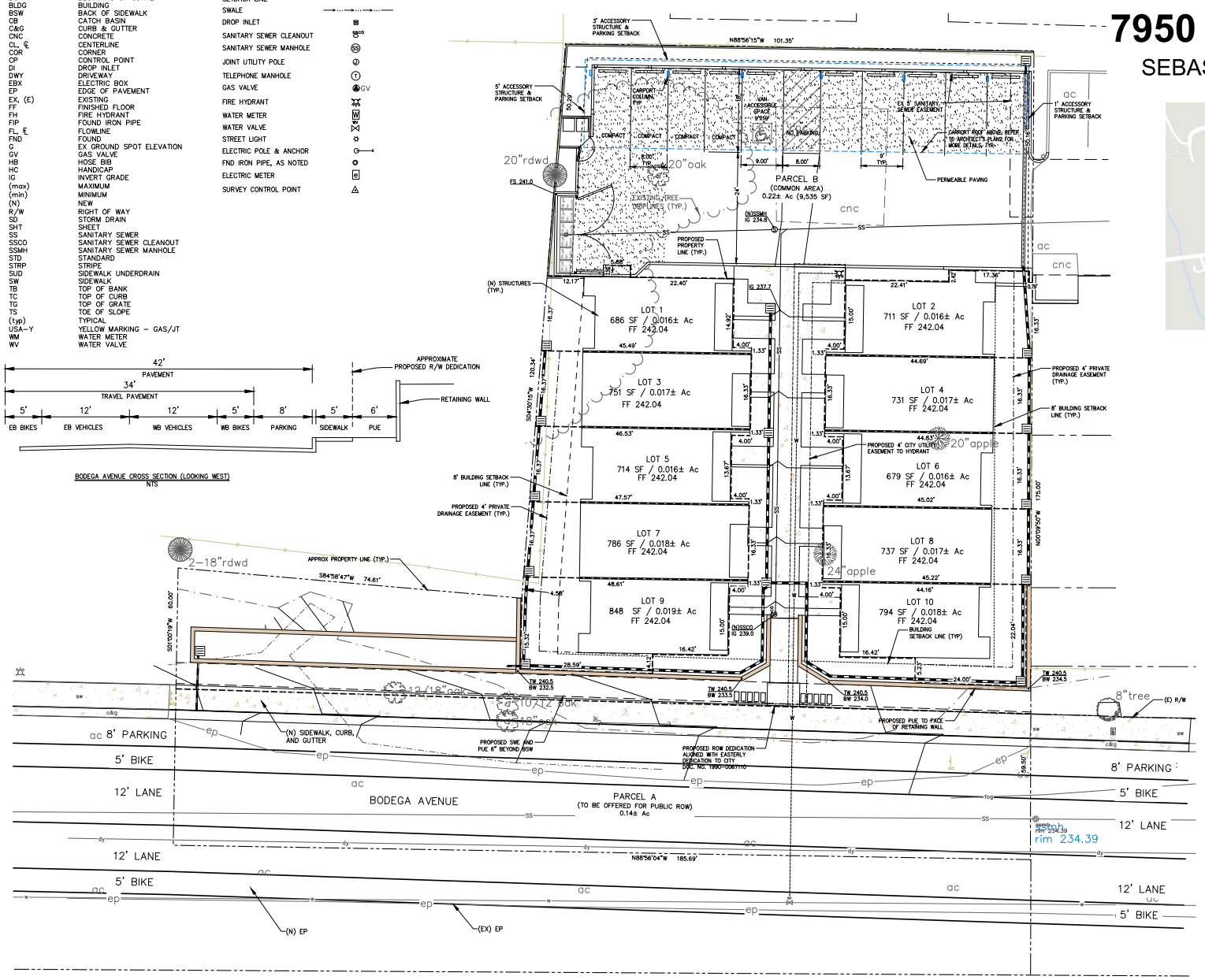
TENTATIVE MAP
FOR
7950 BODEGA AVE
SEBASTOPOL CALIFORNIA

ABBREVIATIONS
SCREENED AND/OR lower case DENOTES EXISTING FEATURES

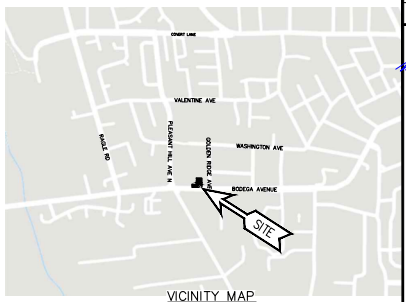
AC	ASPHALT CONCRETE
AP	ANGLE POINT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CNC	CONCRETE
CL, ℄	CENTERLINE
COR	CORNER
CP	CONTROL POINT
DI	DROP INLET
DWY	DRIVEWAY
EBX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX, (E)	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FL, ℄	FLOWLINE
FND	FOUND
G	EX GROUND SPOT ELEVATION
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
IG	INVERT GRADE
(max)	MAXIMUM
(min)	MINIMUM
(N)	NEW
R/W	RIGHT OF WAY
SD	STORM DRAIN
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STRIP	STRIPE
SUD	SIDEWALK UNDERDRAIN
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOE OF SLOPE
(typ)	TYPICAL
USA-Y	YELLOW MARKING – GAS/JT
WM	WATER METER
WV	WATER VALVE

SYMBOLS LEGEND
SCREENED AND/OR lower case DENOTES EXISTING FEATURES

PROPERTY LINE
CENTERLINE
CONTOUR & ELEVATION
SETBACK LINE
SWALE
DROP INLET
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
JOINT UTILITY POLE
TELEPHONE MANHOLE
GAS VALVE
FIRE HYDRANT
WATER METER
WATER VALVE
STREET LIGHT
ELECTRIC POLE & ANCHOR
FND IRON PIPE, AS NOTED
ELECTRIC METER
SURVEY CONTROL POINT



BODEGA AVENUE CROSS SECTION (LOOKING WEST)
NTS



VICINITY MAP
NO SCALE

NOTES
1. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
2. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THE SITE. PROPOSED STRUCTURES TO BE CONNECTED TO CITY UTILITIES.
3. THERE ARE NO WATER COURSES OR OPEN DRAINAGE CHANNELS, EXISTING OR PROPOSED ON OR NEAR THE SITE.
4. THERE ARE NO AREAS ON THE SITE SUBJECT TO INUNDATION.

SITE INFORMATION
TOTAL SITE AREA: 0.53± ACRES

CONSULTANT INFORMATION
ARCHITECT:
HEALTHY BUILDINGS
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999
BETH@HBUSA.NET

CIVIL ENGINEER AND SURVEYOR:
ROBERTSON ENGINEERING
2300 BETHARDS DR, STE L
SANTA ROSA, CA 95405
707-523-7490
MIKE@ROBERTSONENGINEERING.NET

OWNER/SUBDIVIDER
HUNTLEY SQUARE, LLC
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999

SHEET INDEX

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

NO.	DATE	REVISION
1	8/31/20	REVISED PER CITY COMMENTS

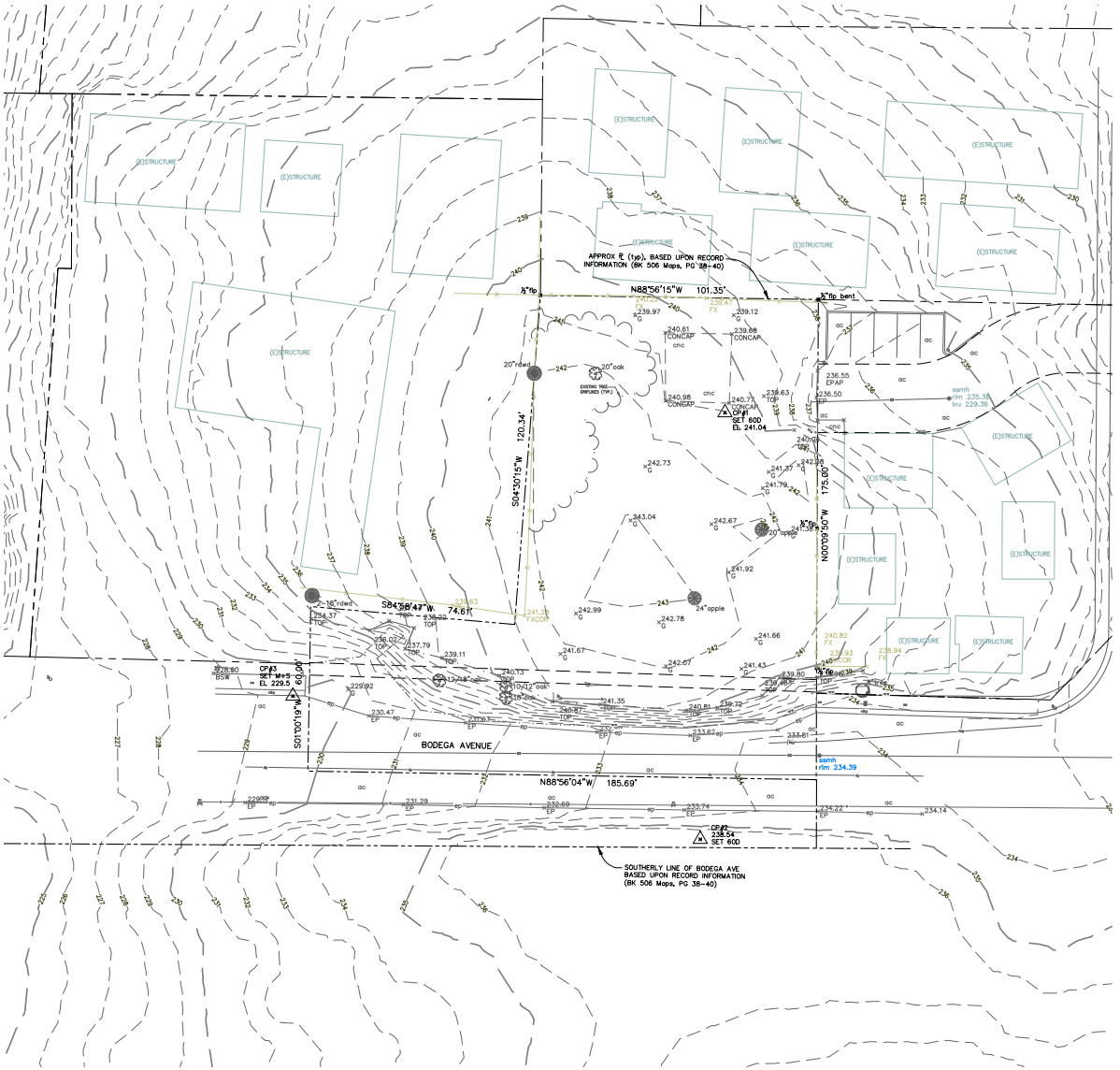
MICHAEL B. ROBERTSON No. 29640 CIVIL STATE OF CALIFORNIA
12-15-20

ROBERTSON ENGINEERING INC
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

SITE PLAN
7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 1 OF 5 SHEETS
JOB No. 18165

Y:\18165\dwg\18165TMap.dwg



GRAPHIC SCALE

(IN FEET)
1 Inch = 20 ft.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC SURVEY SHOWN ON PLAN PROVIDED BY ROBERTSON ENGINEERING, INC., FIELD SURVEYED 9/14/15.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
3. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
4. COUNTY LINES BEYOND THE PROJECT SITE ARE BASED ON COUNTY LIDAR DATA

BENCHMARK

STANDARD STREET MONUMENT AT P.I. OF CURVE APPROXIMATELY 200' NORTH OF BODEGA AVENUE ON PLEASANT HILL AVENUE NORTH.
TOP OF MONUMENT = 211.70

CP# 1 ELEVATION = 241.04
CP# 2 ELEVATION = 238.54
CP# 3 ELEVATION = 229.50

(BASED UPON THE ELEVATIONS FROM THE BODEGA FLATS IMPROVEMENT PLANS)

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

NO.	DATE	REVISION
1	8/26/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER MICHAEL B. ROBERTSON No. 29640 CIVIL STATE OF CALIFORNIA

12-15-20

ROBERTSON ENGINEERING INC.
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

TOPOGRAPHIC MAP

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA

SEBASTOPOL

SHEET 2 OF 5 SHEETS

JOB No. 18165

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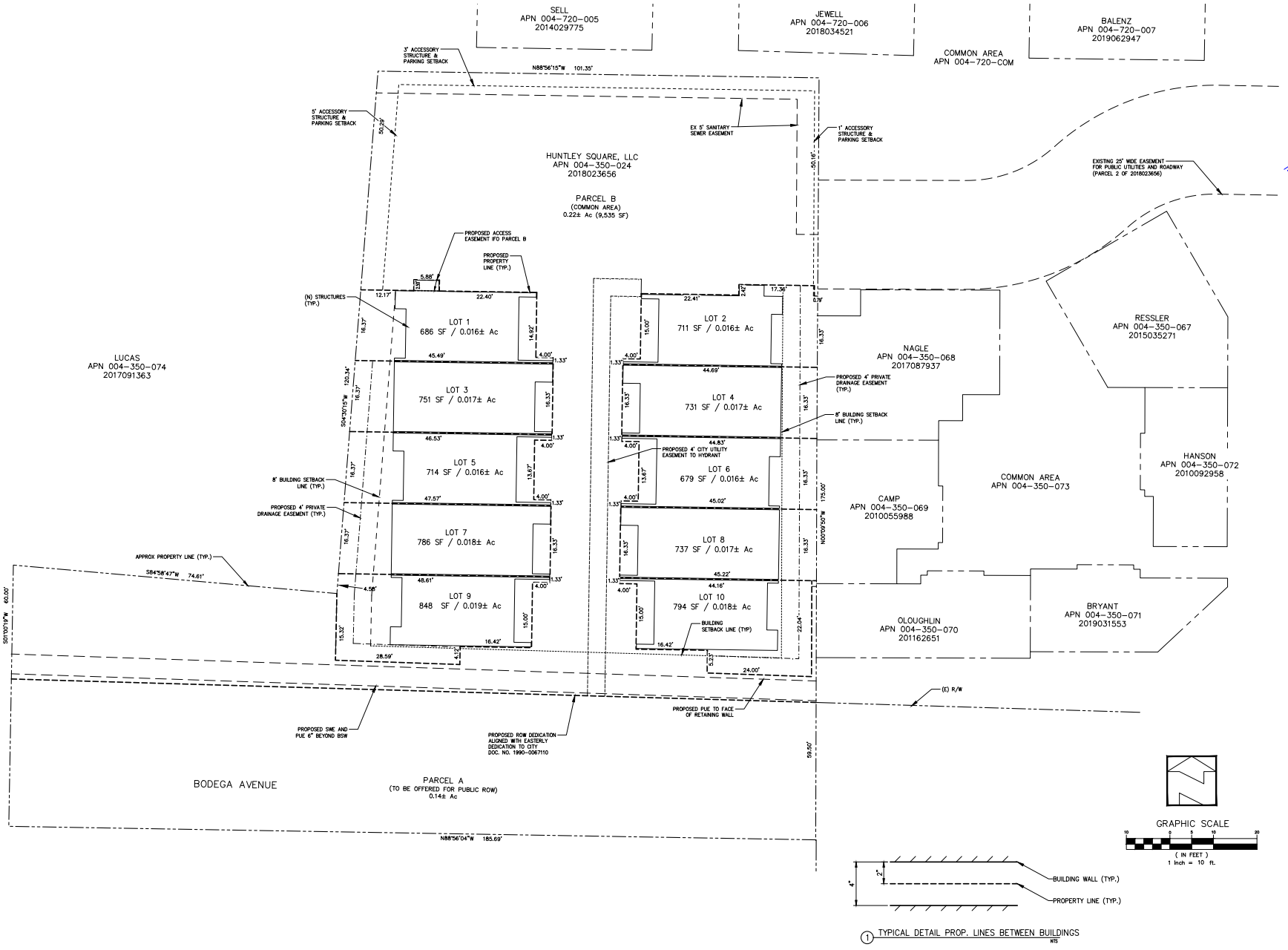

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SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

NO.	DATE	REVISION
1	8/31/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER — ROBERT B. ROBERTSON — No. 29640 — CIVIL — STATE OF CALIFORNIA

12-15-20

ROBERTSON ENGINEERING INC.
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

PROPOSED LOT LINES

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 3 OF 5 SHEETS

JOB No. 18165

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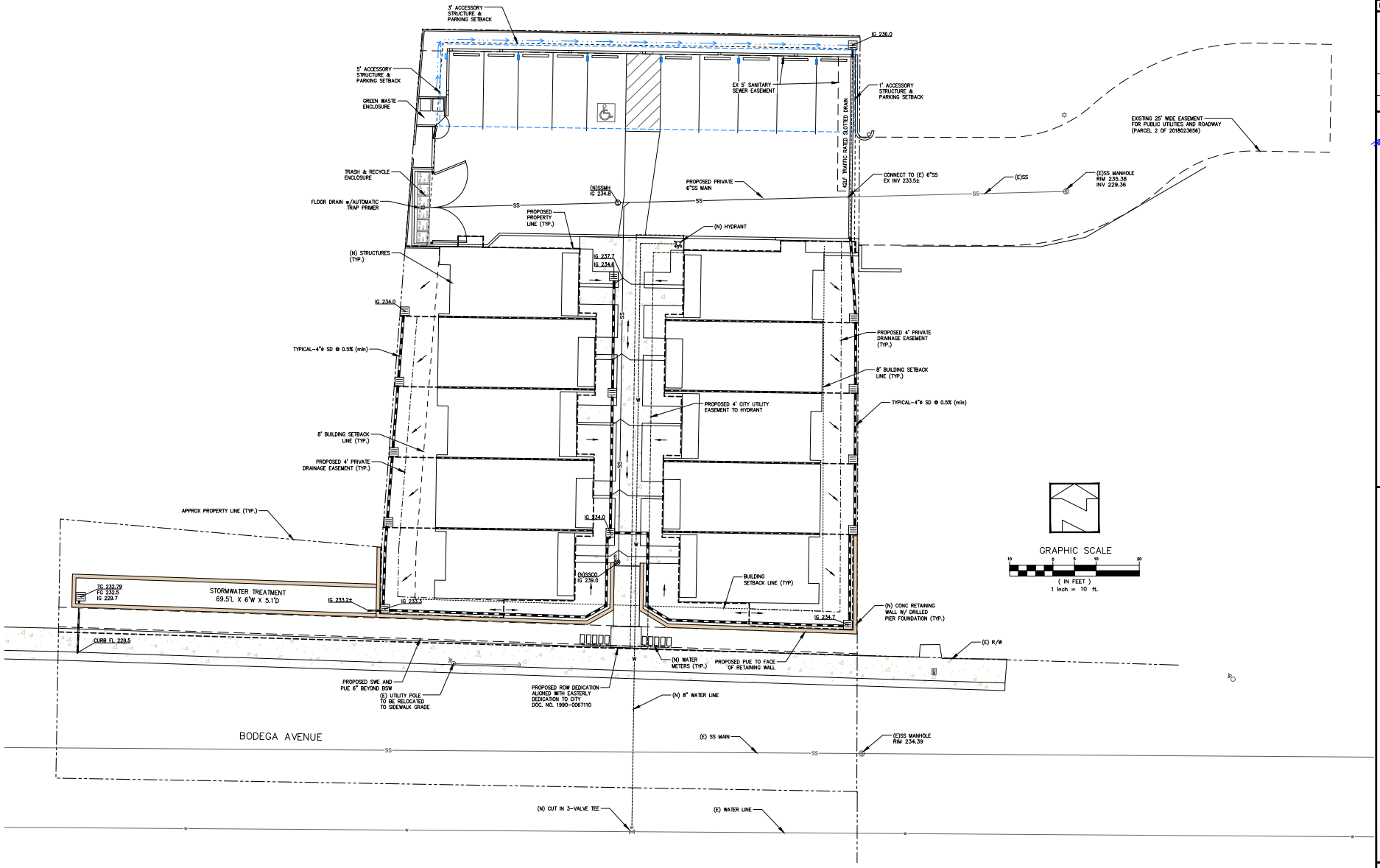


DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

NO.	DATE	REVISION
1	8/31/20	REVISED PER CITY COMMENTS

ROBERT B. ROBERTSON No. 29640 CIVIL STATE OF CALIFORNIA

12-15-20

ROBERTSON ENGINEERING INC
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

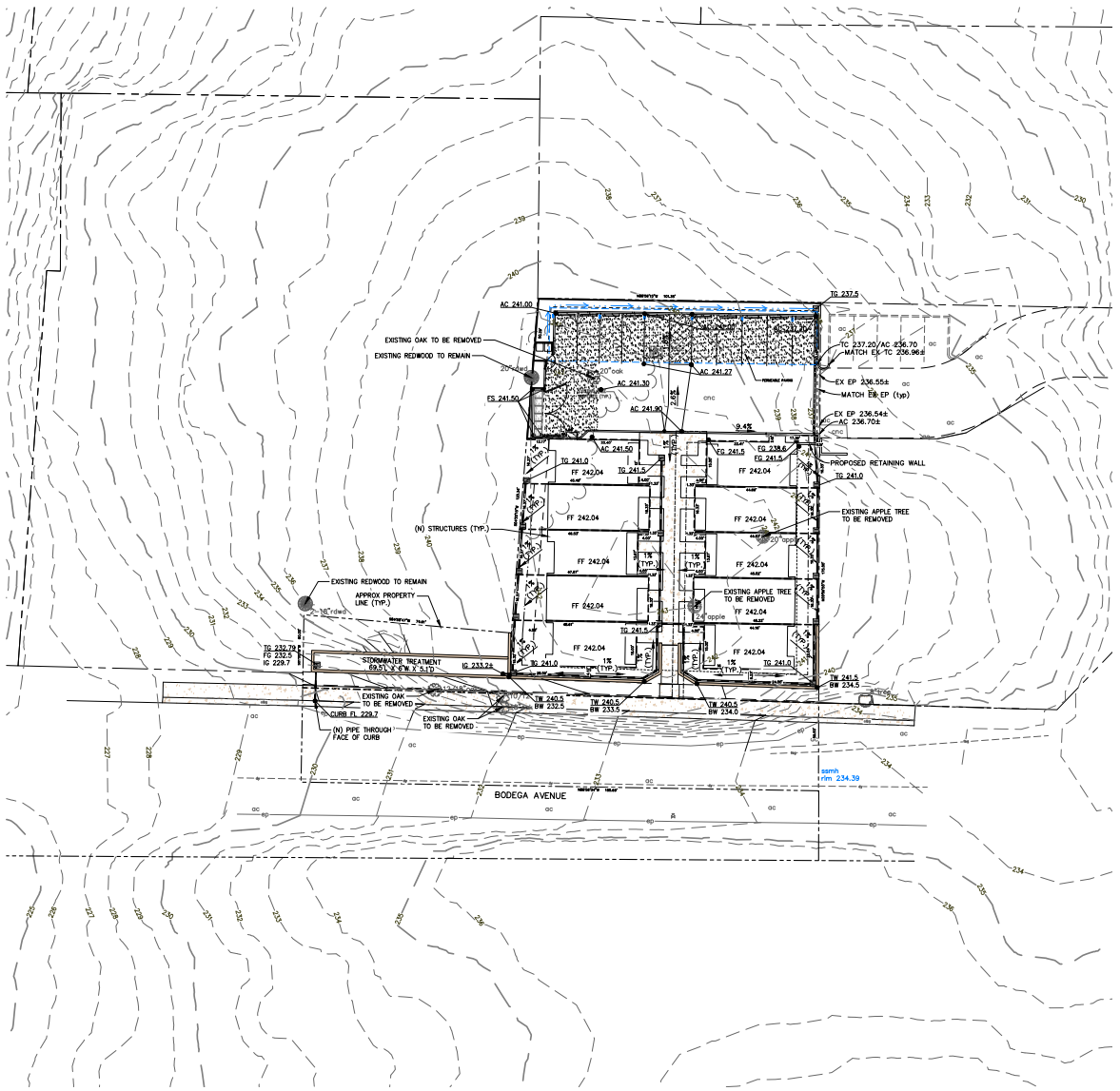
UTILITY PLAN

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 4 OF 5 SHEETS

JOB No. 18165

Y:\18165\dwg\18165TMap.dwg



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION
1	8/26/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. ROBERTSON
No. 29640
CIVIL
STATE OF CALIFORNIA

12-15-20

ROBERTSON ENGINEERING INC.
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

GRADING AND DRAINAGE PLAN

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA

SEBASTOPOL

SHEET 5 OF 5 SHEETS

JOB No. 18165

Y:\18165\dwg\18165Map.dwg

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	WUCOLS LISTING	GROWTH RATE	CONTAINER SIZE	SIZE 3-5 YEARS (ht x wd)	MATURE SIZE (ht x wd)
AB	ACER BUERGERIANUM 'STREET WISE'	TRIDENT MAPLE	M	MODERATE	15 GAL	20' x 15'	30' x 25'
CD	CAREX DIVULSA	BERKELEY SEDGE	L	FAST	1 GAL	18"	18"
CG	CAMPSIS GRANDIFLORA	TRUMPET VINE	L	MODERATE	1 GAL	8'	10'
CT	CHONDROPETALUM TECTORUM	CAPE REED	L	FAST	1 GAL	36"	36"
DI	DIETES IRIDIODES	FORTNIGHT LILY	L	MODERATE	1 GAL	36"	36"
DO	DAPHNE ODORA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	L	MODERATE	5 GAL	4'	4'
FM	FESTUCA MAIREI	ATLAS FESCUE	L	FAST	1 GAL	24"	24"
FS	FEIJOA SELOWIANA	PINEAPPLE GUAVA	M	MODERATE	5 GAL	10'	12'
HO	HELLEBORUS ORIENTALIS	HELLEBORE	M	FAST	1 GAL	24"	24"
LA	LAVANDULA 'GROSSO'	LAVENDER	L	MODERATE	1 GAL	36"	36"
LB	LAGERSTROEMIA 'BILOXI'	CRAPE MYRTLE	L	MODERATE	15 GAL	15' x 12'	20' x 15'
LM	LAGERSTROEMIA 'NOONLIGHT MAGIC'	CRAPE MYRTLE	L	MODERATE	15 GAL	8' x 4'	12' x 6'
MA	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	L	FAST	1 GAL	36"	36"
MR	MUHLENBERGIA RIGENS	DEER GRASS	L	FAST	1 GAL	4'	4'
PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	L	FAST	1 GAL	2-3'	2-3'
PG	PHORMIUM 'GUARDSMAN'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	5'	5'
PJ	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	4'	4'
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M	MODERATE	1 GAL	4'	4'
PS	PITTOSPORUM 'SILVER SHEEN'	PITTOSPORUM	M	FAST	5 GAL	10'	12'
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	L	FAST	1 GAL	8'	8'
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	SLOW	15 GAL	20' x 15'	40' x 40'
SG	SALVIA GREGII 'FURMAN'S RED'	MAGENTA RED AUTUMN SAGE	L	MODERATE	1 GAL	24"	36"

PLANTING NOTES

1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

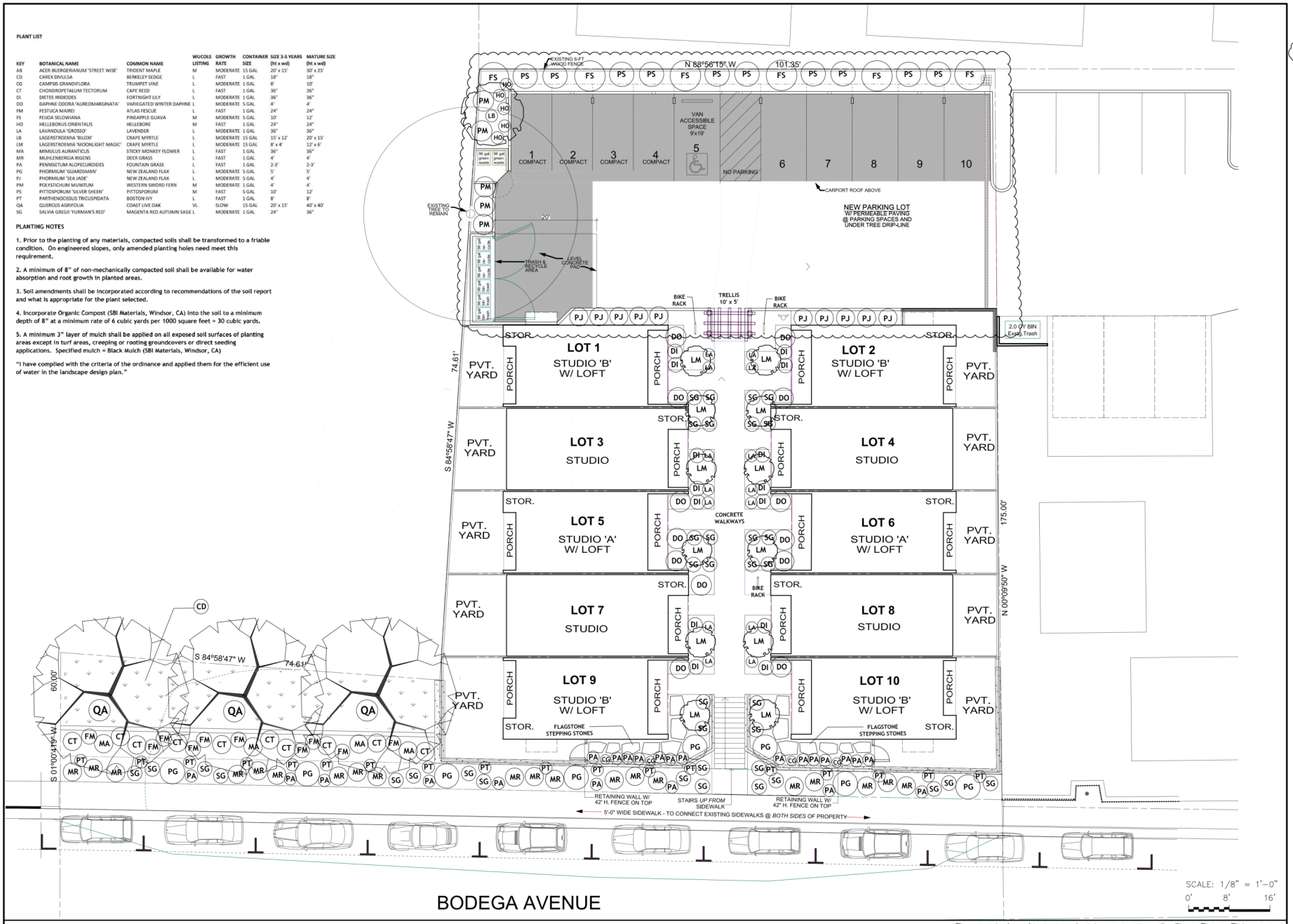
2. A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.

3. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plant selected.

4. Incorporate Organic Compost (SBI Materials, Windsor, CA) into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet = 30 cubic yards.

5. A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. Specified mulch = Black Mulch (SBI Materials, Windsor, CA)

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."



SCALE: 1/8" = 1'-0"
0' 8' 16'

PRELIMINARY LANDSCAPE PLAN

REV	DATE	BY
1	9.08.2020	SH
2	12.21.2020	SH

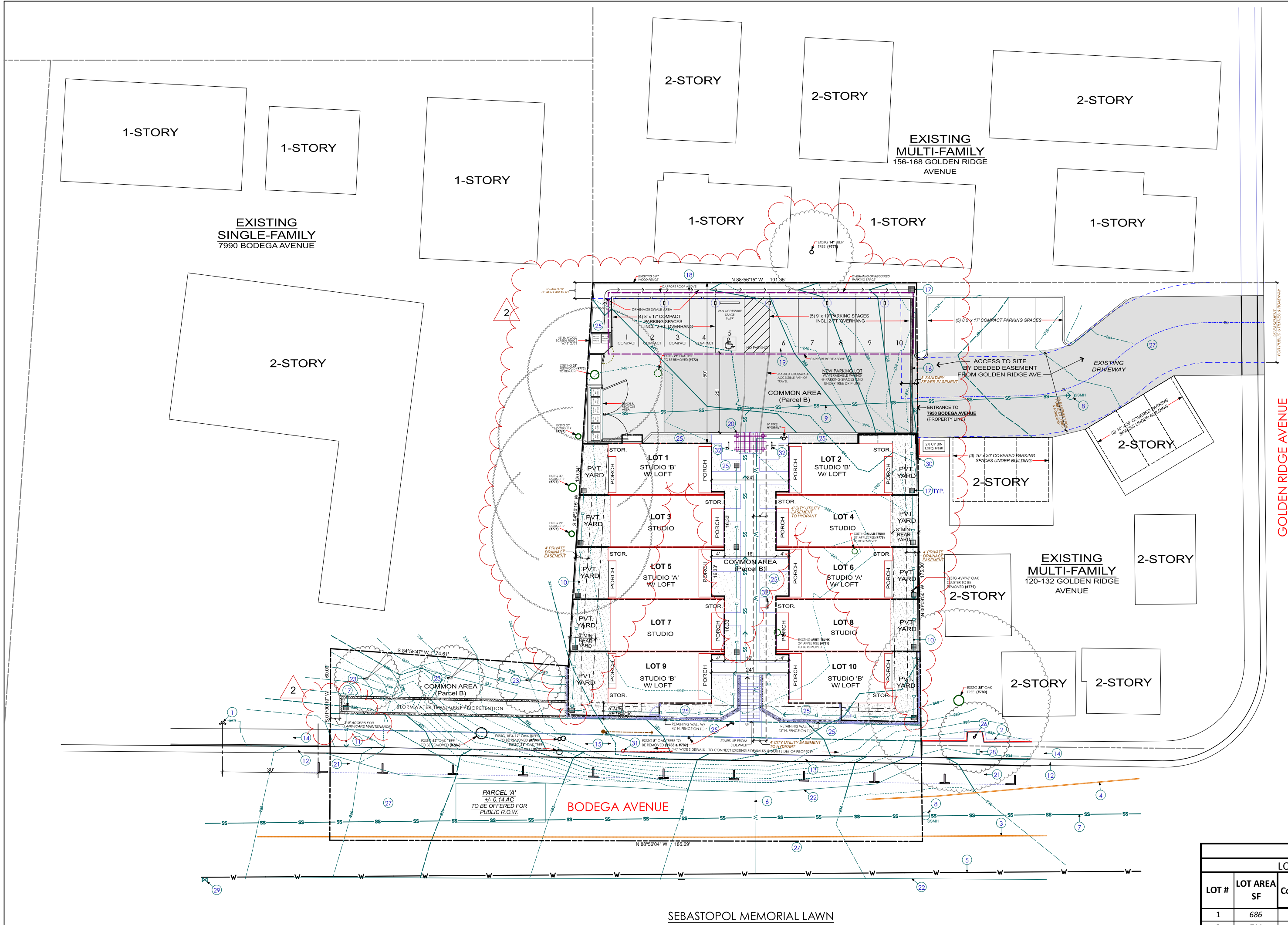
ALLEN LAND DESIGN
1478 Olivet Road
Santa Rosa, CA 95401
(707) 526-3177
www.allenlanddesign.com

PRELIMINARY LANDSCAPE PLAN

HUNTLEY SQUARE
MINI HOME VILLAGE
7995 BODEGA AVE
SEBASTOPOL, CA

JOB NO.:	_____
DATE:	5/5/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	SH
CHECKED BY:	___
CAD FILE:	_____.DWG

L.1



1 A1.0 SUBDIVISION VICINITY MAP

SCALE: 1/16" = 1'-0"

0 1/2" 1" 2"

NORTH

PROJECT DATA (Revised 9-1-20)

APN: 004-350-024

RECORD OWNER and SUBDIVIDER
Huntley Square LLC
630 Airpark Road, Suite A
Napa, CA 94558

FIRM PREPARING THE DRAWINGS
Healthy Buildings Design Group
630 Airpark Road, Suite A
Napa, CA 94558

OVERALL LOT SIZE PER SURVEY DOCUMENT: 23,070 +/- S.F.
AREA OF LOT TO BE DEEDED TO CITY: 6,098 +/- S.F.
PROPOSED LOT SIZE: 16,972 +/- S.F. = .39 ACRE
PROPOSED UTILITY EASEMENT: 5' X 185' = 925 S.F.

NET LOT SIZE : +/- 0.37 ACRES = 16,047 +/- S.F.

ZONING : R7 = RESIDENTIAL MULTI-FAMILY HIGH DENSITY

ALLOWABLE DENSITY :
12.1 - 25 UNITS / ACRE
0.39 ACRES X 12.1 UNITS/ACRE = 4.7 UNITS (MIN.)
0.39 ACRES X 25 UNITS/ACRE = 9.75 UNITS (MAX.)

STUDIO DENSITY ALLOWABLE - COUNTS AS 1/2 DWELLING UNIT (ALL STUDIOS)

9 UNITS (MIN.)
19 UNITS (MAX.) ALL STUDIOS

PROPOSED DENSITY : 10 STUDIO DWELLING UNITS = 10/.39(2) =
= 12.8 DU/ACRE

MAXIMUM HEIGHT = 30'-0" **PROPOSED HEIGHT** = 23'-0"

PARKING REQUIREMENTS : 1 CAR PER STUDIO
TOTAL REQUIRED : 10 PARKING SPACES
TOTAL PROVIDED ON SITE: 10 PARKING SPACES
INCLUDES 1 VAN ACCESSIBLE PARKING SPACE
AND 8' ACCESS AISLE
ADDITIONAL STREET PARKING PROPOSED: 9 CURB SPACES AT FRONTAGE + 1 OTHER

REVISION NOTES 9-10-20

1. *TEXT AND NOTE REVISIONS ARE ITALICIZED.*
2. *DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-2'.* 2

2

HUNTLEY SQUARE

LOT & UNIT AREA CALCULATIONS *(Revised 9-10-20)*

LOT #	LOT AREA SF	Lot Coverage SF	Lot Coverage %	UNIT TYPE	UNIT FLOOR AREA		Private Yard	+ Back Porch	Private Open Space
1	*686*	434	*63%*	STUDIO W/ LOFT	599	SF	*133*	*27*	*160*
2	*711*	434	*61%*	STUDIO W/ LOFT	599	SF	*150*	*27*	*177*
3	*751*	519	*69%*	STUDIO	519	SF	*162*	*0*	*162*
4	*731*	519	*71%*	STUDIO	519	SF	*140*	*0*	*140*
5	*714*	434	*61%*	STUDIO W/ LOFT	599	SF	*170*	*27*	*197*
6	*679*	434	*64%*	STUDIO W/ LOFT	599	SF	*132*	*27*	*159*
7	*786*	519	*66%*	STUDIO	519	SF	*196*	*0*	*196*
8	*737*	519	*70%*	STUDIO	519	SF	*142*	*0*	*142*
9	*848*	434	*51%*	STUDIO W/ LOFT	599	SF	*328*	*27*	*355*
10	*794*	434	*55%*	STUDIO W/ LOFT	599	SF	*274*	*27*	*301*
TOTAL	*7,437*	4680	*63%*	Average	5670	SF	*1827*	*162*	*1989*

PARCEL B - COMMON AREA CALCULATIONS

AREA #	DESCRIPTION	AREA SF	ACRES
Common Area B1	Resident parking & trash	*5,075*	*0.12*
Common Area B2	Courtyard + retaining wall	*2,169*	*0.05*
Common Area B3	Landscaped embankment	*1,366*	*0.03*
Common Area B4	Utility easement	*925*	*0.02*
	TOTAL:	*9,535*	*0.22*

KEYNOTES (Not all notes are used on every sheet.)

1. EXISTING FIRE HYDRANT.
2. EXISTING WOOD RETAINING WALL.
3. EXISTING DOUBLE YELLOW LINE.
4. EXISTING PAINTED FOG LINE.
5. EXISTING WATER MAIN (W).
6. PROPOSED WATER SERVICE LINE.
7. EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE.
8. EXISTING SANITARY SEWER MANHOLE (SSMH).
9. PROPOSED SEWER LATERAL.
10. PROPOSED STORM DRAIN (SD).
11. DRAIN OUTFALL AT GUTTER.
12. EXISTING CURB AND GUTTER (C&G).
13. PROPOSED CURB AND GUTTER (C&G).
14. EXISTING SIDEWALK, 5' WIDE.
15. PROPOSED SIDEWALK TO MATCH EXISTING.
16. PROPOSED TRENCH DRAIN.
17. PROPOSED CATCH BASIN ('DI', DRAINAGE INLET).
18. PROPOSED DRAINAGE SWALE.
19. PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE.
20. PROPOSED TRELLIS.
21. PROPOSED PARALLEL PARKING: 10 SPACES AT 8' x 22' EA.
22. EXISTING EDGE OF PAVEMENT (EP).
23. PROPOSED NATIVE OAK TREE.
24. N/A
25. PROPOSED LANDSCAPE PLANTING.
26. EXISTING TREE (8").
27. EXISTING AC PAVING
28. EXISTING WATER METER
29. EXISTING WATER VALVE
30. PROPOSED 42" H. RETAINING WALL
31. RELOCATE EXISTING UTILITY POLE & GUY TO SIDEWALK LEVEL.
32. BIKE RACK FOR TWO BICYCLES

SYMBOL LEGEND

PROPERTY LINE
EXISTING CONTOUR LINE TO REMAIN
EXISTING CONTOUR TO BE CHANGED
PROPOSED GRADING CONTOUR

HEALTHY BUILDINGS

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PROPOSED SUBDIVISION
VICINITY MAP

ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 5-14-20
REV. 9-10-20 2

DRAWN BY: AJL
SCALE: 1/16" = 1'-0"

SHEETNO.:
A1.0

2 PRELIMINARY SUBDIVISION PLAN

SCALE: 1/8" = 1'-0"

0 1/2" 1" 2"

KEYNOTES (Not all notes are used on every sheet.)

1. EXISTING FIRE HYDRANT.
2. EXISTING WOOD RETAINING WALL.
3. EXISTING DOUBLE YELLOW LINE.
4. EXISTING PAINTED FOG LINE.
5. EXISTING WATER MAIN (W).
6. PROPOSED WATER SERVICE LINE.
7. EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE.
8. EXISTING SANITARY SEWER MANHOLE (SSMH).
9. PROPOSED SEWER LATERAL.
10. PROPOSED STORM DRAIN (SD).
11. DRAIN OUTFALL AT GUTTER.
12. EXISTING CURB AND GUTTER (C&G).
13. PROPOSED CURB AND GUTTER (C&G).
14. EXISTING SIDEWALK, 5' WIDE.
15. PROPOSED SIDEWALK TO MATCH EXISTING.
16. PROPOSED TRENCH DRAIN.
17. PROPOSED CATCH BASIN ('DI', DRAINAGE INLET)
18. PROPOSED DRAINAGE SWALE.
19. PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE.
20. PROPOSED TRELLIS.
21. PROPOSED PARALLEL PARKING: 10 SPACES AT 8' x 22' EA.
22. EXISTING EDGE OF PAVEMENT (EP).
23. PROPOSED NATIVE OAK TREE.
24. N/A
25. PROPOSED LANDSCAPE PLANTING.
26. EXISTING TREE (8").
27. EXISTING AC PAVING
28. EXISTING WATER METER
29. EXISTING WATER VALVE
30. PROPOSED 42" H. RETAINING WALL
31. RELOCATE POWER/UTILITY POLE & GUY
32. BIKE RACK PARKING FOR (2) BICYCLES

NORTH

SYMBOL LEGEND

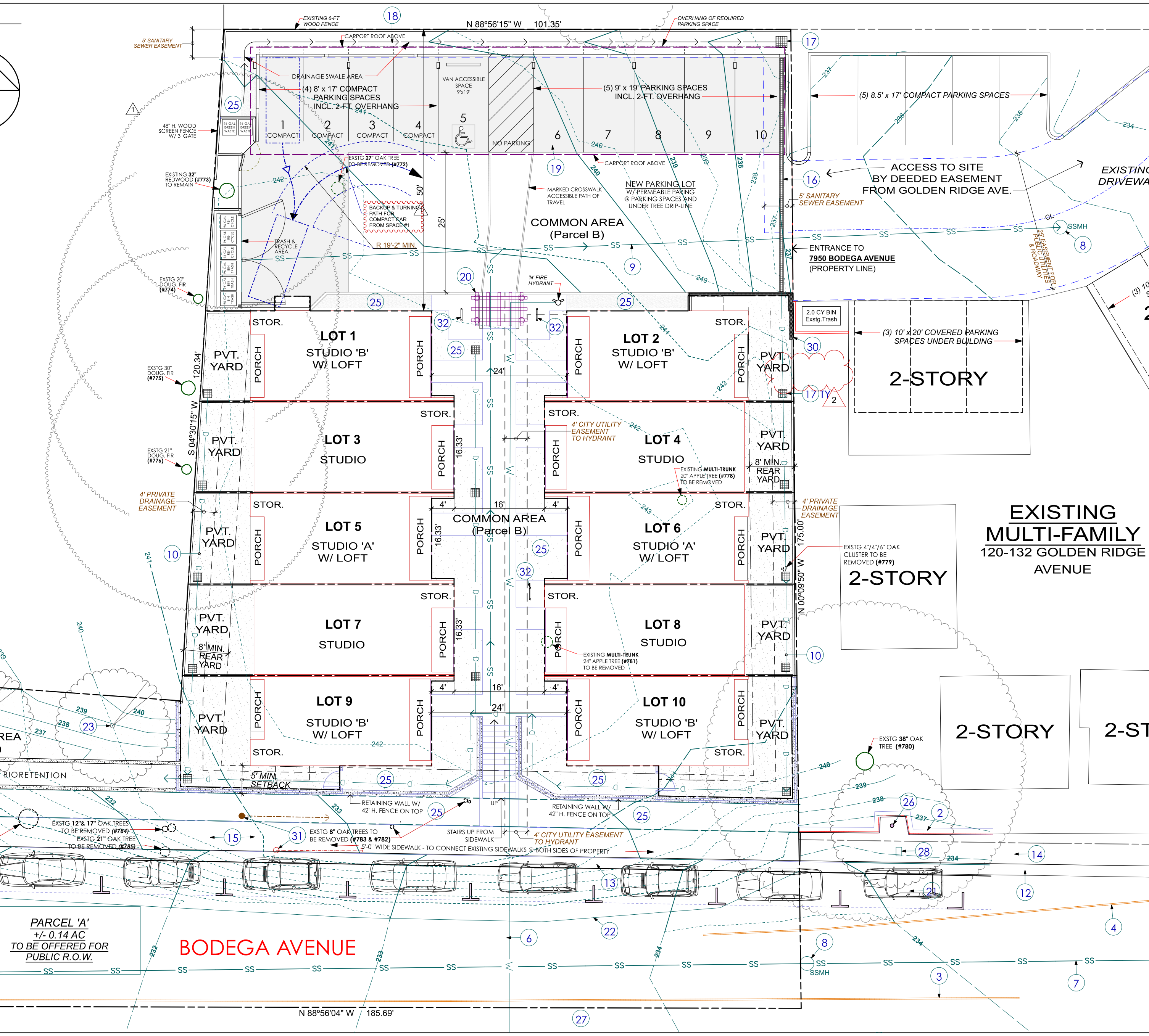
- PROPERTY LINE
- EXISTING CONTOUR LINE TO REMAIN
- EXISTING CONTOUR TO BE CHANGED
- PROPOSED GRADING CONTOUR

SITE PLAN NOTES

1. *EXISTING TREE NUMBERING, LOCATIONS, SIZES AND SPECIES ARE BASED ON DATA IN "TREE PRESERVATION AND MITIGATION REPORT " PREPARED BY HORTICULTURAL ASSOCIATES, DATED AUGUST 6, 2020.*

REVISION NOTES 9-10-20

1. *TEXT AND NOTE REVISIONS ARE ITALICIZED.*
2. *DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-2'.*
3. *SEE SHEET A1.0 FOR FULL EXTENT OF DRAWING REVISION CLOUDED.*



N 88°56'15" W 101.35'
(4) 8' x 17' COMPACT PARKING SPACES INCL. 2-FT. OVERHANG
(5) 9' x 19' PARKING SPACES INCL. 2-FT. OVERHANG
(5) 8.5' x 17' COMPACT PARKING SPACES
ACCESS TO SITE BY DEEDED EASEMENT FROM GOLDEN RIDGE AVE.
EXISTING DRIVEWAY
COMMON AREA (Parcel B)
NEW PARKING LOT W/ PERMEABLE PAVING @ PARKING SPACES AND UNDER TREE DRIP-LINE
ENTRANCE TO 7950 BODEGA AVENUE (PROPERTY LINE)
(3) 10' x 20' COVERED PARKING SPACES UNDER BUILDING
2-STORY
LOT 1 STUDIO 'B' W/ LOFT
LOT 2 STUDIO 'B' W/ LOFT
LOT 3 STUDIO
LOT 4 STUDIO
LOT 5 STUDIO 'A' W/ LOFT
LOT 6 STUDIO 'A' W/ LOFT
LOT 7 STUDIO
LOT 8 STUDIO
LOT 9 STUDIO 'B' W/ LOFT
LOT 10 STUDIO 'B' W/ LOFT
PVT. YARD
PORCH
STOR.
COMMON AREA (Parcel B)
EXISTING MULTI-FAMILY
120-132 GOLDEN RIDGE AVENUE
S 04°30'15" W 120.34'
N 00°09'50" W 175.00'
S 84°58'47" W 74.61'
STORMWATER TREATMENT - BIORETENTION
S 01°00'19" W 60.00'
PARCEL 'A' +/- 0.14 AC TO BE OFFERED FOR PUBLIC R.O.W.
BODEGA AVENUE
N 88°56'04" W 185.69'
5'-0" WIDE SIDEWALK - TO CONNECT EXISTING SIDEWALKS @ BOTH SIDES OF PROPERTY

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SUBDIVISION PRELIMINARY MAP

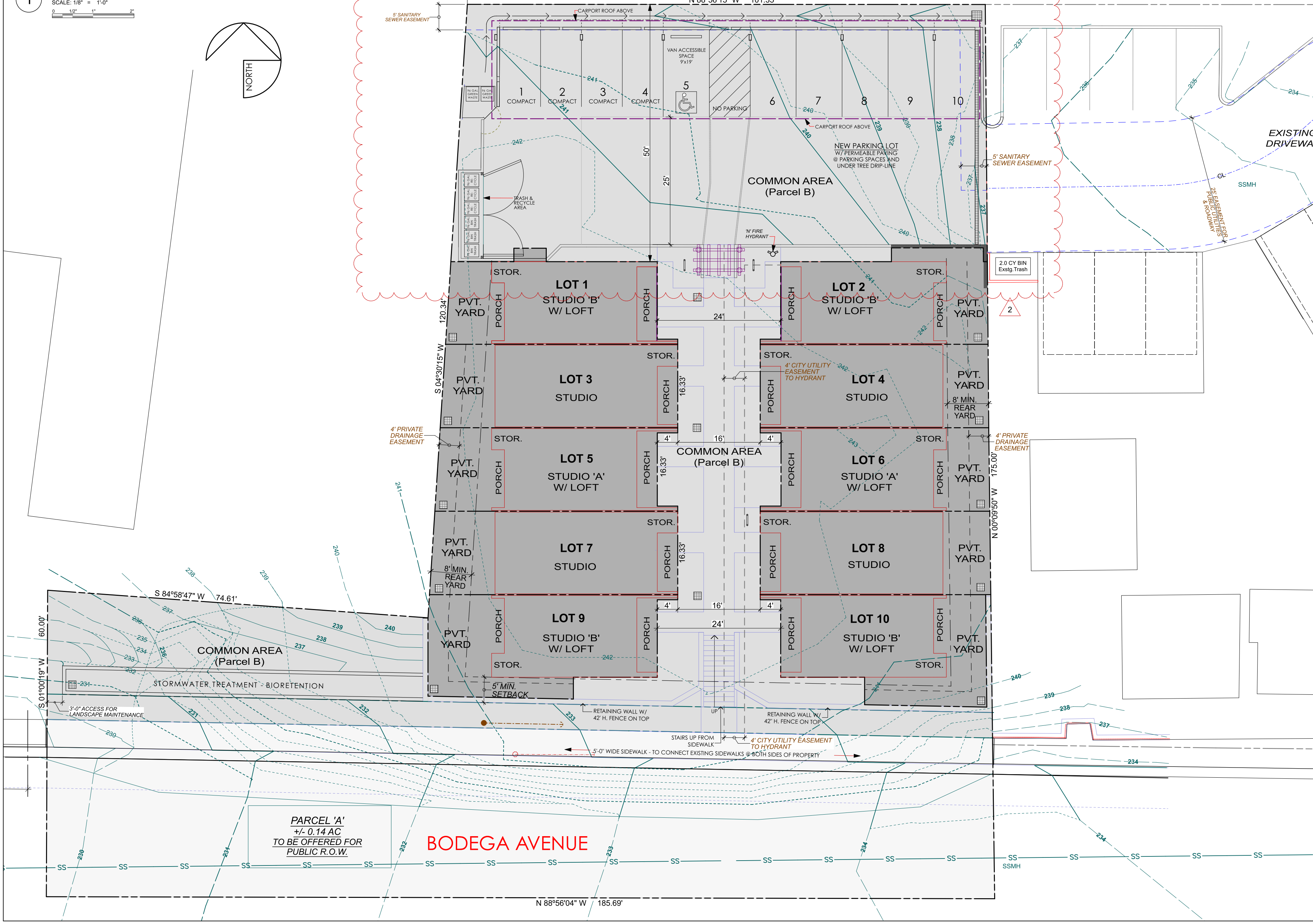
ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 5-14-20 1
REV. 9-10-20 2

DRAWN BY: AJL
SCALE: 1/8" = 1'-0"

SHEETNO.: A1.1

1 LOT LINE LAYOUT - TONE DIAGRAM

SCALE: 1/8" = 1'-0"



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NOTICE

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SUBDIVISION LOT LINE DIAGRAM

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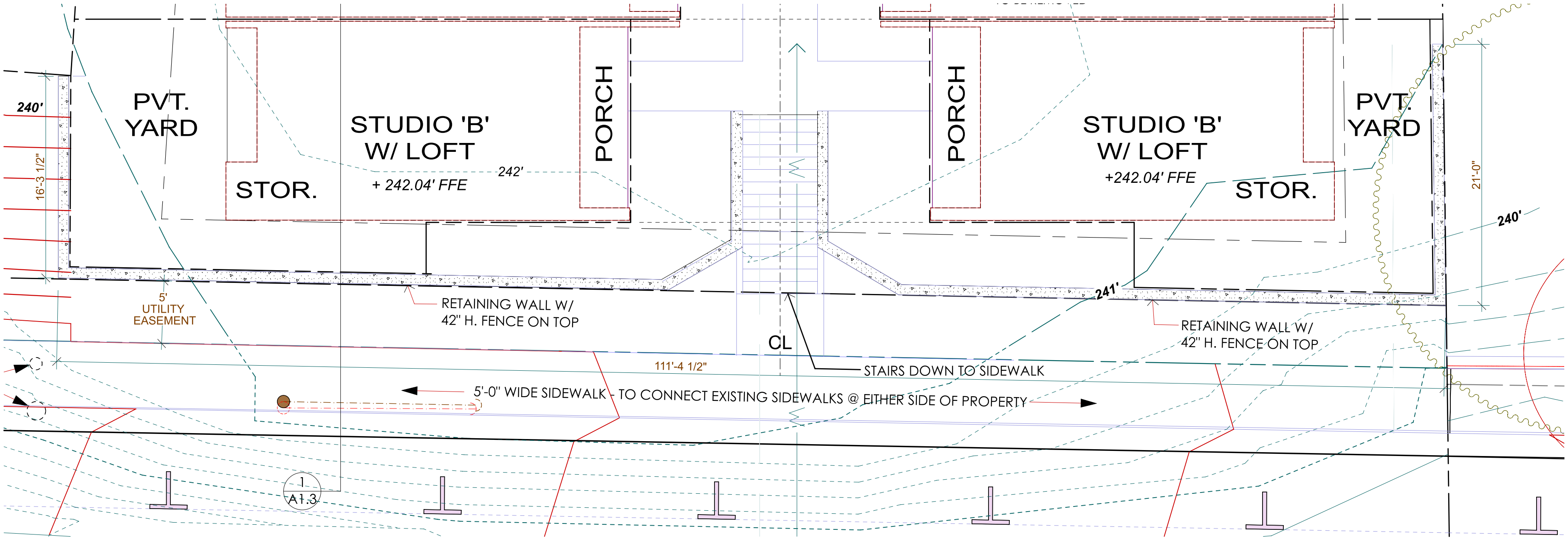
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 11-12-19
REV. 9-10-20 2

DRAWN BY: AJL
SCALE: 1/8" = 1'-0"

SHEET NO.:
A1.2



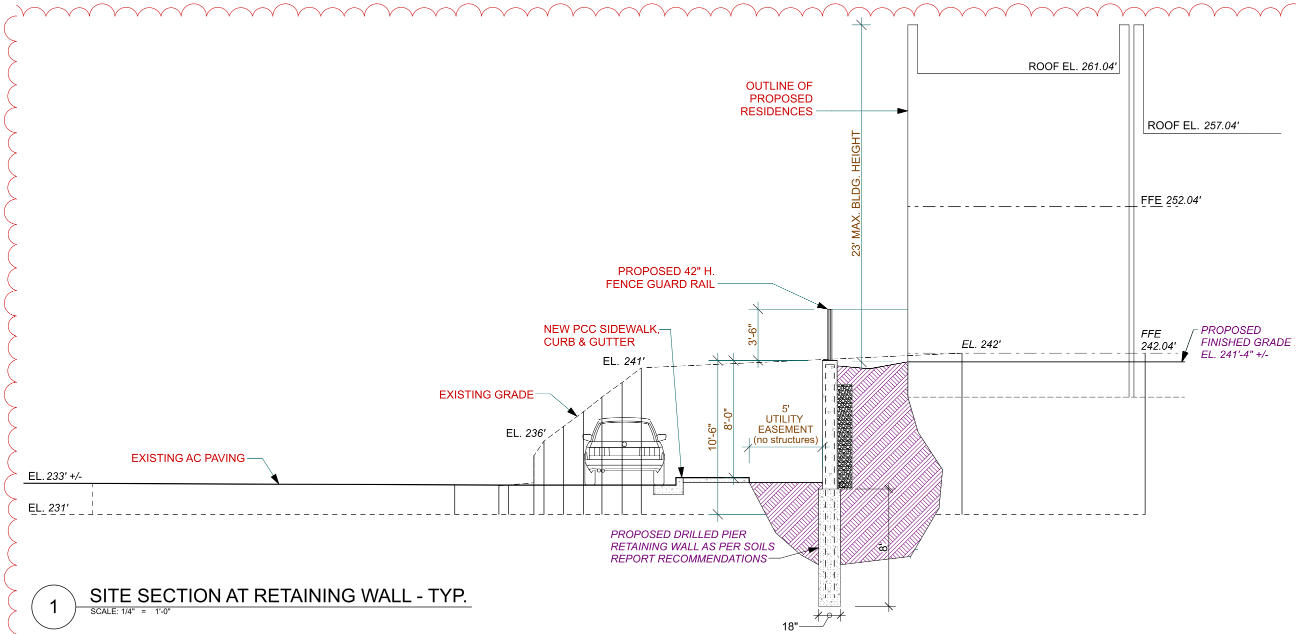
2 SITE PLAN DETAIL AT RETAINING WALL

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

REVISION NOTES 9-10-20

1. *TEXT AND NOTE REVISIONS ARE ITALICIZED.*
2. *DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-2'.*
3. *SEE SHEET A1.0 FOR FULL EXTENT OF DRAWING REVISION CLOUDED.*

2



1 SITE SECTION AT RETAINING WALL - TYP.

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

2

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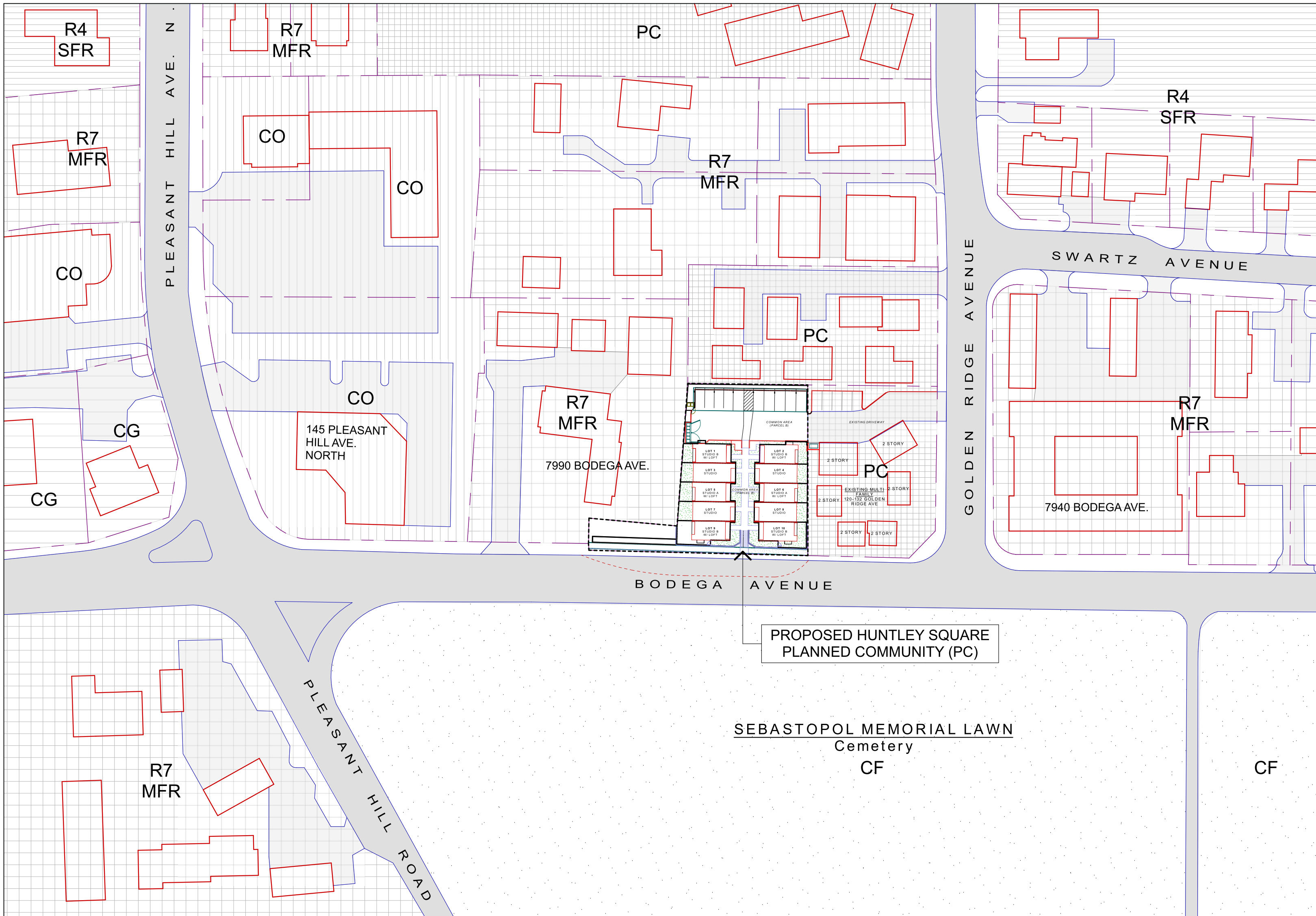
SITE DEVELOPMENT:
RETAINING WALL
DETAILS

ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19
REV. 11-12-19
REV. 9-10-20 2

DRAWN BY: AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A1.3



1 AREA DEVELOPMENT PLAN

SCALE: 1" = 40'

NORTH

SYMBOL LEGEND

Symbol	Designation	Land Use
R4 SFR	R4 - SINGLE FAMILY RESIDENTIAL	Land Use - Medium Density Residential
R7 MFR	R7 - MULTI-FAMILY RESIDENTIAL	Land Use - High Density Residential
PC	PC - PLANNED COMMUNITY	Land Use - High Density Residential
CO	CO - OFFICE COMMERCIAL	Land Use - Commercial Office
CG	CG - GENERAL COMMERCIAL	Land Use - Commercial Office
CF	CF - COMMUNITY FACILITY	Land Use - Community Facility

NOTES

1. Land use designation is according to General Plan Land Use Map.

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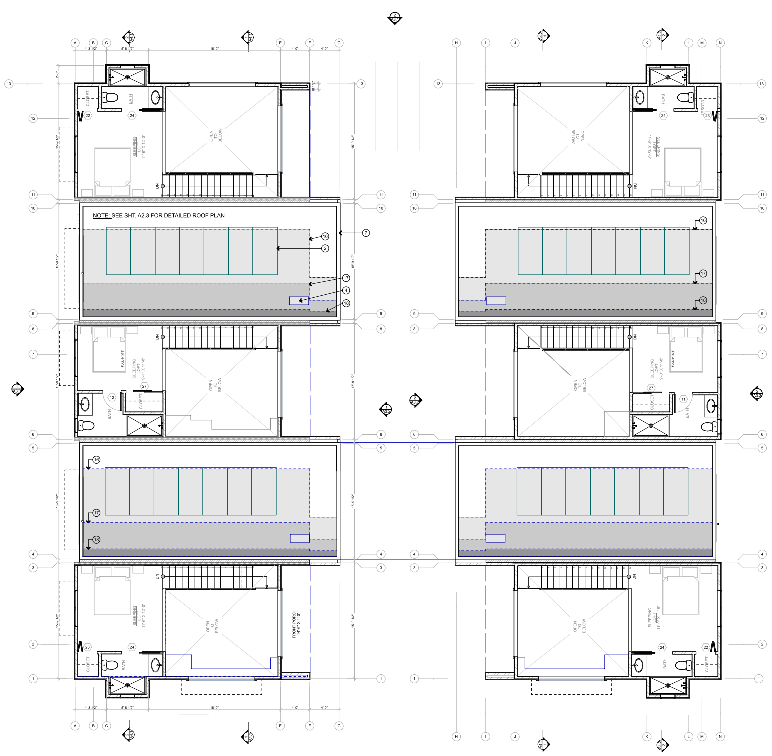
AREA DEVELOPMENT MAP

ISSUE/REVISIONS:
REV. 9-10-20 2

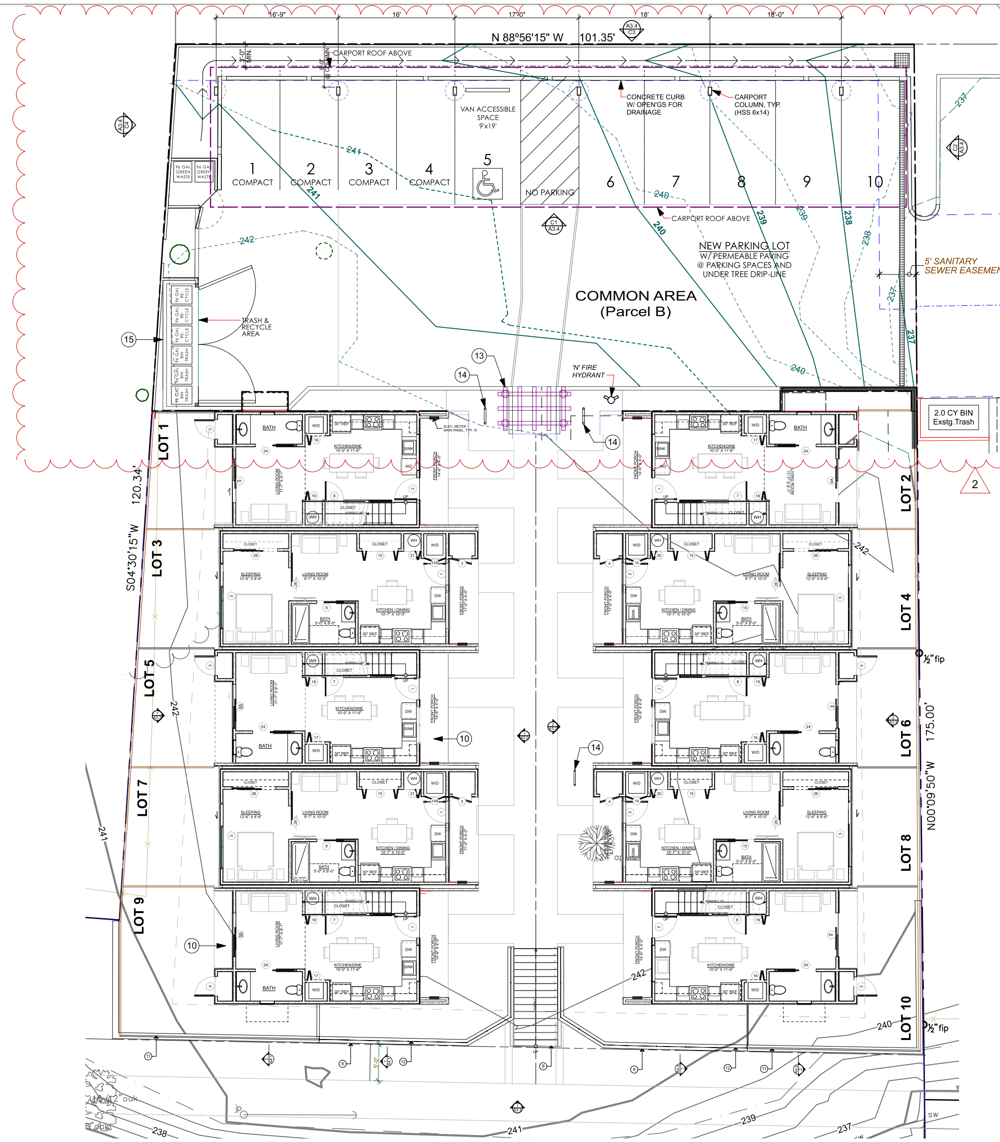
DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A1.4
(NEW SHEET)



2 A2.0 GENERAL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 A2.0 GENERAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21

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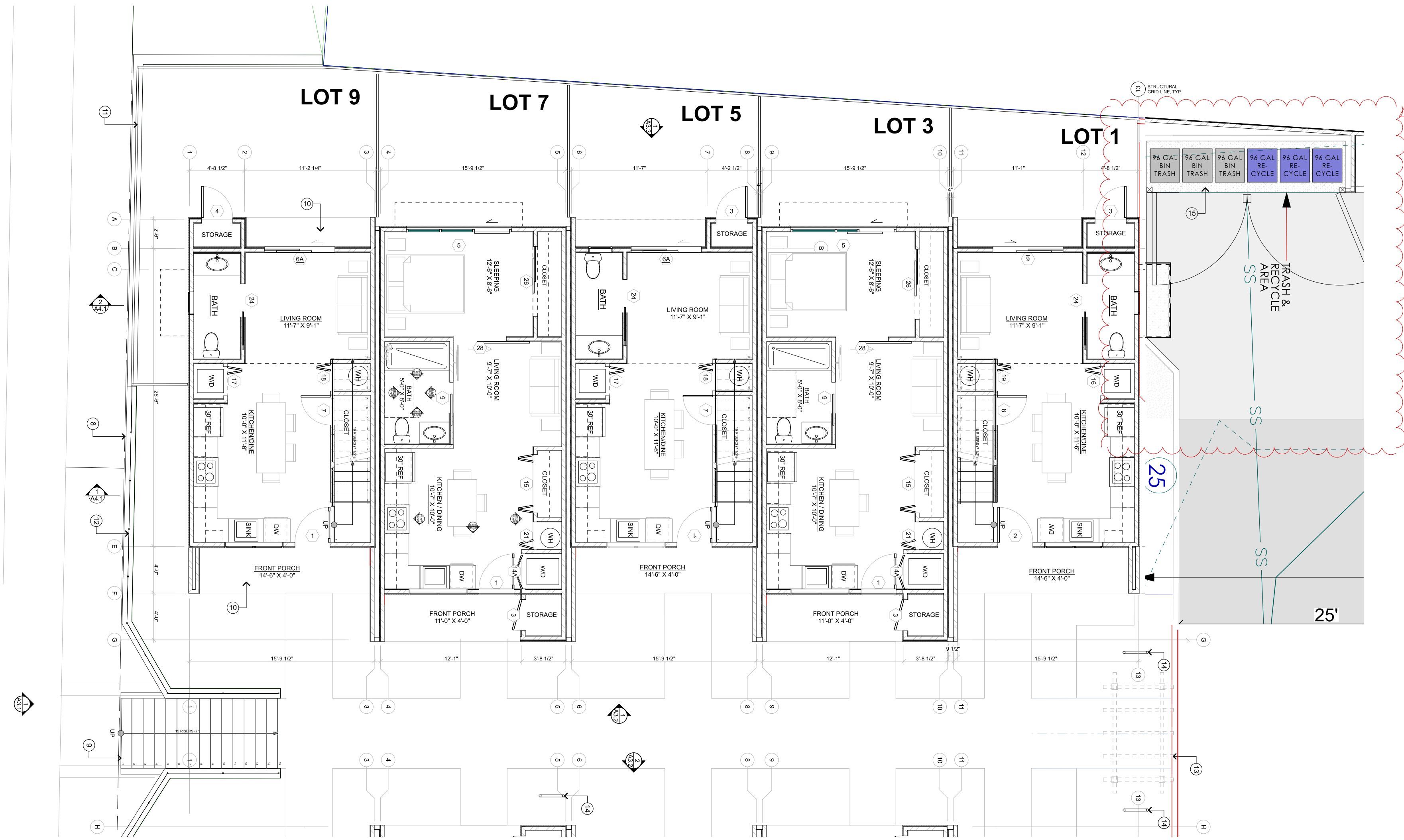
GENERAL FLOOR PLANS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

DRAWN BY: ETR, AJL
SCALE: 1/8" = 1'-0"

SHEETNO.:
A2.0



1st FLOOR PLAN - BUILDING 1

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

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21

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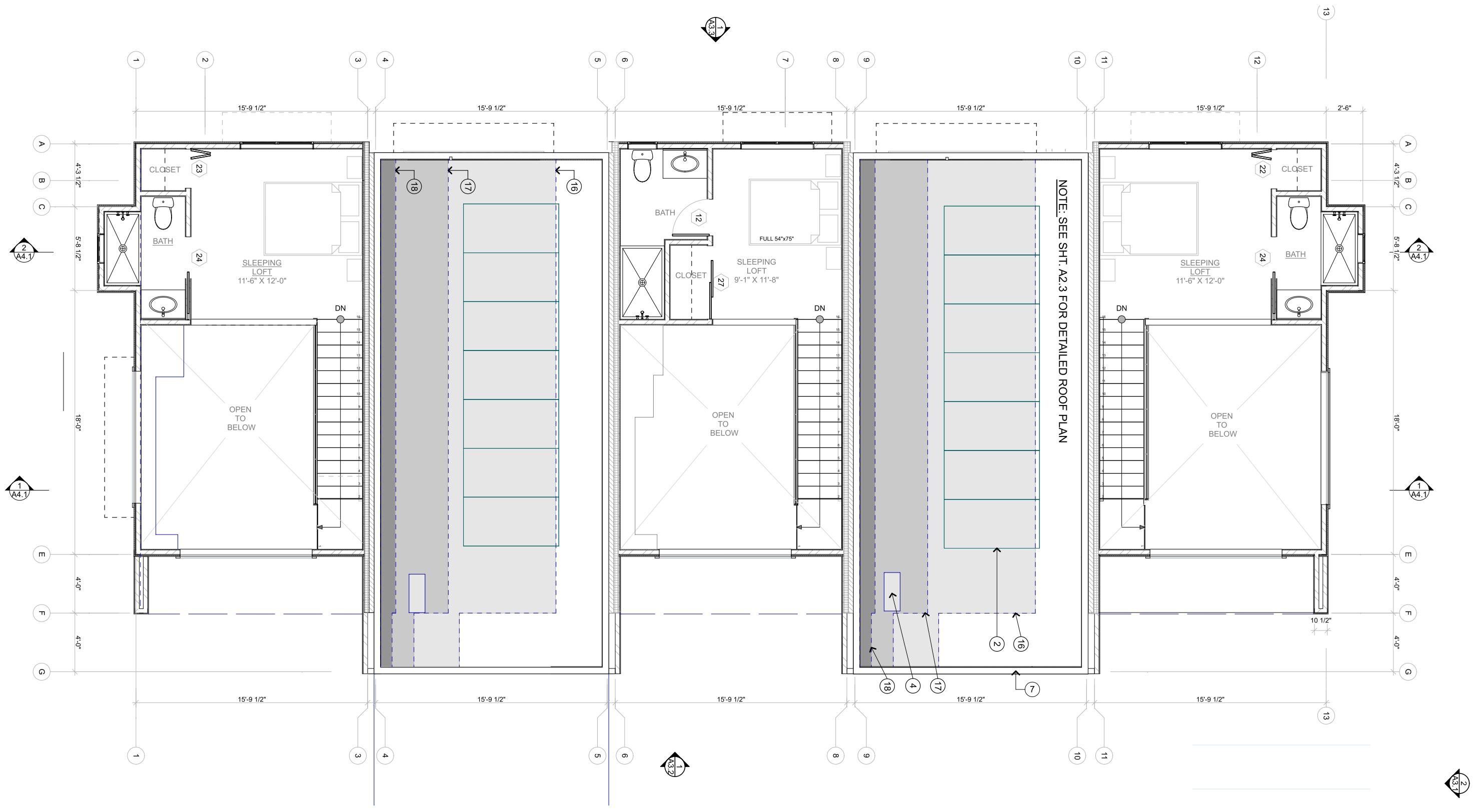
1ST FLOOR PLAN - BUILDING 1

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A2.1



1 2ND FLOOR PLAN - BUILDING 1 (Building 2 similar)

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

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21

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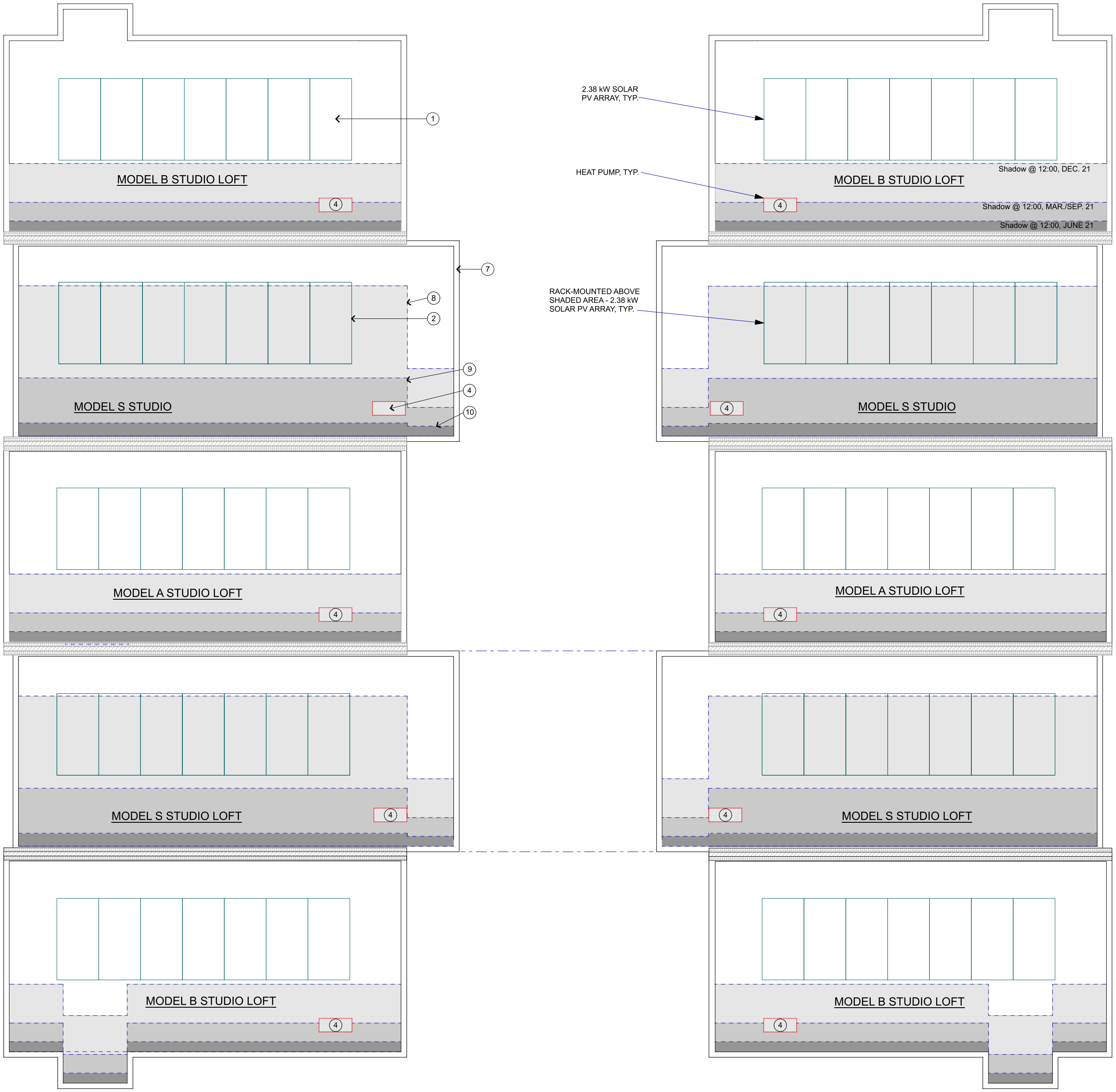
2ND FLOOR PLAN
BUILDING 1

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.: A2.2



1 / A2.3 GENERAL ROOF PLAN

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

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. SUN SHADOW AT 12:00 NOON DEC. 21
9. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
10. SUN SHADOW AT 12:00 NOON JUNE 21

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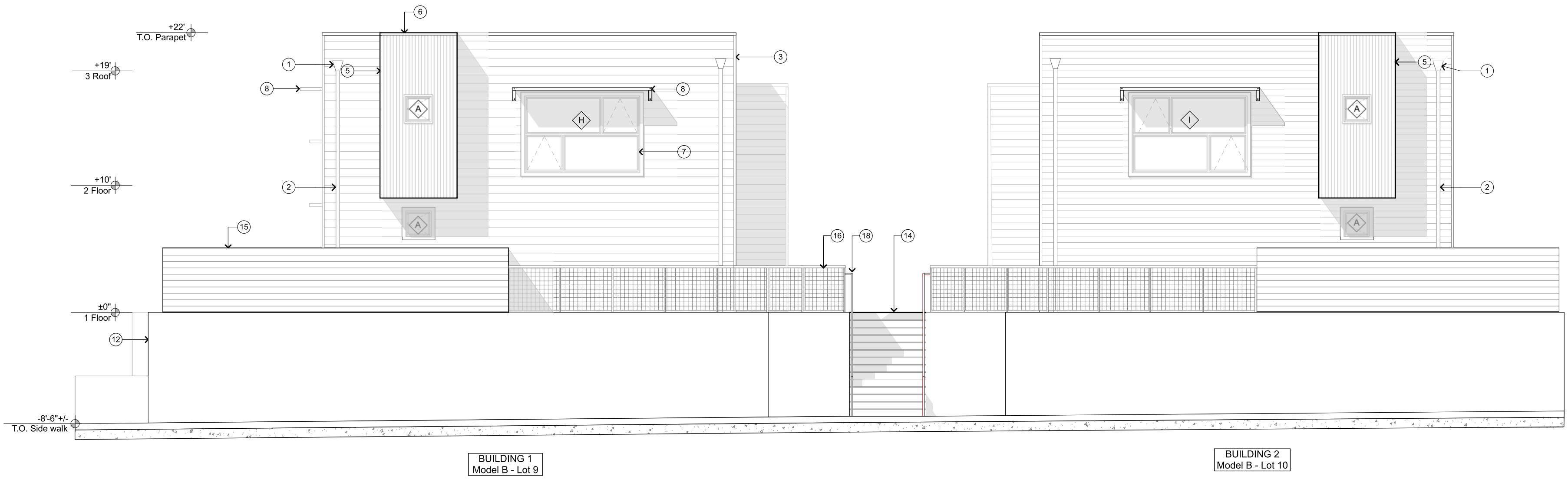
GENERAL ROOF PLAN

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

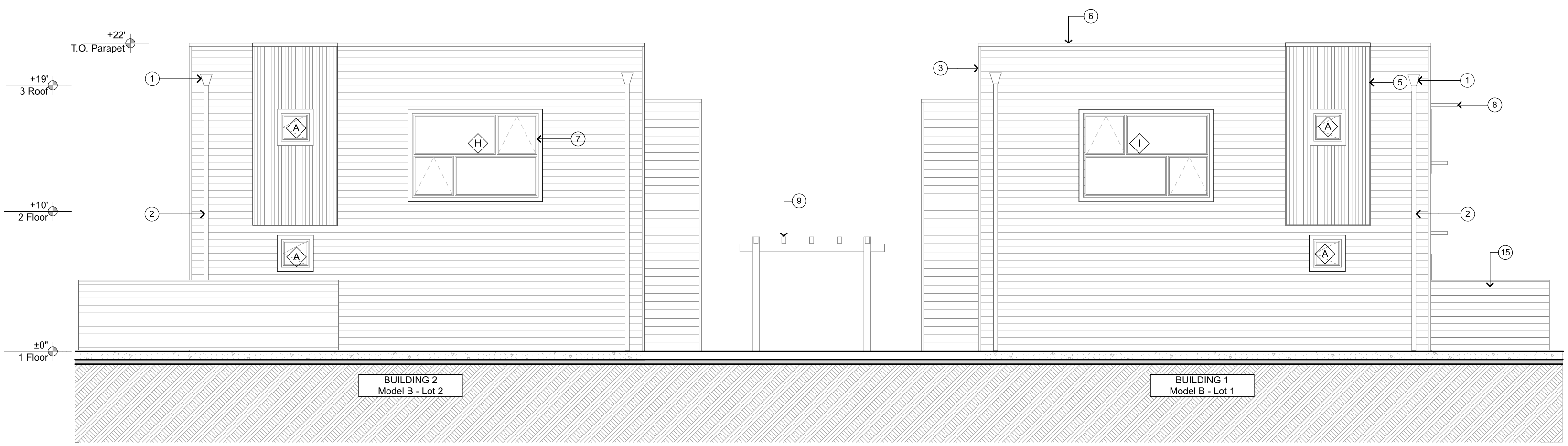
DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A2.3



1 A3.1 BODEGA AVENUE ELEVATION - SOUTH

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



2 A3.1 REAR ELEVATION - NORTH

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

KEYNOTES - ELEVATION (NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
18. STEEL HAND RAILS AT FRONT STEPS
19. PAINTED FIBERGLASS STORAGE DOOR
20. TRASH ENCLOSURE

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EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A3.1

1
A3.2
EAST ELEVATION - BUILDING 1
SCALE: 1/4" = 1'-0"

2
A3.2
WEST ELEVATION - BUILDING 2
SCALE: 1/4" = 1'-0"

KEYNOTES - ELEVATION (NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
18. STEEL HAND RAILS AT FRONT STEPS
19. PAINTED FIBERGLASS STORAGE DOOR
20. TRASH ENCLOSURE

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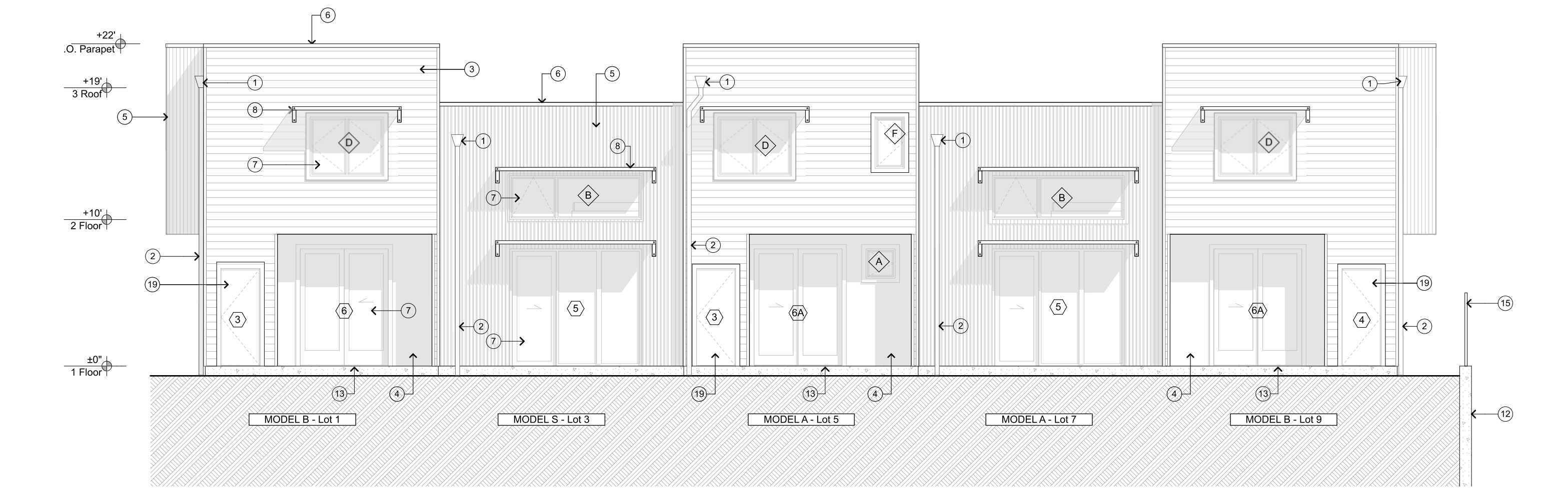
EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

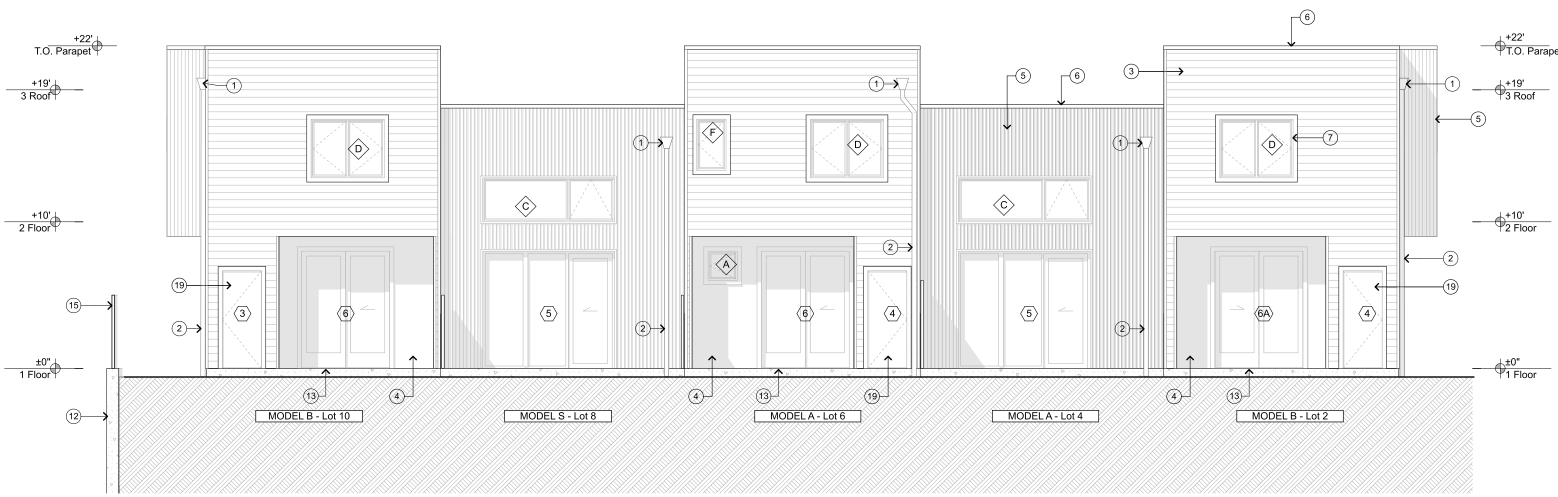
DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A3.2



1 A3.3 WEST ELEVATION - BUILDING 1

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



2 A3.3 EAST ELEVATION - BUILDING 2

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

KEYNOTES - ELEVATION (NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
18. STEEL HAND RAILS AT FRONT STEPS
19. PAINTED FIBERGLASS STORAGE DOOR
20. TRASH ENCLOSURE

HEALTHY BUILDINGS

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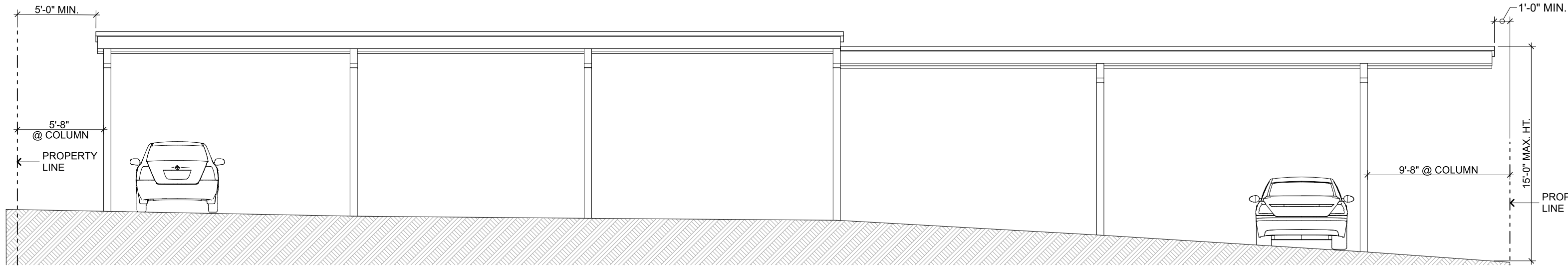
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

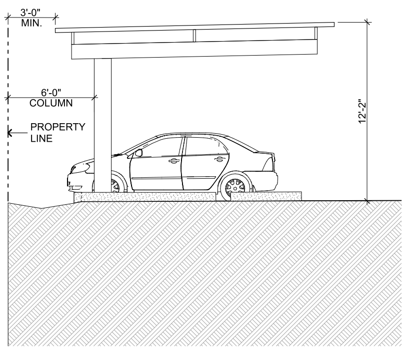
EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

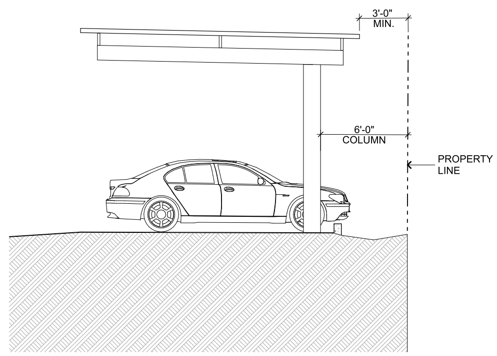
DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"
SHEETNO.:
A3.3



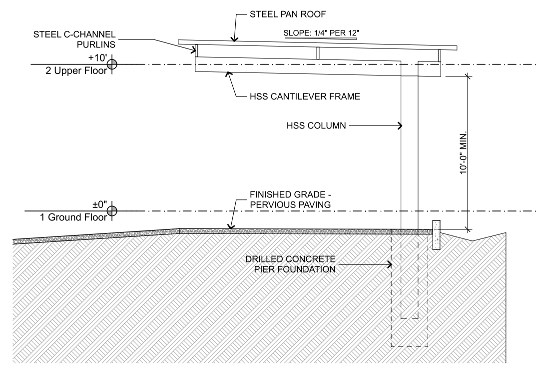
1 CARPORT FRONT ELEVATION
SCALE: 1/4" = 1'-0"



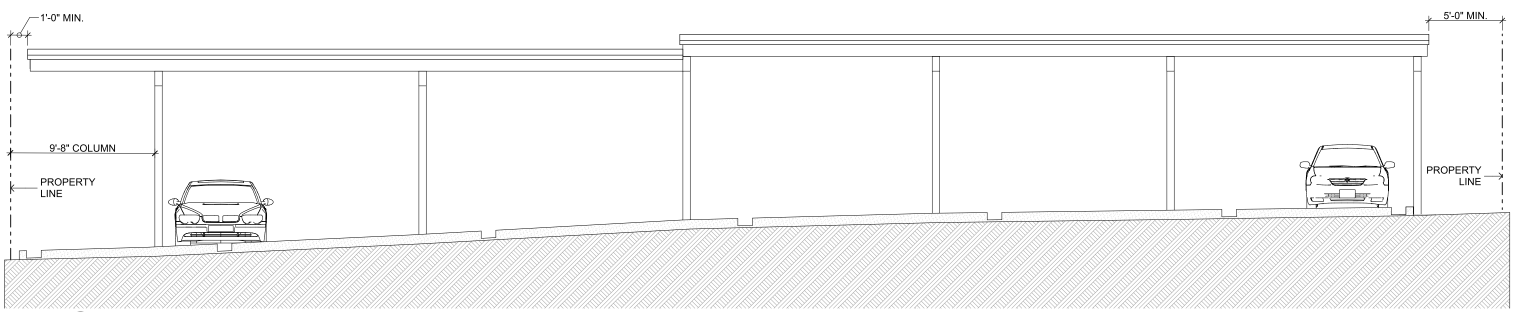
2 CARPORT LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



3 CARPORT RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



5 CARPORT SECTION
SCALE: 1/4" = 1'-0"



4 CARPORT REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

0 1/2" 1" 2"

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NOTICE

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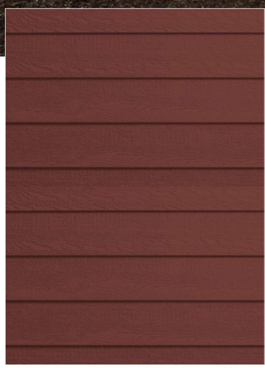
A.P.N. 004-350-024-000

CARPORT:
ELEVATIONS &
SECTION

ISSUE/REVISIONS:
9-10-20 NEW SHEET

DRAWN BY: AJL
SCALE: 1/4" = 1'-0"

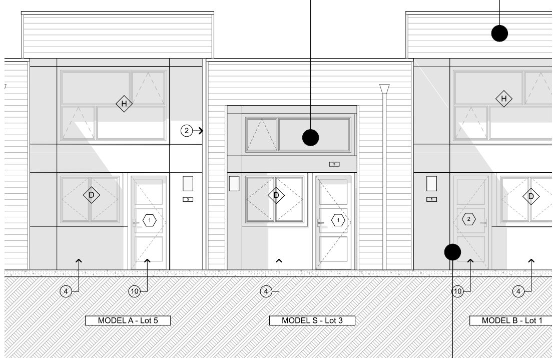
SHEETNO.:
A3.4
(NEW SHEET)



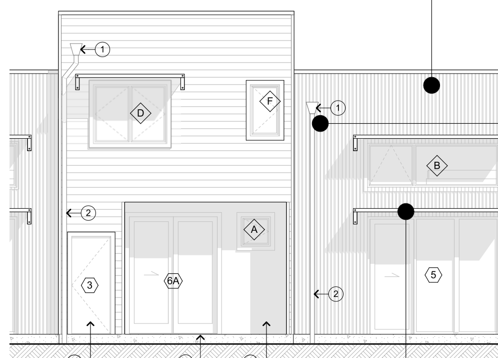
SMARTSIDE LAP SIDING 12" IN SIERRA REDWOOD SW7598

EXTERIOR WINDOWS & DOORS IN BLACK

VERTICAL CORRUGATED GALVANIZED METAL SIDING

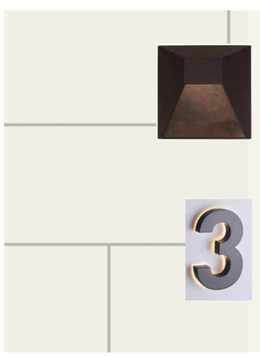


EAST ELEVATION - BLDG 1



WEST ELEVATION - BLDG 1

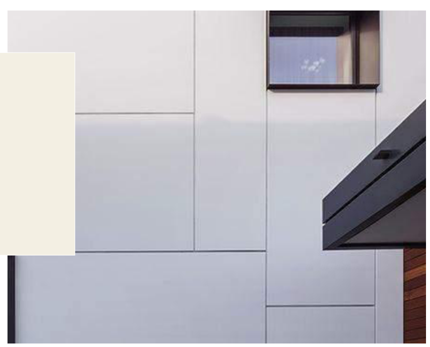
GALVANIZED RAINWATER OVERFLOW SCUPPER AND ROUND SHAPE SPROUT



MODERN ESPRESSO LED OUTDOOR WALL LIGHT

BACK HT LED HOUSE NUMBER

FACADE ACCENT: STUCCO WITH METAL CHANNEL REGLET IN SOFT WHITE SW7103



PERFORATED STEEL AWNINGS

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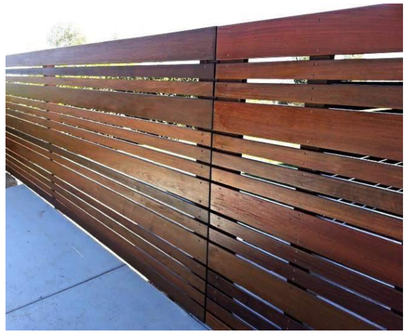
MATERIAL BOARD + INSPIRATIONAL IMAGES

ISSUE/REVISIONS: 12-10-20

DRAWN BY:

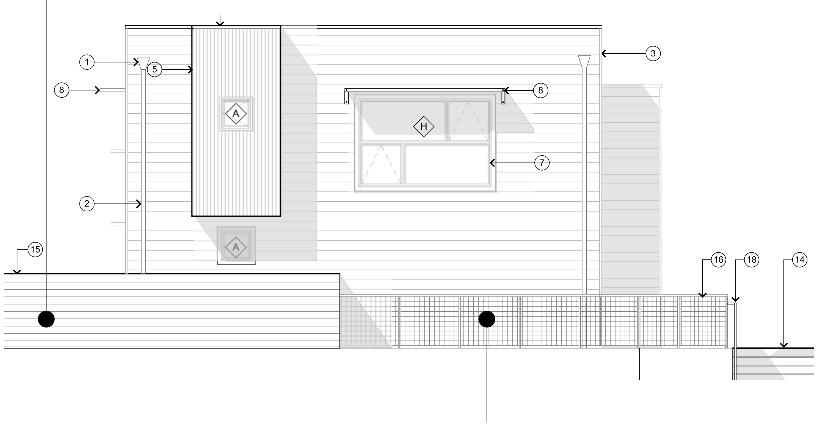
SCALE:

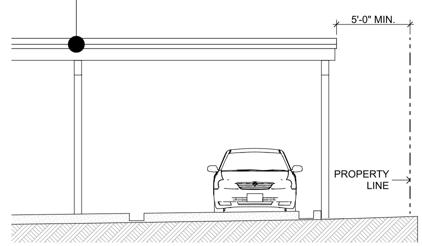
SHEETNO.: M1.1



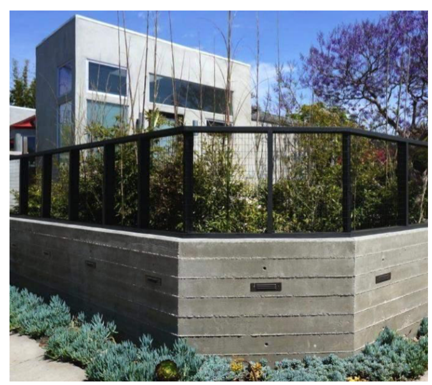
5' TALL PRIVACY FENCE WITH HORIZONTAL WOOD BOARD AND STEEL POST ON RETAINING WALL - CLEAR REDWOOD

STEEL FRAME CARPORT (BY BAJA) WITH STANDING SEAM METAL ROOF





42" TALL HOG WIRE FENCE WITH POWDER-COATED STEEL PANELS ON RETAINING WALL



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MATERIAL BOARD
+ INSPIRATIONAL IMAGES

ISSUE/REVISIONS:

DRAWN BY:

SCALE:

SHEETNO.:

M1.2

From: Marcel DeGross <sidewalkfrank@gmail.com>
Sent: Tuesday, April 13, 2021 8:09 AM
To: Alan Montes
Subject: 7950 Bodega Bay Ave proposed development

Alan Montes,

My wife and I are the owners of the property at 122 Golden Ridge Ave., a townhouse which is adjacent to the proposed development at 7950 Bodega Bay Ave.

We am apposed to this project for the following reasons:

a) said project proposal of 10 units on that piece of property is way too much density: it will impact parking along Golden Ridge Ave. greatly in an area, which is already densely populated. The property at 7950 Bodega Bay Ave is approximately the same size as our property and we have 6 units.

b) how will residents of the said proposed project enter and exit the property? 1) Bodega Bay Ave. this is far too dangerous. Have you seen how fast people drive on this road? 2) is the builder proposing that people have access to the proposed project via our Home Owners Association driveway? Not through our 6 unit property.

Regarding reason B…the only way to access the proposed project would be through the Bodega Bay Home Owners Association six unit complex.

I can't believe the city of Sebastopol would allow access to this proposed project via Bodge Bay Avenue. or through our property which would create a danger to all involved.

This project has been proposed before and denied before, why now again?

See you on ZOOM!

Sincerely,

Marcel J De Gross and Geraldine Haslett
owners 122 Golden Ridge Ave.

Heather C. Sides

126 Golden Ridge Ave

Sebastopol, CA 95472

April 14, 2021

City of Sebastopol

Planning Department – Design Review Board

7120 Bodega Ave.

Sebastopol, CA 95472

Re: Bob Massaro/Huntley Square LLC, Project ID: 2020-005

Dear Board; City Manager; Kari Svanstrom, Planning Director and Alan Montes, Associate Planner:

I am a lifelong resident of Sebastopol and a neighbor to the above entitled proposed project at 7950 Bodega Avenue, Sebastopol, CA 95472. I am unable to attend the virtual meeting planned for April 21, 2021 at 4:00PM. I have previously attended two Planning Department meetings regarding the same project and have publically addressed the Design Review Board on both occasions. I remain committed to my belief that 10 units at the proposed site it excessive as that high density housing will contribute to noise pollution in the immediate area and severely impact available street parking.

Additionally, I am gravely concerned about my heritage Coast Live Oak tree in my back yard. Although I have repeatedly requested, in person at previous board meetings, to have my concerns addressed, no one has contacted me. This Coast Live Oak is a protected native tree. Plans for Huntley Square show no indication that at least two thirds of the tree's root and crown are to be protected. As well, any change in the soil level within the dripline area (the outermost circumference) of the tree will severely impact the health and safety of the tree. The Huntley Square plans presented, obviously encroach on the tree's dripline area as indicated by the building's proximity to my property line. I have yet to see a Tree Protection Plan (TPP) in regard to this protected tree. I am requesting the city and the developer revise the proposed plan for Huntley Square to include protection of the aforementioned, protected Coast Live Oak as is required per City Code 8.12 the Tree Protection Ordinance. I believe this will require at least one less unit or that all units on the East side, be shifted to the north.

I look forward to a reply to my concerns, as none has been received to date, and that is unacceptable. My requests have gone unanswered and unaddressed for over 3 years.

Respectfully Submitted,

Heather C. Sides

707-972-0118