City of Sebastopol
Design Review Board Staff Report

Meeting Date:	August 18, 2021
Agenda Item:	7A
To:	Design Review Board
From:	Kari Svanstrom, Planning Director Jeffrey Setterlund, Contract Planner
Subject:	Design Review, Tree Removal, Tree Protection Plan for 771 and 773 First Street
Recommendation:	Approve with Conditions
Applicant/Owner:	Thrive Construction/Builders' Studio, Gregory Beale & Marilyn Standley & Ryan Connelly
File Number:	2021-28
Address:	771 and 773 First Street
CEQA Status:	Exempt
General Plan:	Medium Density Residential (MDR)
Zoning:	Single Family Residential (R3)

Introduction:

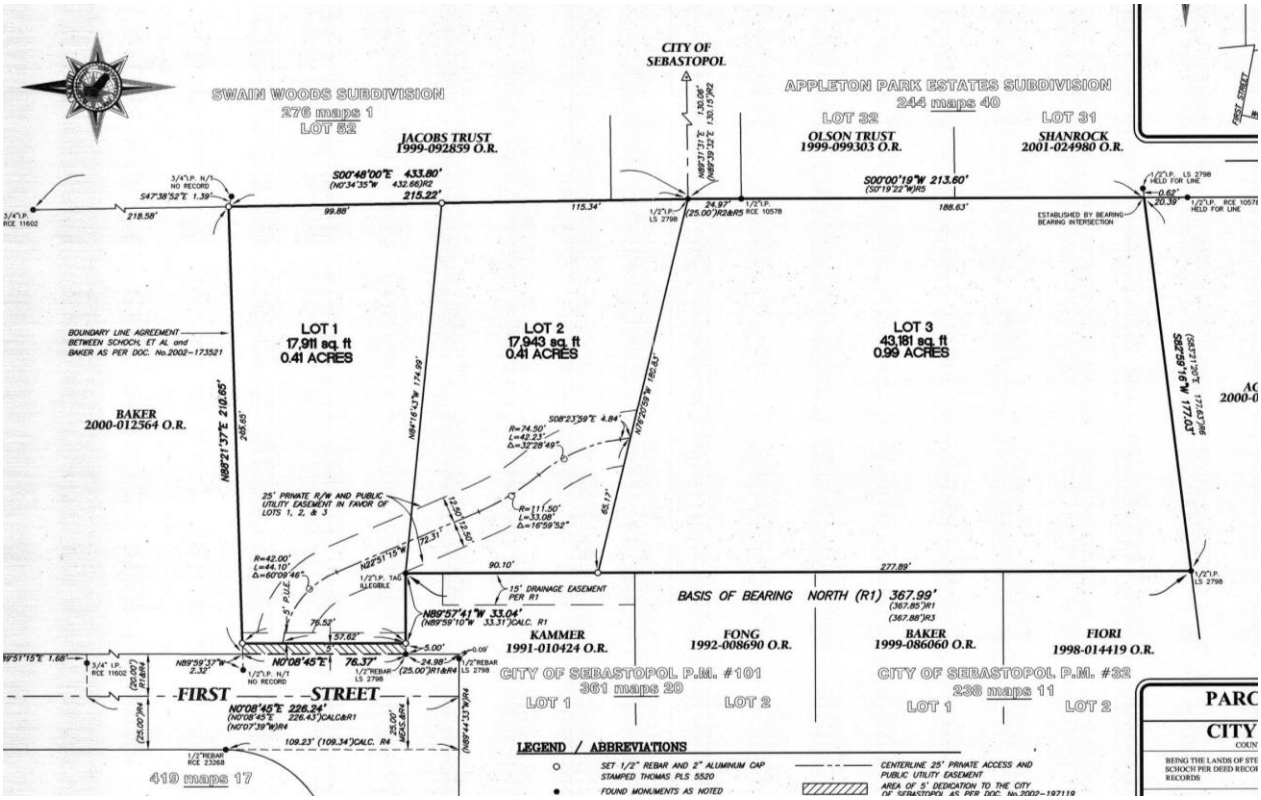
The applicant is seeking approval of Design Review, Tree Removal, and Tree Protection Plan to construct a new single family residence and accessory dwelling unit at 771 and 773 First Street. Design Review Board approval is required because the application involves the development of a new single-family dwelling unit in a new residential subdivision of three or more units per Section 17.450,010.A(2) of the Zoning Ordinance. The single-family dwelling will be located on one of the three lots approved by the City Council on September 18, 2001, as part of the 'Schoch Subdivision.'

Project Description:

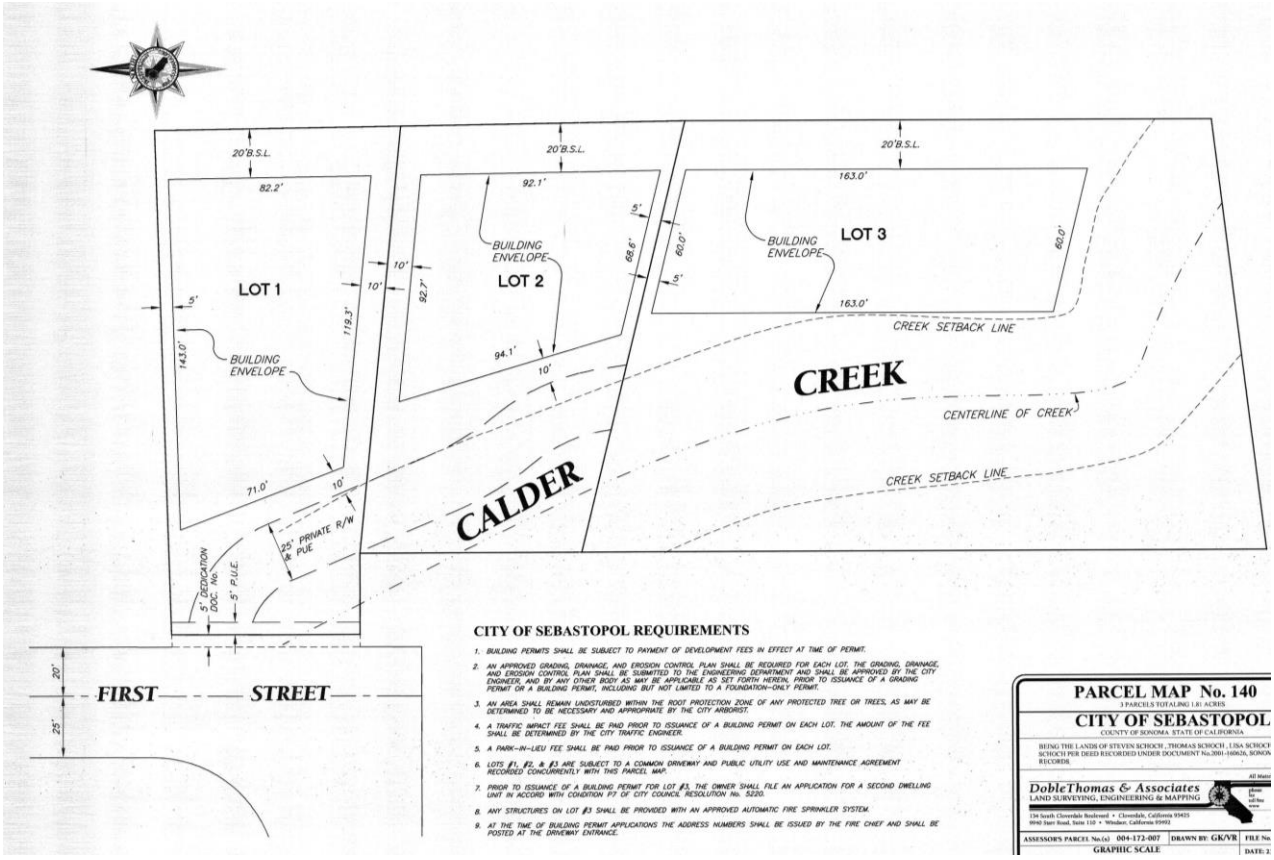
The project proposes to construct: a new 5,321 square foot (SF) single family residence with a 1,481 SF attached garage/workshop; a new 801 square-foot detached accessory dwelling unit with a 306 SF attached garage; and the removal of one existing protected oak tree. The primary dwelling unit will be located within a 6,613 square foot area and will have two-stories, a main floor area of 2,990 square feet, a 3,623 square foot lower floor (including 611 square foot unconditioned space and the 1,481 square foot garage/shop/storage). The accessory dwelling unit will be located within a 1,107 square-foot area and will include a 306 square foot garage. The project proposes 3 covered parking spaces for the primary residence and 1 covered parking for the accessory dwelling unit. Landscaping will consist of trees, shrubs, and grasses that are native to West Sonoma County and greater California.

Project Location and Surrounding Land Uses:

As noted above, the site is one of three lots created as part of a subdivision approved in 2001/ The site is accessed via a shared private driveway easement that includes a public utility easement as well, with utilities already installed to the edge of site. The easement ends at the north property line of the subject parcel (Lot 3):



The site contains a portion of Calder Creek along the western side of the site with a required creek setback; sloped topography from the creek upwards towards the eastern property line; as well as several onsite trees and shrubs. Development of the single-family dwelling and accessory dwelling unit will require the removal of 1 protected oak tree, which will require a Tree Protection Plan and a Tree Removal Permit.



The adjoining parcels to the east, south, and west are developed with single family residences, and Lots 1 and 2 to the north are currently vacant, and under the same ownership as the subject parcel (Lot 3).

Environmental Review:

The project is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, which includes the construction and location of limited numbers of new, small facilities or structures. One single-family residence, or a second dwelling unit in a residential zone constitutes as a categorical exemption of CEQA under Section 15303(a). The project is consistent with this categorical exemption in that it involves the development of a single-family dwelling in a single family residential zoning district.

General Plan Consistency:

The General Plan Land Use Designation for this site is Medium Density Residential. The General Plan describes Medium Density Residential as the following: "Designates areas suitable for single family dwellings at a density of 2.1 to 6.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. Population density for this designation for this density would range from 5.0 to 14.4 persons per acre." The project is consistent with the Medium Density Residential Designation in that it involves the development of a single-family dwelling in an area that contains an array of residential uses.

Zoning Ordinance Consistency:

The site is located in the R3: Single-Family Residential. The Zoning Ordinance states the following: "The purpose of the R3 District is to implement the "Medium Density Residential" land use category of the General Plan, and the General Plan goal of preserving Sebastopol's character

and image. This district is applicable to single-family residential areas with densities up to approximately 5.4 units per acre." The project is consistent with the R3 Zoning District in that is a single-family dwelling and accessory dwelling, both of which are permitted uses.

In addition to the R3 District standards, the parcel map delineated Building Envelopes for each of the lots, which includes a smaller side yard setback to the north of 5 feet; a required creek setback as delineated on the parcel map to the east (front setback), which is approximate 105 feet from the west (front) property line; to the south of between 57-80 feet, and 20 feet to the east (rear) property line.

Code Section	Development Standard Required		Proposed Project
Section 17.20.30	Building Height	30 Feet	27 Feet – 8 ½ Inches
	Accessory Dwelling	17 Feet	16 Feet -1 Inch
	Stories	2 Stories	2 Stories
	Accessory Dwelling	1 Story	2 Story
	Lot Coverage	30%	5.6%
Schoch Subdivision 2001-160626 O.R.	Setback: North (side yard)	5 Feet	5 Feet
	Accessory Dwelling	5 Feet	5 Feet
	Setback: East (rear yard)	20 Feet	20 Feet
	Accessory Dwelling	20 Feet	20 Feet
	Setback: South (rear yard)	20 Feet Min./30 Feet Max.	30 Feet
	Accessory Dwelling	20 Feet Min./30 Feet Max.	30 Feet
	Setback: West (front yard)	30 Feet	30 Feet
	Accessory Dwelling	30 Feet	30 Feet
Section 17.110.030.A (1)	Required Parking	2 Spaces	4 Spaces

Building Height is defined as the following under Section 17.08.100.H of the Zoning Ordinance: "The maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. The natural grade shall not be artificially raised to gain additional building height."

The project is consistent with the Zoning Ordinance in terms of building height, lot coverage, and required parking. It is consistent with the Building Envelope designated in the Parcel Map.

City Departmental Comment:

The Planning Department previously circulated the application to the following City departments for review prior to the August 4th DRB meeting: Building and Safety, Engineering, Fire, City Manager and Assistant City Manager, and Public Works. The following comments were received.

- Fire sprinklers, smoke detectors, and carbon monoxide detectors are required for both residences. 2019 California Building and Fire Codes apply.

- Developer shall submit a grading plan prepared by a registered civil engineer to the Public Works Department, and pay all fees associated with a grading plan check (may be deferred to building permit application).

- Developer's contractor shall obtain a Grading Permit from the Public Works Department before beginning any work on the property.

Public Comment:
The Planning Department previously posted the staff report item to the City's website for review by the public prior to the August 18th DRB meeting. The following comments are summarized below.

The Neighbor is concerned that the proposed project is out of character with the neighborhood due to its size; That the proposed project negatively impacts an ecologically sensitive area; and that the proposed project will negatively impact one of the last remaining parcels in a sensitive residential/rural corridor. Additional concerns include impacts on trees from the construction, and the amount of grading required for the project.

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

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

Additionally, the three parcels in this subdivision are subject to the Conditions of Approval and CEQA mitigations adopted by Council via Resolution No. 5220 (October 16, 2001). See attachments for the full Resolution text.

Of note, this Resolution requires design review, and also sets more stringent tree protection and tree removal requirements than the standard Tree Ordinance, in addition to setting specific Building Envelope limits that vary from the City's normal setbacks for the zoning district (as discussed earlier in this report). Additionally, it includes conditions related to appropriate size and height of the homes for this and the two lots north of this parcel, discussed further below.

The City's Tree Ordinance (SMC Section 8.12.060.D of the Tree Protection Ordinance) states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.

2. The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.

3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.

4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems,

such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.

5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

Analysis

The project involves the development of a single-family dwelling, accessory dwelling, and hot tub/spa area on a vacant lot. The property is accessed from a private drive with Lot 2 of the subdivision, perpendicular to First Street. The dwelling will be developed in a neighborhood that contains several single-family dwellings of moderate size and various architectural styles.

The main residence is much larger than most of the homes in the area, it is set into the slope at the rear of the lot. While the City does not have a maximum home size, or floor area ratio (FAR) limits for residential parcels in the City, Mitigation 8 notes: "*The homes to the [sic] built within this project shall be subject the review and approval for the Sebastopol Design Review Board. The Board will be guided in their review of the proposal by their adopted Project Review Guidelines [now called Design Review Guidelines]; by the design criteria set forth in the General Plan, and by the following infill development standard: In general, the size and height of the homes to be constructed within this subdivision shall not exceed those of similar homes of more recent construction in the general area, including both the First Street area and the Swain Woods neighborhood (Jewell near Hayden).*"

While the Condition does not provide for a clear size limit, staff has received communications, and verified that the average size of homes in these referenced areas and the general neighborhood ranges from 2,000-3,000 square feet (not including garage/accessory structures, which are not included in the County's records for square footage, or accessory dwelling units [ADUs]). Staff is aware of several larger barns, garages, and workshops in the general neighborhood; additionally, the County records do not include the square footage for these types of spaces. Staff has excluded ADUs as those are permitted to be specific sizes under State Law, which has superseded the 2001 subdivision approval and is now a ministerial process when built separately from primary residences.

While the size of the home does not need to be an exact match to the surrounding homes to comply with this Condition of Approval, staff believes it should be within a certain percentage. Staff recommends the Board discuss either 125% or 150% of the average or upper end of the surrounding homes, understanding that these homes could add an addition at any time and also increase over time. Staff further recommends that the Board not go beyond 150% of 3,000 square feet (the upper end of the range of sizes in the area), as staff believes this would be beyond the reference to 'similar homes' in the condition.

Staff has calculated what this means in terms of square footage (SF) as follows:

125% of 2,500 SF = 3,125 SF	125% of 3,000 SF = 3,750 SF
150% of 2,500 SF = 3,750 SF	150% of 3,000 SF = 4,500 SF

The main house, at 5,321 SF, is larger than any of these averages.

One consideration the Board may wish to consider is the size of the lot, which is larger than most of the other lots in the neighborhood, at just under an acre (43,181 SF). However, staff also notes that much of this lot is constrained with the Calder Creek and City's Creek Ordinance, which is reflected in the building envelope and the City's Creek Ordinance (SMC 17.100.060). Approximately 20,000 SF of the lot is within this creek setback area.

Other than the size of the primary structure, the dwellings appear to be compatible with the neighborhood in that its design is consistent with several existing dwellings in the area and contributes to the architectural diversity of the community. The primary and accessory dwellings incorporate similar design features, articulation, facade style, and are designed to create a cohesive visual relationship while also distinguishing its own visual identity and individual address. Applicable design guidelines include:

- *Design Guideline Site Planning A1: "Neighborhood Context" Infill development should be sensitively designed to respect existing patterns, and reinforce the character and context of existing neighborhoods consistent with applicable development regulations.*

- *Design Guideline Grading and Storm Water Management E1a: "Grading". Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees*

- *Design Guideline Architecture A1: "Relationship to Surrounding Architecture" 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.*

- *Design Guideline Architecture A2: "Relationship to Surrounding Architecture" In subdivisions, houses with identical or similar building elevations and/or floor plans should not be located on adjacent lots or directly across the street from each other. Where a single house design is used repeatedly, materials and detailing of major facade elements should be varied.*

- *Design Guideline Architecture B1: "Massing." In Large structures should be designed to reduce their perceived height and bulk by dividing the building mass into smaller-scale components.*

- *Design Guideline B3: "Massing." In Box-like forms with extensive unarticulated facades or large, unvaried roofs should be avoided.*

- *Design Guideline B4: "Massing." A variety of levels and planes should be encouraged to reduce the massing of larger buildings.*

- *Design Guideline C1d: "Architectural Details." Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction.*

The project is consistent with the design guidelines in that it avoids box-like forms, has extensive articulated facades or large, and varied roofs. However, while the project is well articulated and encourages a variety of levels and planes in order to reduce the massing, Staff is concerned that

the overall mass of the primary dwelling is considerably larger than existing surrounding residences within the vicinity. As described in the design guidelines, large structures should be designed to reduce their perceived height and bulk by dividing the building mass into smaller-scale components.

As noted above, the Board needs to discuss and determine what constitutes an appropriate infill development for the size and height of the home given the Subdivision Condition #M8, discussed above.

In addition, staff recommends the Board review and discuss the potential for a modified massing scale which represents the applicant wishes, but still provides greater variety to the development, which could be in combination with any square footage reductions or other requested modifications.

Staff was initially concerned with the project's suitability for the site in that its design did not adequately accommodate the existing slope and proposed significant cut and fill operations in order to place the proposed structures. The site has a slope form east to west at a grade of about 6% with steeper areas of 10-12% slope along the bank of Calder Creek. The project proposed original grading at 660 cubic yards of cut, and 300 cubic yards of off-haul. Based on the concerns of staff, the project's civil engineer preformed a more detailed estimate, and provided revised calculations and a revised exhibit (see attachments) at 550 cubic yards of cut, and 380 cubic yards of off-haul. While the amount of cut has been reduced relative to staff's original concerns, staff finds that the extensive grading in order to accommodate the proposed structures may not reflect the existing topography and protect significant site features, including Calder Creek, which is located downhill of the proposed project. Specifically, the design review guidelines encourage balancing the cut and fill when it does not result in further adverse effects to the natural topography. Staff recommends the Board review and discuss the potential for a modified scheme which best accommodates the proposed structures, but reduces grading to the site.

While the city does not regulate color, the very light exterior color scheme of the residential structures may increase the massing of the building given the contract to the surrounding exterior landscape. While the colors are likely neutral enough to be compatible with the landscape, the use of only a couple of shades of beige and white to be somewhat monotonous and may emphasis the sameness and massing of the structures. Staff finds a greater diversity of colors would also be more compatible with the of the surrounding neighborhood and with the general visual character of Sebastopol. While the colors are likely neutral enough to be compatible with the landscape, staff finds that the exterior color scheme, which is limited to a range of beige and whites, does not provide the same level of individuality to the units across the full set of structures. Staff recommends the Board review and discuss the potential for a modified scheme which represents the applicant wishes, but still provides greater variety to the development.

Furthermore, staff finds the design provides appropriate transitions and relationships to adjacent properties and the public right of way in that it contains sizeable setbacks and sets the structure low to the ground from the uphill properties to reduce the massing from adjacent parcels.. The proposed project complies with the required creek and existing drainage swale setbacks located at the western portion of the subject lot.

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

Finally, the design is internally consistent and harmonious in that it utilizes the same exterior colors and materials throughout both the primary residence and accessory dwelling unit.

Tree Removal

The City's Tree Protection Ordinance requires the granting of a Tree Removal permit by the Sebastopol Tree Board prior to the removal of any protected trees 10" d.b.h (Diameter Breast Height) or larger in diameter. In addition, Resolution No. 5220 (October 16, 2001), approved by the Sebastopol City Council for the Minor Tentative Parcel Map, requires the granting of a Tree Removal permit by the Sebastopol Tree Board prior to the removal of any protected trees 8" d.b.h (Diameter Breast Height) or larger in diameter.

Prior to the issuance of any building permit or approval of any grading/improvement plans, a Tree Removal Permit would need to be approved by the Sebastopol Tree Board for any trees protected under the Tree Ordinance which are to be removed. The project proposed the removal of one (32" d.b.h) Oak Tree (Tree #4) located at the eastern project boundary of the site which another three (3) heritage trees of varying d.b.h recommended for removal by the project Arborist. The heritage black oaks on the east property line are very important trees to the neighbors and the site. The City Arborist is concerned about severe impacts to these trees as the roots pruning and pruning is in excess of Sebastopol's standards are proposed. The impacts on these trees needs to be further studied prior to construction and severing of the large roots and major pruning. There is also a significant group/grove of coast redwoods that are shown on the lot plan, but nowhere else, and not discussed in the arborist's report. At least two of the trunks appear to be 20" diameter, but definitely larger than the 8" diameter required in the subdivision Resolution. Additionally, some tree driplines do not appear to be accurate on the lot plan and those trees may be impacted by construction (the 13" Oregon oak at the southwest corner of the driveway entry). There's another small coast live oak on the north corner of the driveway on First Street that may have to be removed for the driveway installation and should be shown and discussed. The cottonwoods (Populus fr.) and acacias are exempt from protection, but are significant trees on the site and should be discussed even if they are to be removed. Appropriate replacements for these trees should be included in the project scope to maintain the character of the site.

Note, the applicant has been asked to provide a clearer tree plan and numbering for the Board's discussion.

While the trees recommended for removal are due to construction impacts, staff believes, in conjunction with other recommended modifications, there may be opportunities to reduce the impacts to the healthy trees to allow for their retention. The City Arborist will review the detailed Tree Protection Plan prior to issuance of a building permit to ensure that impacts to the remaining trees are minimal.

Recommendation:

Staff recommends the Board discuss and determine what constitutes an appropriate infill development for the size and height of the home given the Subdivision Condition #M8, discussed above. Staff recommends the board set a maximum size of not more than 4,500 SF of conditioned space for the primary residence.

Staff further recommends the Board discuss tother potential modifications which, in coordination with the reduction of the size of the structure, could provide for modified massing, reduction in grading, and potential reduction in impacts to trees.

If it is the consensus of the Board that the proposed single family and accessory dwelling are compatible with the site, staff recommends that the application be reviewed and provide feedback to the applicant

If the Design Review Board feels the project can be approved, with conditions, based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined. Key conditions recommended by staff include:

- Reduction of the size of the home to conform to the subdivision condition, with the reduction based on the Board's determination based on staff's analysis and the Board's deliberations. In considering these modification, include any conditions / direction that would reduce grading and potentially allow for additional protected trees to be retained.
- The proposed hot tub/spa be removed from the project scope given the current State of California's drought, and City of Sebastopol Mandatory 25% water reduction, which includes prohibitions on filling or refilling of pools/spas.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

Exhibit A: DRAFT Findings for Approval
Exhibit B: DRAFT Conditions of Approval

Attachments:

1. Application Submittal Material
2. Conditions of Approval of original Tentative Subdivision Map (2000-049)
3. Schoch Subdivision Resolution No. 5220 (October 16, 2001).

EXHIBIT A
DRAFT FINDINGS FOR APPROVAL
DESIGN REVIEW and TREE REMOVAL APPLICATION
File 2021-28
771 and 773 First Street
Thrive Construction/Builders' Studio

Design Review Findings:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to 15303, Class 3, as it involves the construction and location of limited numbers of new, small facilities or structures.

2. That the project, as conditioned, will be consistent with the General Plan and Zoning Ordinance in that it involves the development of a single-family dwelling and accessory dwelling unit in an area that contains an array of residential uses, and is consistent with development standards.

3. That the dwelling, as conditioned, will be compatible with the neighborhood in that its size and design are consistent with several existing dwellings in the area.

4. That the dwelling, as conditioned, will be compatible with the general visual character of greater Sebastopol in that it is well designed and contributes to the architectural diversity of the community.

5. That the design, as conditioned, will provide appropriate transitions and relationships to adjacent properties and the public right of way in that it contains sizeable setbacks, and preserves the low to moderate density character of the neighborhood.

6. That the proposed improvements, as conditioned, will not impair the desirability of investment or occupation in the neighborhood as the exterior colors contribute to the overall design of the building, creating a more aesthetically pleasing environment.

7. That the design is internally consistent and harmonious in that the improvements, colors, materials, and design are consistent in character throughout the site.

8. That the design, as conditioned, will be in conformity with Design Review Guidelines as the improvements, colors, materials, and design will be complementary to the surrounding residential area.

9. That the project, as conditioned, will be consistent with Resolution No. 5220 of the Sebastopol City Council.

<u>Tree Removal Findings:</u>

The City's Tree Ordinance (SMC Section 8.12.060.D of the Tree Protection Ordinance) states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:

6. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.

7. The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.

8. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.

9. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.

10. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

EXHIBIT B
DRAFT CONDITIONS OF APPROVAL
DESIGN REVIEW and TREE REMOVAL APPLICATION
File 2021-28
771 and 773 First Street
Thrive Construction/Builders' Studio

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped May 19, 2021, except as modified herein:

    a. The home size shall be reduced to be not more than _____ square feet of habitable space (not including unconditioned garage/workshop space or accessory dwelling unit structures).
    b. The spa shall be eliminated from the project.

2. A final Tree Protection Plan shall be submitted to the Planning for the City's review and approval by the City prior to issuance of a building permit.

3. All tree removals shall be replaced within 365 days of removal, with two trees replaced for each protected tree that is removed. Tree replacement shall conform to the requirements of Resolution No. 5220.

4. All improvements shall conform to Conditions of Approval listed in the Schoch Subdivision Resolution No. 5220 (October 16, 2001).

5. A fire suppression sprinklers system is required.

6. Smoke and carbon monoxide detectors are required.

7. The new residence shall be connected to existing sewer and water lateral services installed at the time of the Minor Subdivision. All work shall be done in accord with City Standard Details and Specifications, and any modifications to existing services will require plan approval and permits from the Engineering Department.

8. Any work to be done within any street right of way or City utility easement will require a City Encroachment Permit.

9. Prior to approval of the Building Permit, the applicant shall submit a Grading Plan to the Engineering Department for Engineering Review and approval. Upon approval of the Grading Plan, the contractor shall obtain a Grading Permit.

10. All new utility services must be placed underground.

11. Storm water pollution prevention measures for erosion and sediment control will be required for any work performed between October 15th and April 15th.

12. Roof drainage from the new unit should be either piped through curb or connected to an existing onsite drainage system. No drainage may discharge across public sidewalks or across property lines.

13. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or

its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

14. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

15. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

☐ Administrative Permit Review	☐ Lot Line Adjustment/Merger	☐ Temporary Use Permit
☐ Alcohol Use Permit/ABC Transfer	☐ Preapplication Conference	☐ Tree Removal Permit
☐ Conditional Use Permit	☐ Preliminary Review	☐ Variance
☑ Design Review	☐ Sign Permit	☐ Other_____

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☑ Yes ☐ No

REVIEW/HEARING BODIES

☐ Staff/Admin ☑ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other_____

APPLICATION FOR

Street Address: 7xx FIRST STREET
Assessor's Parcel No(s): 004-172-017
Present Use of Property: Vacant Lot
Zoning/General Plan Designation: R3/MDR

APPLICANT INFORMATION

Property Owner Name: Steve & Rose Schoch
Mailing Address: 974 Bluebonnet Drive
Phone: ~~408-732-4476~~ 408-732-4479
City/State/ZIP: Sunnyvale, CA 94086
Email: schoch6@gmail.com schochemail@yahoo.com
Signature:
Date:

Authorized Agent/Applicant Name: Thrive Construction/Builders' Studio of Sebastopol - Gregory Beale & Marilyn Standley & Ryan Connelly
Mailing Address: 555 S. Main Street
Phone: 707-827-3388
City/State/ZIP: Sebastopol, CA 95472
Email: marilyn@buildersstudioinc.com
Signature: On behalf of Gregory Beale.
Date: 5/13/21

Contact Name *(If different from above):* Ryan Connelly
Phone/Email: ryan@buildersstudioinc.com

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

New Residence and ADU on an existing R-3 zoned lot of .99 acres (43,181 SF).
1. Locate and construct a new two-story home that is 5,132 SF not including garage/storage.
2. Locate and construct a new one-story ADU that is 801 SF not including garage/storage.
3. Grading, landscaping, utilities for new residence and ADU.
4. Tree removal of one existing dying oak tree per arborist report.

CITY USE ONLY

Fill out upon receipt:		**Action:**		**Action Date:**
Application Date:		Staff/Admin:		Date:
Planning File #:		Planning Director:		Date:
Received By:		Design Review/Tree Board:		Date:
Fee(s):	$	Planning Commission:		Date:
Completeness Date:		City Council:		Date:

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	R3	R3
Use	N/A	Vacant Lot	Residential
Lot Size	8,000 SF Min.	0.99/43,181SF	0.99/43,181 SF
Square Feet of Building/Structures *(if multiple structures include all separately)*		-	Main Residence - 4,668 ADU - 1,607
Floor Area Ratio (F.A.R)	N / A FAR	N / A FAR	N / A FAR
Lot Coverage	20 % of lot	0 % of lot	5.6 % of lot
	sq. ft.	0 sq. ft.	6542 sq. ft.
Parking	2 Main/ 1 ADU	-	3 Main, 1 ADU
Building Height	30 FT./17 FT.	-	27'-8.5"/16'-1"
Number of Stories	2 MAIN/1 ADU	-	2 MAIN/1 ADU
Building Setbacks – Primary			
Front	30 FT.	-	SEE ATTACHED SUB DIVISION MAP
Secondary Front Yard (corner lots)	20 FT.	-	SEE ATTACHED SUB DIVISION MAP
Side – Interior	10 FT. MAIN	-	SEE ATTACHED SUB DIVISION MAP
Rear	20 FT. MIN./30 FT. MAX.	-	SEE ATTACHED SUB DIVISION MAP
Building Setbacks – Accessory			
Front	30 FT.	-	SEE ATTACHED SUB DIVISION MAP
Secondary Front Yard (corner lots)	20 FT.	-	SEE ATTACHED SUB DIVISION MAP
Side – Interior	3 FT.	-	SEE ATTACHED SUB DIVISION MAP
Rear	20 FT. MIN./30 FT. MAX	-	SEE ATTACHED SUB DIVISION MAP
Special Setbacks *(if applicable)*			
Other (Mechanical Equipment)	50% or 5 FT. MIN.	-	50% or 5 FT. MIN.
Number of Residential Units	N/A Dwelling Unit(s)	N/A Dwelling Unit(s)	N/A Dwelling Unit(s)
Residential Density	1 unit per N/A sq. ft.	1 unit per N/A sq. ft.	1 unit per N/A sq. ft.
Useable Open Space	N/A sq. ft.	N/A sq. ft.	sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: 660 cu. yds Cut: 660 cu. yds. Fill: 300 cu. yds. Off-Haul: 360 cu. yds
Impervious Surface Area	N/A	0 % of lot	19.4 % of lot
		0 sq. ft.	8,383 sq. ft.
Pervious Surface Area	N/A	100 % of lot	6.9 % of lot
		37,026 sq. ft.	2,992 sq. ft.

CONDITIONS OF APPLICATION

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

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

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

   ☑ A general plan ☑ A specific plan

   ☑ An ordinance affecting building permits or grading permits ☑ A zoning ordinance

Certification

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

Property Owner's Signature: _____ **Date:**_____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: On behalf of Gregory Beale. **Date:** 5/13/21

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

Neighbor Notification

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

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

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

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

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

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

The attached letter was sent to the neighbors last August. We then sent them a Christmas card in December. The letters were sent to:
761, 830, 835, 850, 855, 865, & 885 First Street; 810 & 814 Jewell Ave; and 7480 Hayden Ave.

We received email from Paul & Laurie Olson of 810 Jewell Ave; Jerry Threet & Seth Ubogy of 885 First Street, Delora & Robert Porter of 850 First Street; and Judy & Steve Fabian of 855 First Street.

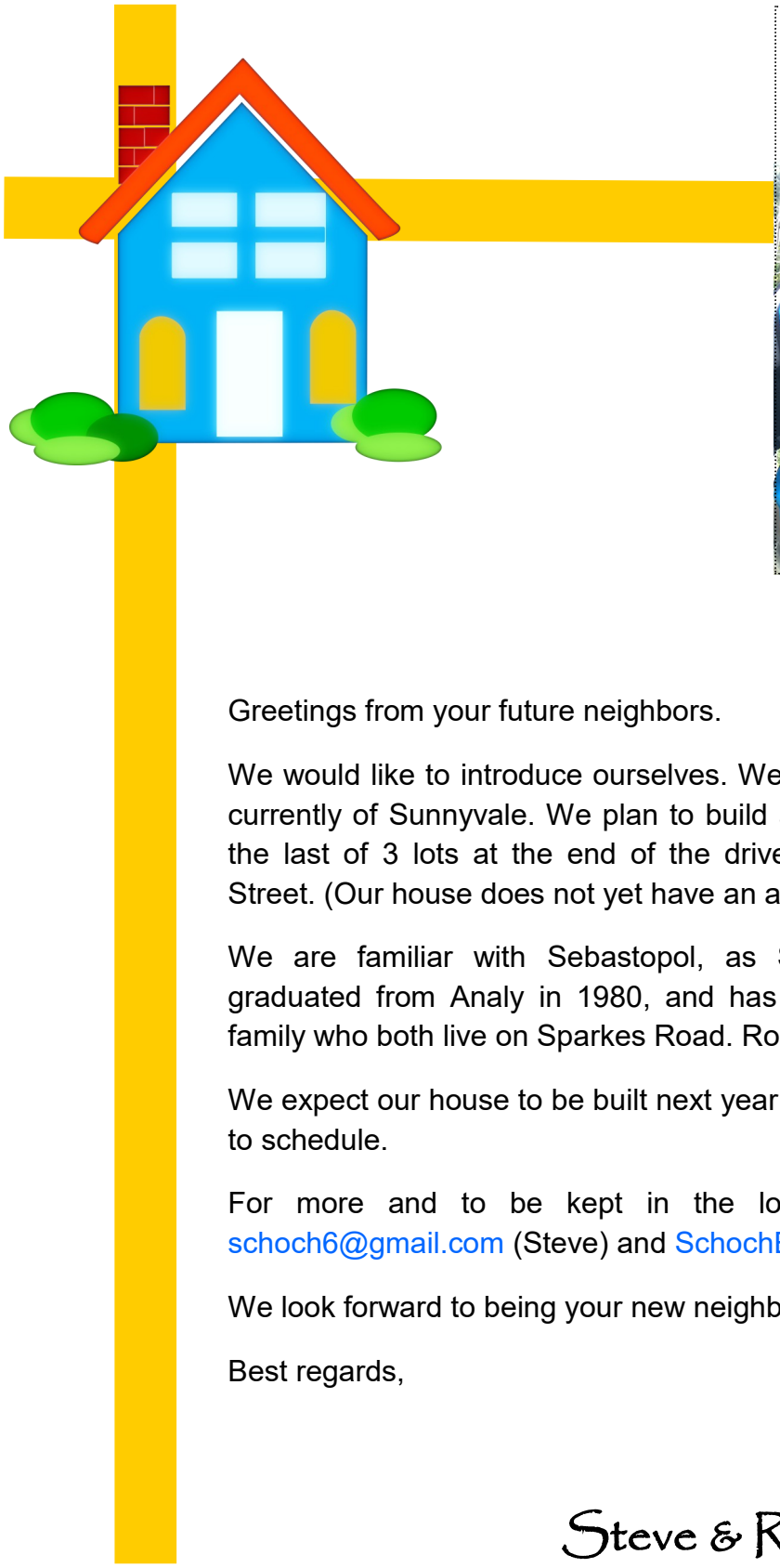
Website Required for Major Projects

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

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

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

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



August 20, 2020

Greetings from your future neighbors.

We would like to introduce ourselves. We are Steven & Rose Schoch, currently of Sunnyvale. We plan to build a house on our lot near you, the last of 3 lots at the end of the driveway that starts at 763 First Street. (Our house does not yet have an address assigned.)

We are familiar with Sebastopol, as Steve has grown up here, graduated from Analy in 1980, and has parents, and a brother and family who both live on Sparkes Road. Rose grew up in Fremont.

We expect our house to be built next year, if everything goes according to schedule.

For more and to be kept in the loop, please send email to schoch6@gmail.com (Steve) and SchochEmail@yahoo.com (Rose).

We look forward to being your new neighbors.

Best regards,

Steve & Rose

City of Sebastopol

DESIGN REVIEW PROJECT

Application Checklist

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

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

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

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

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

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

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

SUBMITTAL REQUIREMENTS

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

X		**Site Photographs:** Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a photomontage (series of overlapping photographs) of the surrounding neighborhood and that shows a panoramic view. Digital photos on a CD, flash drive, drop box, google drive, etc. are acceptable.	(1)
X		**Preliminary Title Report:** A preliminary title report, prepared within three months of filing application, including a complete legal description. This item may not be required for all projects. Please check with the Planning Department.	(3)
X		**Copy of Deed(s):** This item may not be required for all projects. Please check with the Planning Department.	(1)
X		**Reductions:** One ½-size reduction of the project plans (50% scalable). For smaller projects 8.5”x11” may be suitable, please confirm with the Planning Department.	(1)
X		**Electronic Copy of plans:** An electronic copy may be provided as a CD, flash drive, drop box, google drive, etc.	(1)
X		**Materials and Colors Board:** A material and color board shall be submitted showing building colors and materials to be used.	(1)
PROJECT PLANS			
X		**Site Data:** A site data table shall be provided on the cover sheet or site plan and is required to identify the following information: 1. Zoning District 2. Use: Existing and proposed uses. 3. Lot Size: Lot size, if the lot size is proposed to change identify the existing and proposed. 4. Lot Coverage: Existing, proposed, maximum allowed. 5. Number of units: provide the existing and proposed number of residential units (if applicable). 6. Building Floor Area: Existing and proposed (Total sq. ft., floor sq. ft./per floor and garage sq. ft.). 7. Floor Area Ratio (FAR): For projects in industrial and commercial zones, provide existing, proposed, and maximum allowed. 8. Parking Spaces: Existing, proposed, and required. 9. Height: Existing, proposed, and maximum allowed. 10. Setbacks: Existing, proposed, and required setbacks. 11. Landscaping: Existing, proposed, and required landscaping. 12. Trees: Number of trees proposed for removal and to be planted (regulated trees will require a tree removal permit). 13. Grading: Proposed grading in cubic yards (Cut, Fill, Import, and Off-haul).	(10)
X		**Survey:** A signed, stamped and professional survey is required for any project submitted for Design Review that adds additional square footage. The survey shall be submitted	(11)

		as a standalone plan and incorporated into the plans. The data on the site plan (lot size, property lines, right-of-way, easements, setbacks, etc.) shall be consistent with the survey data. The survey shall show all existing trees with a diameter at breast height (DBH) of 6" or greater. Flat sites with an average slope of 5% or less, show 1-foot topographic contours. Sites with an average slope greater than 5%, show 2-foot topographic contours. All legal boundaries, property lines and easements from a current (within three months) preliminary title report shall be shown and labeled. All existing structures shall be shown.	
X		**Site Plan:** Site plans of the project shall be scaled, fully dimensioned, accurately drawn, include a north arrow, scale and a bar scale on all plans. The plans shall contain the following basic information listed below. 1. Legal Boundaries: Identify all boundary lines, easements (identify size and type), rights-of-way, trails, paths, utility poles, etc. 2. Setbacks: Identify all required setbacks on the plans. 3. Topography: Identify the topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas. 4. Buildings/Structures: Identify all existing and proposed buildings and structures. This should include all retaining walls, bicycle racks, trash enclosures, storage sheds and other accessory structures. Include the outside dimensions, height (ground to top of roof), location and use. 5. Streets, Driveways and Parking: Identify existing and proposed streets (public and private), driveways, parking lots, off-street parking spaces and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking spaces, drive aisles, roads, driveways, and maneuvering areas. Turning diagrams may be required by staff if there are sight distance limitations, topography or other unsafe circumstances. 6. Right-of-Way: Identify all adjacent streets (name of street), off-site parking on both sides of the street, adjacent driveways, and offsite improvements (curbs, gutters, sidewalks, street trees, etc.). 7. Tree protection: The site plan shall identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. The plans shall clearly identify trees proposed to be removed with an "X". A separate Tree Protection Plan shall also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department. 8. Creeks: Identify "top of bank" and required 30-foot setback, if applicable. 9. Phasing: Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space. 10. Utilities: Identify existing and proposed utilities (gas, electric, water, sewer, underground conduit location, etc.) and connection locations.	(10)

X		**Demolition Plan:** The demolition plan may be combined onto the Survey or Site Plan and shall include the following: 1. Clearly identify structures, site features, and trees intended for demolition/removal. 2. Indicate all surfaces to be removed (foundations, floors, interior walls, exterior walls, roof, siding, windows, etc.). The City may require a report by a structural engineer.	(10)
X		**Building Elevations:** For projects involving exterior building changes, the following minimum information required: 1. Existing and proposed elevations for all sides of the structure(s), to scale and dimensioned. 2. Existing and proposed elevations for each side of the structure should be plotted on the same sheet (e.g., east proposed elevation on the same sheet as the east existing elevation). 3. Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted.	(10)
X		**Streetscape Elevations:** A "Streetscape Elevation" showing the proposed project frontage in context with existing structures on adjoining properties on both sides of the proposed project site, including street trees. A streetscape elevation is required for a property which has one or more structures on either side within 50' of the property lines. Corner properties and properties with multiple frontages will require a street elevation for each frontage.	(10)
X		**Renderings:** On commercial and large residential projects, the City will require 3-D (color) renderings of the project to be incorporated into the plans. A streetscape rendering is required to be one of the projects renderings.	(10)
X		**Floor Plans:** 1. Existing and proposed floor plans showing floor levels, areas, walls, windows, doors, equipment (stove, water heater, furnace, etc.), rooms, and uses. 2. Location, dimensions and square footage of project area. 3. Additions shall identify the project area with outlines or shading.	(10)
X		**Sections:** 1. Site and Building Sections showing existing grades and new proposed grades. For remodel projects, show lightly dashed lines of existing improvements. A minimum of one section in each direction is required, additional sections may be required by Planning Staff. 2. <u>Building sections</u> shall show roof and finished floor elevations, total height measure from natural grade, site slope, basements, crawl space, storage, underground garage, penthouse, natural grade, etc. 3. <u>Site sections</u> are required in each direction, with the number and location of section cuts to be confirmed by staff. The site sections shall show adjacent properties in order to indicate any grade differential to show	(10)

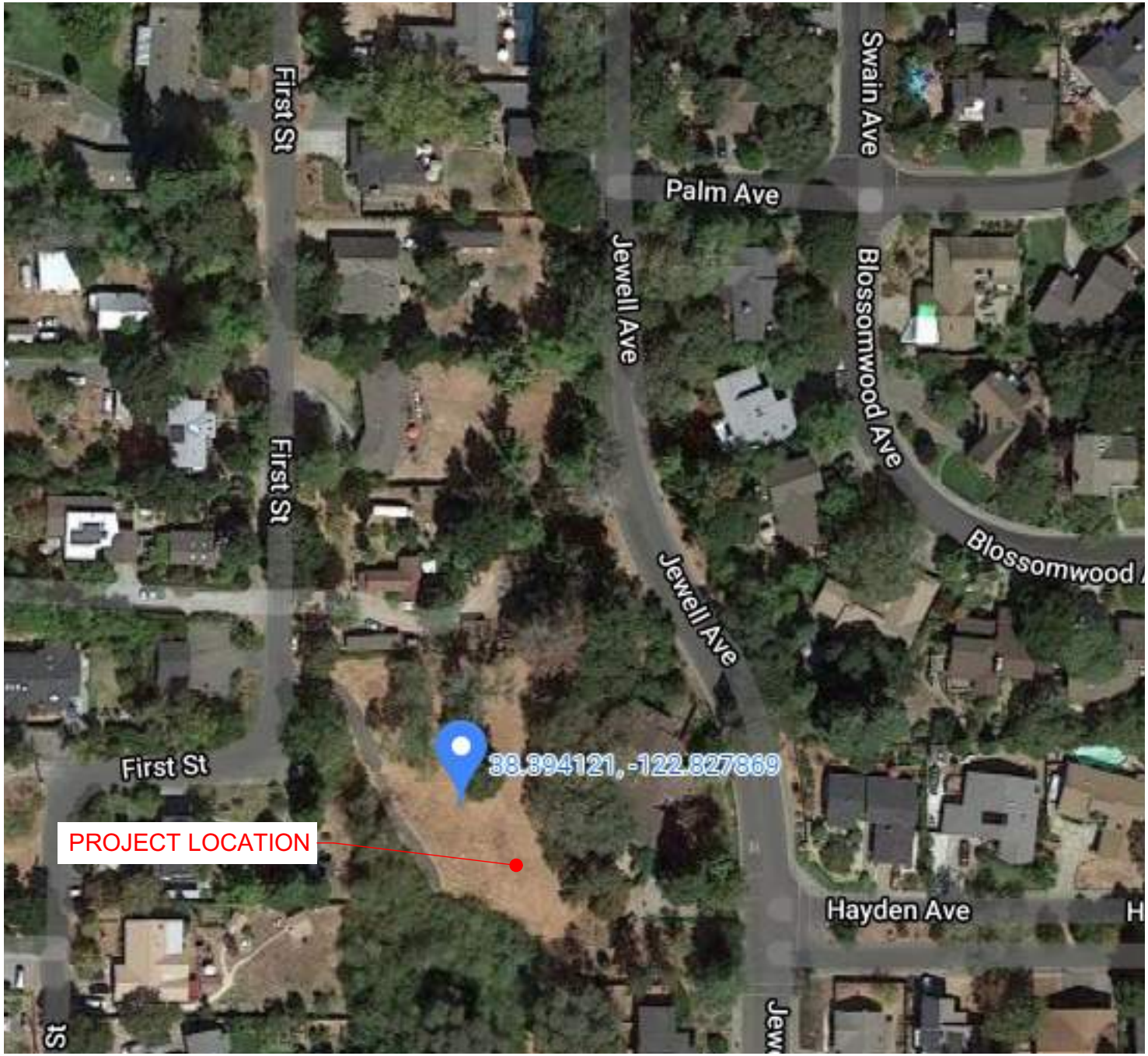
		fence height, retaining walls, ground slope, approximate neighboring structures and trees. 4. The section locations shall be referenced on the site, floor, and elevation plans.	
X		**Roof Plan:** The existing and proposed roof plan shall show the following: 1. Property lines 2. Outline of building footprint 3. Direction of drainage 4. Location of drainage collectors 5. Rooftop structures (e.g., vents, equipment, screening, access) 6. Material 7. Ridge 8. Various roof levels (heights/elevations) 9. Slope	(10)
X		**Grading/Drainage Plan:** A preliminary grading/drainage plan shall clearly show existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad, finished elevations, and retaining walls (with height and materials specified). Grading with retaining walls greater than 2' shall provide a cross section of 50' from retaining wall limits. Appropriate cross sections shall be shown to indicate slopes.	(10)
X		**Preliminary Landscape Plan:** A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit. The preliminary landscape plan shall indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture. The plan must adhere to the City's Water Reduction in Landscaping Ordinance.	(10)
X		**Sign Plans:** If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review. See Sign Plan application checklist available at the Planning Department.	(10)
REPORTS AND STUDIES			
X		**Arborist Report:** An Arborist Report is required for trees with a DBH of more than 10" are slated to be removed on a commercial, industrial, or multi-family property. On a single-family residential property, a report will be required for the proposed removal of four or more trees with a DBH of 20". The Arborist Report should include:	(2 physical & 1 digital)

		1. Type of tree, location, size, health and recommendations for alternatives to removal. 2. Map of site with the location of all trees of interest outlined in the report. Each tree should be numbered in the report and correspond to the trees shown graphically on the map. Photos of affected trees shall be included in the report. 3. Tree protection measures recommended before, during and after construction. 4. Each tree mentioned in the Arborist Report within the project area shall be clearly marked with tape on the site 10 days prior to the hearing. • Red Tape = Tree Proposed to be removed • Yellow Tape = Tree within the project area that will be preserved using the tree protection measures.	
□		**Photometric Study/Plan** A Photometric Study may be required for new or proposed lighting at commercial/industrial parking lots, sports courts, gas stations or other uses which may require significant lighting levels.	(1 physical & 1 digital)
□		**Other Reports or Studies may be required to comply with the California Environmental Quality Act (CEQA) or other City Policies and Regulations.** Any reports or studies submitted by the applicant may require peer review by a City-retained expert at the applicant's expense. As an alternative the applicant may request that the City have the report prepared in order to avoid the additional cost and time of a peer review. A report done under the auspices of the City will also be at the applicant's expense. These reports may include: □ Historical Analysis □ Traffic □ Soils/Geotechnical □ Noise □ Structural □ Solar/shadow □ Biological □ Visual Impact Analysis □ Archaeological □ Hydrological □ Parking Study □ Shadow Diagram	(1 physical & 1 digital)

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

Certification of Application Submittal	
I, the undersigned applicant, have read this application for a development permit and certify that the information, drawings and specifications checked above and submitted herewith are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.	
on behalf of Gregory Beale	5/13/21
Applicant's Signature	Date

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



1 LOCATION MAP

Builders' Studio
OF SEBASTOPOL
555 S. Main Street
Sebastopol, CA 95472

NEW RESIDENCE & ADU

Schoch
763 First Street
Sebastopol, CA
95472

PROJECT NO:	**20289**
DATE:	**5/4/2021**
ARCHITECT:	**M. Standley**
DRAFTING:	**R. Connelly**

LOCATION MAP

DR

Builders' Studio
OF SEBASTOPOL

Date:

Schoch – New Residence and ADU
7?? First Street
Sebastopol, CA 95472

Re: Written Statement – Design Review

New Residence and ADU on an existing R-3 zoned lot of .99 acres (43,181 SF).

1. Locate and construct a new two-story home that is 5,132 SF not including garage/storage.
2. Locate and construct a new one-story ADU that is 801 SF not including garage/storage.
3. Grading, landscaping, utilities for new residence and ADU.
4. Tree removal of one existing dying oak tree per arborist report.

Physical Address: 555 South Main Street Suite 3 | Sebastopol CA 95472
Mailing Address: 555 South Main Street Suite 1 | Sebastopol CA 95472
707.827.3388

PRELIMINARY REPORT

Sonoma Title Guaranty Company
POLICY ISSUING AGENT FOR
Security Union Title Insurance Company

137 South Main Street
Sebastopol, CA 95472

Phone: (707) 823-5326
Fax: (707) 823-4618

OUR ESCROW NO.: 02400070-004-MT

SELLING AGENT:

LISTING AGENT:

BUYER:

SELLER: STEVEN SCHOCH and THOMAS SCHOCH and LISA SCHOCH and DAVID SCHOCH

PROPERTY ADDRESS: 763 FIRST STREET
SEBASTOPOL, CA 95472

PRELIMINARY REPORT

Sonoma Title Guaranty Company
POLICY ISSUING AGENT FOR
Security Union Title Insurance Company

137 South Main Street
Sebastopol, CA 95472

Phone: (707) 823-5326
Fax: (707) 823-4618

TO:
Attn.:

ESCROW NO.: 02400070-004-MT
YOUR NO.:
ESCROW OFFICER: Mickey Tornay

Dated as of **March 29, 2002, at 7:30 a.m.**

In response to the above referenced application for a Policy of Title Insurance, **Sonoma Title Guaranty Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a **Security Union Title Insurance Company** Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms should be read. They are available from the office which issued this report.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO HEREIN AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN THE ATTACHED LIST OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED. IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

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

Michael E. Galletti/dn , TITLE OFFICER

SCHEDULE A

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

A FEE

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

STEVEN K. SCHOCH, A MARRIED MAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 25% INTEREST; THOMAS K. SCHOCH, A SINGLE MAN, AS TO AN UNDIVIDED 25% INTEREST; LISA M. SCHOCH, A SINGLE WOMAN, AS TO AN UNDIVIDED 25% INTEREST; DAVID P. SCHOCH, A MARRIED MAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 25% INTEREST

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

Being a portion of Lots 5 and 6 as shown upon the Map of The Lincoln Addition to the Town of Sebastopol, filed September 12, 1904 in the Office of the County Recorder of Sonoma County in Book 17 of Maps, page 2, Sonoma County Records, said portion being more particularly described as follows:

Beginning at a point on the Eastern line of said Lot 5, distant on said Eastern line, South 1° 03' 1/2' East, 110.30 feet from the Northeastern corner of said Lot 5; thence North 89° 50' West, a distance of 63.26 feet; thence South 85° 46' West, a distance of 149 feet to the Western line of said Lot 5; thence South along the Western line of said Lot 5, a distance of 75.90 feet to the Southwestern corner of said Lot 5; thence South 89° 30' East along the Southern line of said Lot 5, a distance of 43 feet; thence South 0° 22' West, a distance of 368.37 feet to the Southern line of said Lot 6; thence North 83° 06' East along the Southern line of said Lot 6, a distance of 179.50 feet, more or less, to the Southeastern corner of said Lot 6; and, thence North 1° 03' 1/2" West along the Eastern lines of said Lots 6 and 5, a distance of 433.85 feet, more or less, to the point of beginning.

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows.

1. **Property Taxes (including special taxes, personal property taxes and/or assessment collected with taxes) for fiscal year 2002-2003, now a lien but not yet due or payable.**

2. **Property Taxes (including special taxes, personal property taxes and/or assessments collected with taxes) for fiscal year 2001-2002, as follows:**

First Installment:	**$930.17, Paid**
Second Installment:	**$930.17, Due and Payable**
A. P. Number:	**004-172-007**
Code Area:	**5-001**
Full Value:	
Land:	**$156,060.00**
Improvements:	**$None**
Exemption:	**$None**
Personal Property:	**$None**
Flat Charge:	**$2.50 (ZN 1A,LAGUNA MARK WST)**
Flat Charge:	**$6.00 (MARIN-SON. MOSQ & VCD)**
Flat Charge:	**$60.00 (PALM DRIVE HELTH CARE)**
Flat Charge:	**$11.66 (SEBASTOPOL LGT MAINT.)**
Assessed:	**SEPARATELY**

3. **The herein described property lies within the boundaries of the Sebastopol Lighting Maintenance Special Assessment District and is subject to all taxes, assessments and obligations thereof.**

4. **The lien of supplemental taxes, if any, assessed as a result of transfer of interest and/or new construction, said supplemental taxes being assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.**

5. **Covenants, Conditions and Restrictions, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent said Covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicapped persons, as set forth in the document:**

   Recorded: **January 5, 1906 in Book 225 of Deeds, page 168, Sonoma County Records**

   NOTE: Section 12956.1 of the Government Code provides the following: If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

   Said document contains no express words of reversion or of re-entry in the event of violation thereof.

SCHEDULE B (Continued)

6. **A Deed of Trust to secure an indebtedness in the original amount shown below:**

Amount:	**$160,000.00**
Trustor:	**Steven K. Schoch, a married man as his sole and separate property, as to an undivided 25% interest; Thomas K. Schoch, a single man as to an undivided 25% interest; Lisa M. Schoch, a single woman as to an undivided 25% interest; David P. Schoch, a married man as his sole and separate property, as to an undivided 25% interest**
Trustee:	**New Century Title Company, a California Corporation**
Beneficiary:	**Paul L. Schoch and Patty J. Schoch, Trustees of the Schoch Family Trust dated Jan. 30, 1991**
Dated:	**November 22, 2001**
Recorded:	**December 5, 2001 as Document No. 2001-166875 of Official Records of Sonoma County**
Returned to:	**Steven K. Schoch, 974 Bluebonnet Drive, Sunnyvale, CA 94086**

***** END OF SCHEDULE B *****

NOTE NO. 1: EFFECTIVE JULY 1, 1994 ALL DOCUMENTS TO BE RECORDED IN CALIFORNIA MUST CONFORM TO THE FOLLOWING:

(A) A PAGE FOR THE PURPOSE OF RECORDING SHALL BE ONE PRINTED SIDE OF A SINGLE PIECE OF PAPER WHICH IS 8 ½ INCHES BY 11 INCHES.

(B) A SHEET SHALL BE ONE PRINTED SIDE OF A SINGLE PIECE OF PAPER WHICH IS NOT EXACTLY 8 ½ INCHES BY 11 INCHES BUT NOT GREATER THAN 8 ½ INCHES BY 14 INCHES.

(C) IF A PAGE OR SHEET DOES NOT CONFORM TO THE DIMENSIONS OF 8 ½ INCHES BY 11 INCHES THE RECORDER SHALL CHARGE $3.00 EXTRA PER PAGE OR SHEET OF THE DOCUMENT.

THESE CHANGES ARE PURSUANT TO THE GOVERNMENT CODE SECTIONS 27201, 27361 AND 27361.5 WHICH WERE ENACTED IN THE 1992 LEGISLATIVE SESSION TO BE EFFECTIVE JULY 1, 1994.

NOTE NO. 2: If a 1970 ALTA Lender's or 1975 ALTA Leasehold Lender's policy form has been requested, the policy, when approved for issuance, will be endorsed to add the following to the Exclusions From Coverage contained therein:

Loan Policy Exclusion:

Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

(i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or

(ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or

(iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:

  (a) to timely record the instrument of transfer; or

  (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

NOTE NO. 3: The Buyers are hereby notified that a transfer of this property may be subject to the withholding provisions of California Revenue and Taxation Code Sections 18805 and 26131 regarding the sale of California property by non-resident sellers.

NOTE NO. 4: If this order is cancelled the charge for the cancellation will be that amount which in the opinion of the Company is proper compensation for its services, but in no event shall the charge be less than the minimum amount required under Section 12404.1 of the State of California Insurance Code.

NOTE NO. 5: If this Company is requested to disburse funds in connection with this transaction, Chapter 598, Statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold period for cashier's checks, certified checks and teller's checks is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

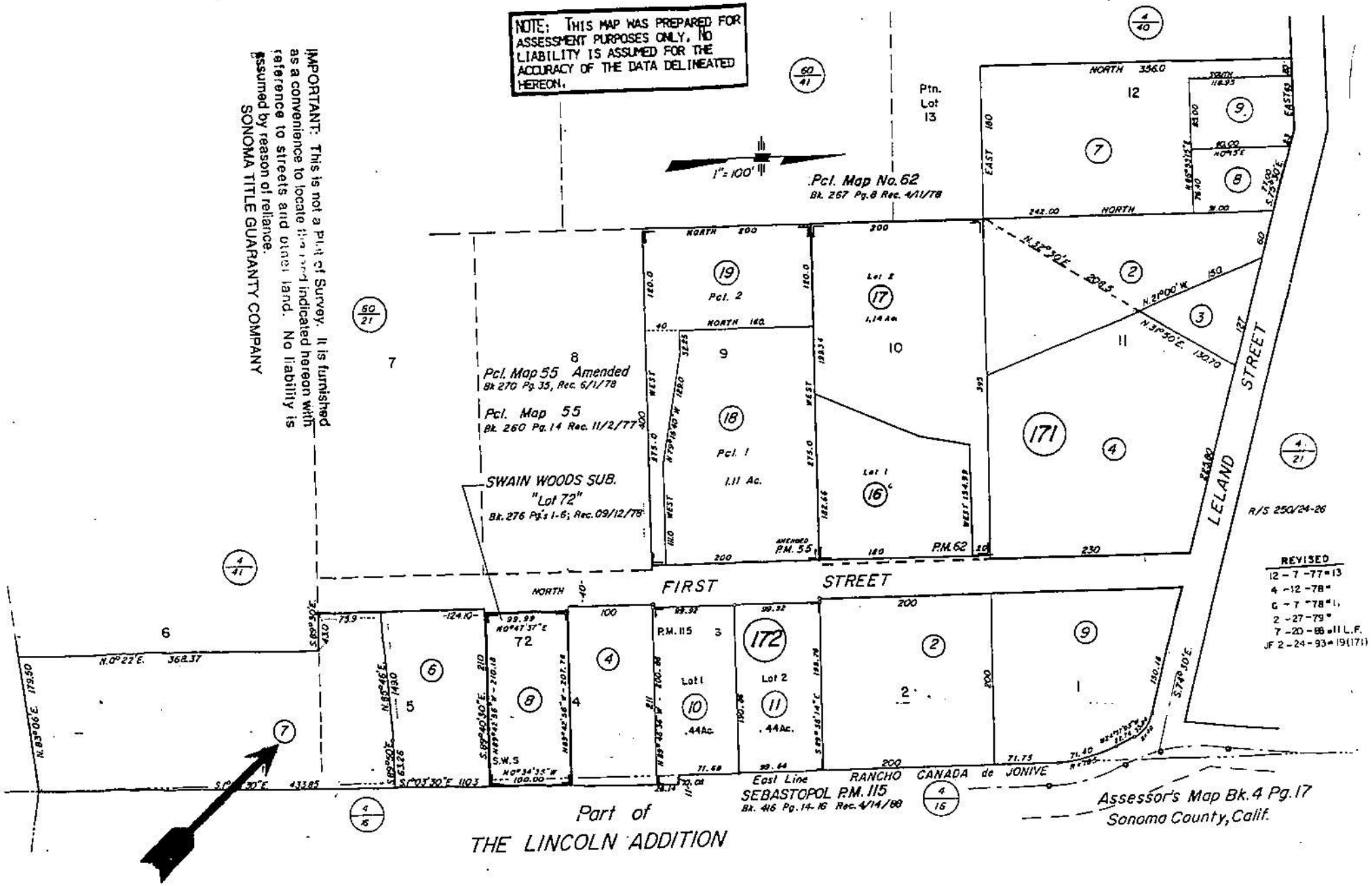
Sonoma Title Guaranty Company will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by State Law. (Wire transfer information available upon request).

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
5-001

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the parcel indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance.
SONOMA TITLE GUARANTY COMPANY



LIST OF PRINTED EXCEPTIONS AND EXCLUSI

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLIC

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or da expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinanc regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions o now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the la land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or gove to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Polic coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for v

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insure
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured morto interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the in any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situ

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidence mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creat of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE — SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real pr by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or whic be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

Builders' Studio
OF SEBASTOPOL

Date: 5/11/21

Schoch – New Residence and ADU
7?? First Street
Sebastopol, CA 95472

Re: Site Data - Design Review

1. Zoning District: R-3
2. Use: Existing – Empty undeveloped lot; Proposed – Residential Home and ADU
3. Lot Size: .99 Acres or 43,181 square-feet
4. Lot Coverage: 5.6% or 6,542 square-feet
5. Number of units: 2, one single-family dwelling and one detached ADU
6. Building Floor Area: Existing – 0% & 0 square-feet; Proposed: 6,613 square-feet total (main residence) - 2,990 SF (main floor), 3,623 SF (lower floor including 611 SF unconditioned space and 1,481 SF garage/shop/storage); 1,107 square-feet total (ADU + Garage) - 801 SF conditioned space and 306 SF garage
7. Floor Area Ratio: N/A – Residential Project
8. Parking Spaces: 3 covered main residence, 1 covered ADU
9. Height: 27'-8 ½" main residence, 16'-1" ADU – closest height from grade to ridge for both main residence and ADU.
10. Setbacks: R-3; 30' Front, 20' Secondary Front Yard, 10' Side, 20' min./30' max. Rear; ADU – 30' Front, 20' Second Front Yard, 3' Side, 20' min./30'max. Rear. See attached sub-division map for actual limits for this lot.
11. Landscaping: See attached, performance based approached used.
12. Trees: See attached, removal of one existing dying oak tree.
13. Grading: Cut - 660 yds Fill – 300 yds
    Import – 0 yds Off-Haul – 360 yds

Physical Address: 555 South Main Street Suite 3 | Sebastopol CA 95472
Mailing Address: 555 South Main Street Suite 1 | Sebastopol CA 95472
707.827.3388

Recorded at the request of:

Paul L. Schoch

Return and Mail to:

Paul L. Schoch

335 Sparkes Rd.

Sebastopol, CA 95472

Escrow No.

2003040188

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

The undersigned Paul L. Schoch and Patty J. Schoch Trustees of the Schoch Family Trust Beneficiaries, in and under the provisions of that certain Deed of Trust executed by Steven K. Schoch Thomas K. Schoch, Lisa M. Schoch, and David P. Schoch Trustors, to New Century Title Company as Trustee, dated November 22, ~~19~~ 2001, and recorded December 5, ~~19~~ 2001 as Instrument No. 2001-166875, ~~in Book/Reel~~ NA, ~~Page/Image~~ NA, of Official Records in the office of the Recorder of Sonoma County, State of California, do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of Paul L. Schoch and Patty J. Schoch, Trustees of the Schoch Family Trust in place and instead of New Century Title Company, the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named.

And whereas the holder of the obligation thereunder has requested said substituted Trustee to reconvey the estate granted to Trustee under said Deed of Trust,

NOW THEREFORE Paul L. Schoch and Patty J. Schoch, Trustees of the Schoch Family Trust as substituted Trustee, do(es) hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of Sebastopol, County of Sonoma, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Dated January 02, ~~19~~ 2003

Paul L. Schoch Trustee

Patty J. Schoch Trustee

STATE OF CALIFORNIA } ss.

COUNTY OF Sonoma

On January 2, 2003 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul L. Schoch, Paty J. Schoch

personally known to me (or proved to be on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge 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.

WITNESS my hand and official seal.

CHRIS D. PELLASCINI
Commission # 1356696
Notary Public - California
Sonoma County
My Comm. Expires May 16, 2006

(SPACE FOR NOTARY SEAL)

Notary's Signature

NEW CENTURY TITLE COMPANY

RECORDING REQUESTED BY:

Paul L. Schoch

AND WHEN RECORDED MAIL TO:

Steven K. Schoch
974 Bluebonnet Drive
Sunnyvale, CA 94086

2007000515

OFFICIAL RECORDS OF
SONOMA COUNTY
EEVE T. LEWIS

GENERAL PUBLIC
01/03/2007 09:12 DEED
RECORDING FEE: 7.00
PAID

1 PG

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 004-172-017 Order No.: NA Escrow No.: NA

GRANT DEED

GIFT

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS $
CITY TRANSFER TAX IS $

☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ unincorporated area ☒ city of Sebastopol AND County of Sonoma

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged, Paul L. Schoch and Patty J. Schoch, Trustees of the Schoch Family Trust dated January 30, 1991 as to an undivided 75% interest.

hereby GRANT(S) to

Steven K. Schoch, a married man as his sole and separate property.

the following described real property in the County of **Sonoma**, State of California:

Lot #3 as delineated on City of Sebastopol Parcel Map No. 140, Recorded in Book 647 of Maps at Page 31-33, Sonoma County Records.

Paul L. Schoch Trustee
Paul L. Schoch, Trustee

Patty J. Schoch Trustee
Patty J. Schoch, Trustee

Document Date:

STATE OF CALIFORNIA)SS
COUNTY OF Sonoma)
On December 1, 06 before me, RICHARD L. PELLASCINI a notary Public
personally appeared Paul L. Schoch + Patty J. Schoch,
personally known to me (or 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 acted, executed the instrument.
WITNESS my hand and official seal.

Signature Richard Pellascini

RICHARD L. PELLASCINI
Commission # 1657841
Notary Public - California
Sonoma County
My Comm. Expires Apr 11, 2010

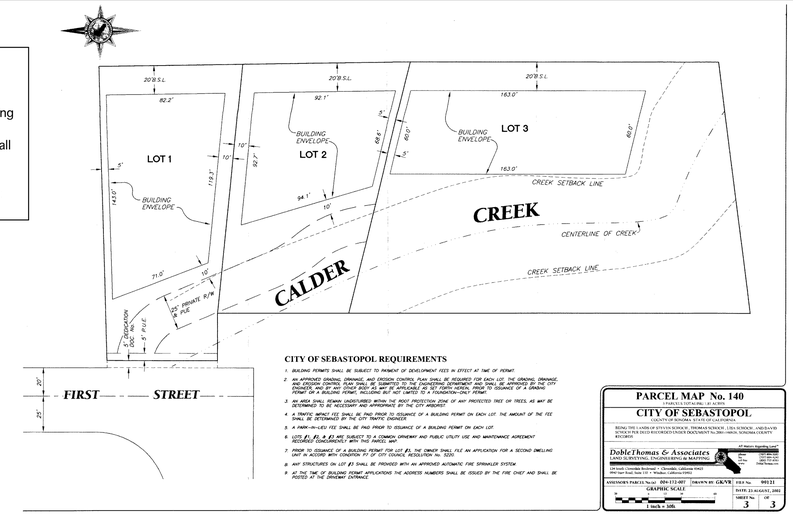
MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Name Street Address City & State

SMS Vision Form GD

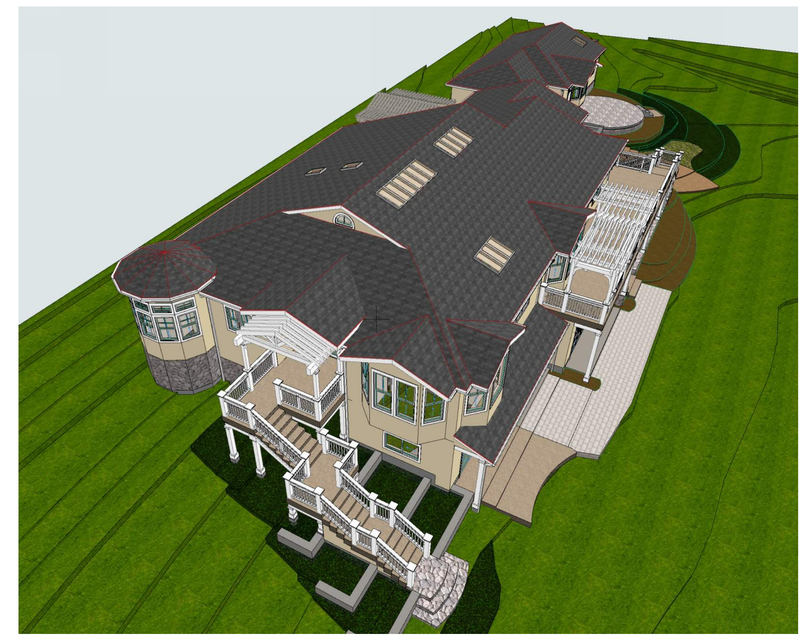
SUMMARY SCOPE OF WORK:
NEW RESIDENCE AND ADU

1. Locate and construct a new two-story home: 5,132 SF including conditioned and unconditioned "living" space
2. Locate and construct a new one-story ADU: 801 SF including all conditioned living space
3. Grading, landscaping, utilities for new residence and ADU
4. Tree removal of one existing dying oak tree per arborist report



LOTS WITH BUILDING ENVELOPES

1"=50'-0"



GENERAL NOTES

NO SCALE

VICINITY MAP

Arborist:	Chip Sandborn Sandborn Tree Service, Inc. 119 Morris Street Sebastopol, CA 95472 (707) 823-9144	Owner:	Steven and Rose Schoch 974 Bluebonnet Drive Sunnyvale, CA 94086 (408) 732-4476	A.P. Number:	004-172-017	Area Tabulations:	
Civil Engineer:	LACO Associates Chad Mosier PE, PLS 3490 Regional Pkwy Santa Rosa, CA 95403 (707) 525-1222	Architect:	Marilyn Standley Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 829-3226	Zoning:	R-3		
				Site Location:	7XX First Street Sebastopol, CA 95472		
				Site Area:	0.99 Acres/ 43,181 SF		
				Occupancy:	Group R, Div. 3		
		Designer Drafter:	Ryan Connelly Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 327-3627	Code:	2019 CBC, 2019 CRC, 2019 CalGreen Code, 2019 California Energy Code Supplement		
				Construction:	Type VB, Non-rated		
		Landscape:	Builders' Studio of Sebastopol Gregory Beale 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)	Contractor:	Thrive Construction Gregory Beale 555 South Main Street. Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)		

New House Footprint: (Includes porches/stairs >/= 30" & main floor overhangs)	4,668 SF
New House: (both floors conditioned floor area)	4,521 SF
Main Floor: (conditioned floor area)	2,990 SF
Lower Floor: (conditioned floor area)	1,531 SF
Lower Floor Multi-Purpose Room & Storage: (unconditioned space)	611 SF
Lower Floor Garage/Shop/Storage: (unconditioned space)	1,481 SF
Combined Lower Level:	3623 SF
Front Porch/Deck & Stairs:	274 SF
Rear Master Bedroom Deck & Stairs:	125 SF
Rear Deck Landing & Stairs near West Mudroom:	93 SF
West Side Porch/Patio at Mudroom below Deck:	214 SF
West Side Driveway below Porch/Deck:	91 SF
West Side Driveway below Low Roof:	157 SF
Front Bay Window overhang:	22 SF
East Side Bay Window overhang:	7 SF
Rear East Mudroom Alcove below Family Room:	62 SF
Total Lot Coverage (Footprint) House:	4,668 SF

	New ADU Footprint: (includes stairs, patios >/+30")	1,607 SF
	New ADU Conditioned Floor Area:	801 SF
	New ADU Garage:	306 SF
	Combined Floor Area:	1,107 SF
	Front (West) Patio:	324 SF
	Rear (South) Patio:	176 SF
	Total Lot Coverage (Footprint) ADU:	1,607 SF
	New Spa Trellis:	267 SF
	TOTAL LOT COVERAGE ALL STRUCTURES = 15.6%	
Site Coverage:	Existing:	0 SF
	Proposed:	6,542 SF

PROJECT DATA

A-1 Project Summary, Plot Plan, Project Data
A-2 Lot Plan
A-3 Site Plan
A-4 House Main Floor Plan
A-5 House Lower Level Floor Plan
A-6 Schedules
A-7 House Roof Plan
A-8 House Exterior Elevations
A-9 House Exterior Elevations
A-10 House Sections
A-11 ADU Floor Plan, Roof Plan, Schedules
A-12 ADU Exterior Elevations and Sections

C-1 Grading Plan and Earthwork
C-2 Cross Sections
C-3 Cross Sections
C-4 Utility Plan

L-Sheets are Large Format 30x42
L-1.0 Landscape Layout Plan
L-2.0 Landscape Preliminary Planting Plan
L-3.0 Landscape Preliminary Irrigation Plan
L-4.0 Landscape Preliminary Water Use Calculations

SHEET INDEX

Builders' Studio
OF SEBASTOPOL
369 SO. MAIN STREET
SEBASTOPOL CALIFORNIA 95472
OFFICE: (707) 827-3388 FAX: (707) 827-3253
www.BUILDERSSTUDIOINC.com
CSL: 878243

- Copyright ☡ 2017 BUILDERS' STUDIO
This drawing is an instrument of service and is the sole property of Gregory Beale Construction. Any use of this drawing without written consent is prohibited.

Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

SCHOCH RESIDENCE
New Residence and ADU

7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

LICENSED ARCHITECT MARILYN F. STANDLEY C-24596 RENEWAL DATE STATE OF CALIFORNIA

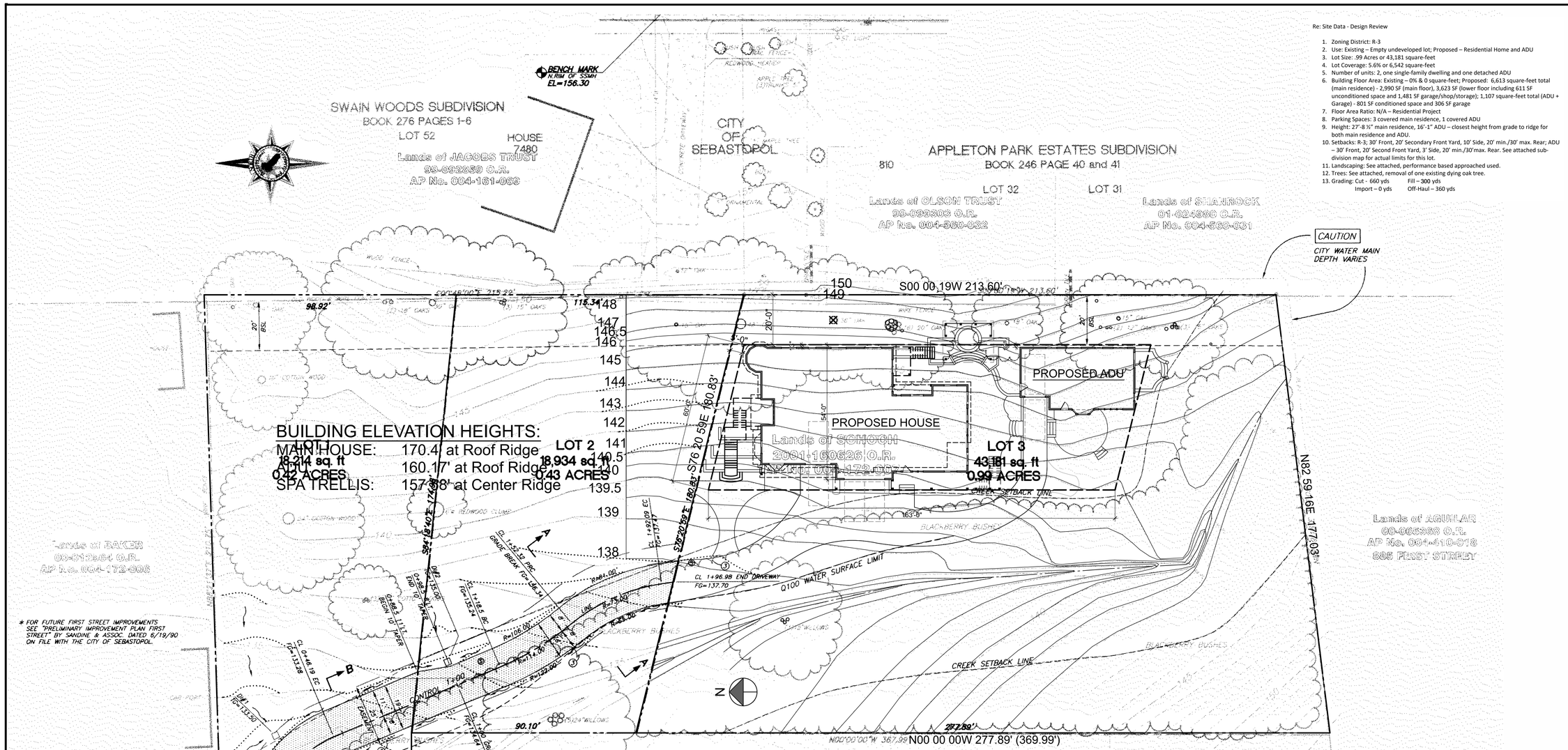
DATE: 5-13-21

Sheet
A-1

Scale

Re: Site Data - Design Review

1. Zoning District: R-3
2. Use: Existing – Empty undeveloped lot; Proposed – Residential Home and ADU
3. Lot Size:. 99 Acres or 43,181 square-feet
4. Lot Coverage: 5.6% or 6,542 square-feet
5. Number of units: 2, one single-family dwelling and one detached ADU
6. Building Floor Area: Existing – 0% & 0 square-feet; Proposed: 6,613 square-feet total (main residence) - 2,990 SF (main floor), 3,623 SF (lower floor including 611 SF unconditioned space and 1,481 SF garage/shop/storage); 1,107 square-feet total (ADU + Garage) - 801 SF conditioned space and 306 SF garage
7. Floor Area Ratio: N/A – Residential Project
8. Parking Spaces: 3 covered main residence, 1 covered ADU
9. Height: 27'-8 ½" main residence, 16'-1" ADU – closest height from grade to ridge for both main residence and ADU.
10. Setbacks: R-3; 30' Front, 20' Secondary Front Yard, 10' Side, 20' min./30' max. Rear; ADU – 30' Front, 20' Second Front Yard, 3' Side, 20' min./30'max. Rear. See attached sub-division map for actual limits for this lot.
11. Landscaping: See attached, performance based approached used.
12. Trees: See attached, removal of one existing dying oak tree.
13. Grading: Cut - 660 yds Fill – 300 yds
    Import – 0 yds Off-Haul – 360 yds



PLAN NOTES:

1. MATCH DRIVEWAY PAVING TO (E)E.P. – FIRST STREET
2. REMOVE GATE AND FENCE
3. REMOVE BLACKBERRY BUSHES EAST OF CREEK FROM TOP OF BANK THROUGH DRIVEWAY EASEMENT – LOT #1 & LOT #2
4. INSTALL 12"x18" BLACK LETTERS ON WHITE BACKGROUND SIGN "NO PARKING FIRE LANE"

PAVED DRIVEWAY 2" A.C. OVER 6" CL.II AB

NOTE: Contractor is responsible for compliance with the approved Tree Protection Plan (Sheet 4). Failure to comply fully with all restrictions, conditions, or mitigation measures in the Tree Protection Plan, as reflected on Sheet 4, may result in the issuance of a stop-work order, or the imposition of fines and penalties, or both.

DRIVEWAY PROFILE @ CONTROL LINE (CL)

H: 1"=20'
V: 1"=2'

LOT PLAN

1"=20'-0"

Builders Studio
OF SEBASTOPOL
369 SO. MAIN STREET
SEBASTOPOL CALIFORNIA 95472
OFFICE: (707) 827-3388 FAX: (707) 827-3253
www.BUILDERSSTUDIOINC.com
CSL: 878243

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Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

SCHOCH RESIDENCE
New Residence and ADU

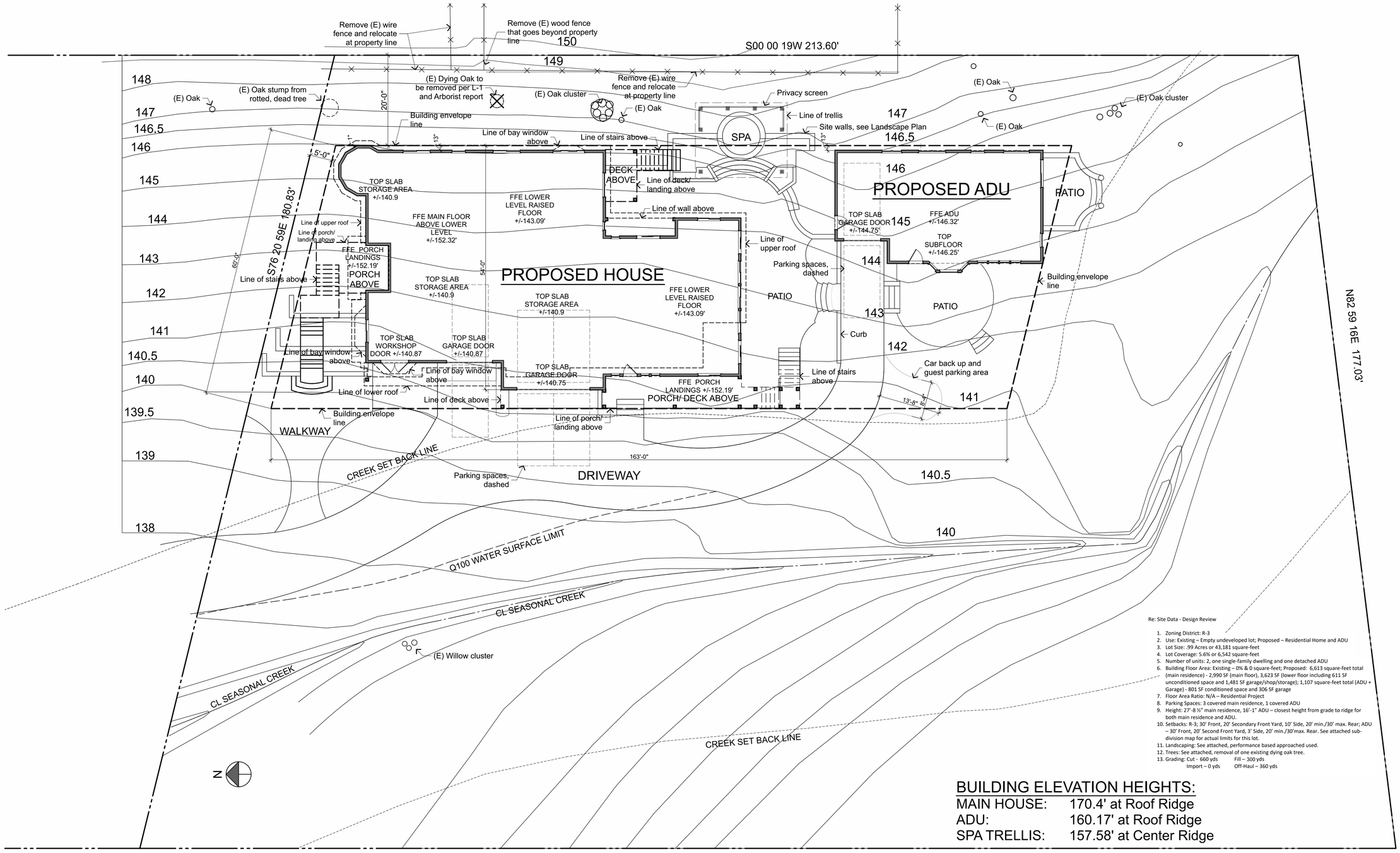
7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

LICENSED ARCHITECT
MARVIN F. STANDLEY
C-24296
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 5-13-21

Sheet
A-2

Scale



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12. Trees: See attached, removal of one existing dying oak tree.
13. Grading: Cut - 660 yds Fill – 300 yds
    Import – 0 yds Off-Haul – 360 yds

BUILDING ELEVATION HEIGHTS:

MAIN HOUSE:	170.4' at Roof Ridge
ADU:	160.17' at Roof Ridge
SPA TRELLIS:	157.58' at Center Ridge

NOTE: No structures on site. No structure demolition needed. Only item to be removed is one dying oak, as noted on Site Plan and L-1 and Arborist report.

NOTE: See Civil Plans for all utilities and drainage

NOTE: See L-1 Landscape Layout Plan for all paving surfaces, heights of site/landscape features & all trees of note

SITE PLAN

1"=10'-0"

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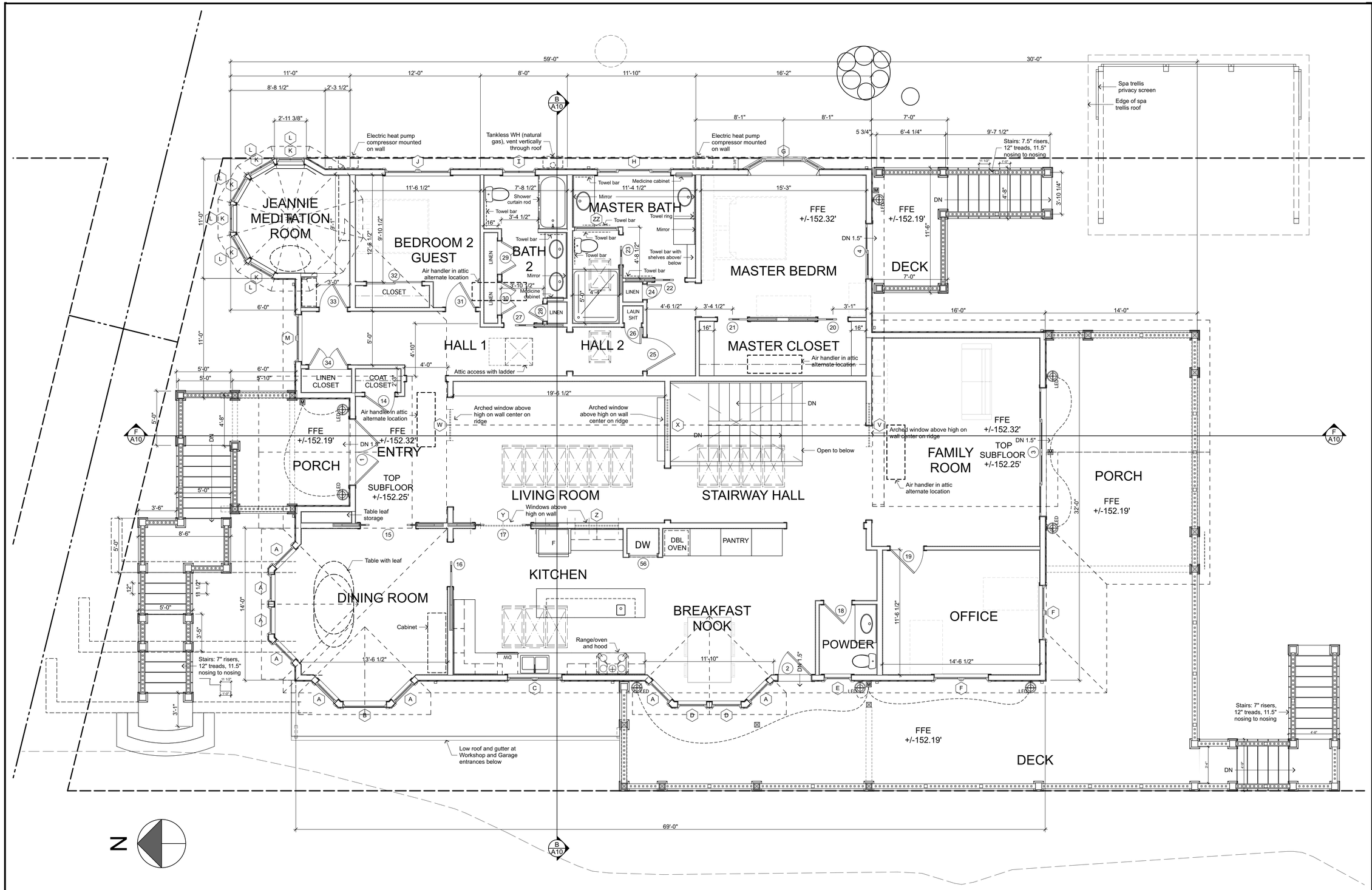
Sheet
A-3

Scale



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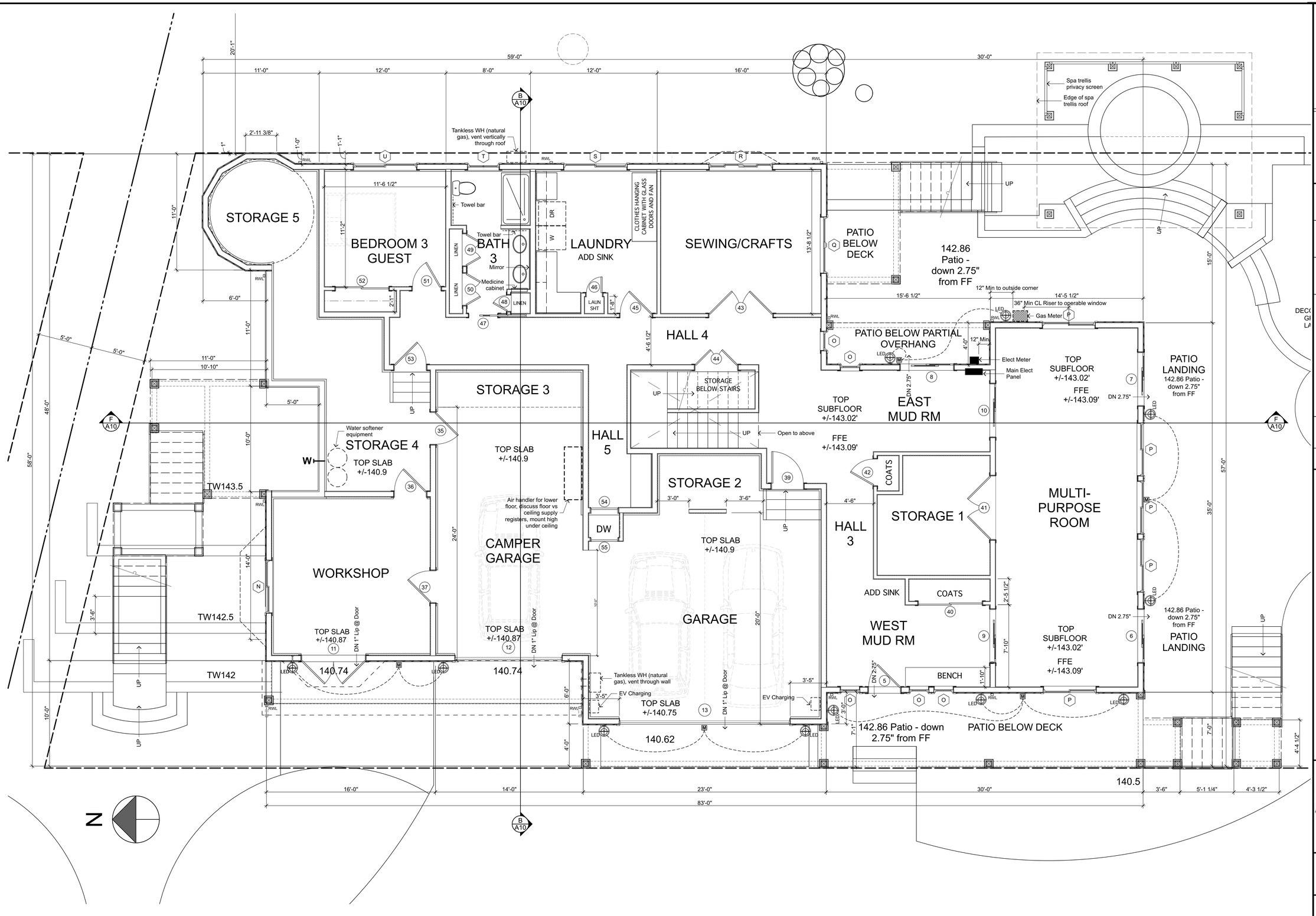
A-4

Scale

MAIN LEVEL FLOOR PLAN - MAIN HOUSE

1/4"=1'-0"



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A-5

Scale

LOWER LEVEL FLOOR PLAN - MAIN HOUSE

1/4"=1'-0"

WINDOW SYMBOL	ROOM NAME	SIZE	CN	MFR	MATERIAL	OPERATION	GLASS	TEMPERED	WALL	HEAD HEIGHT	REMARKS
A	DINING & KITCHEN	2660	ELDH3072	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-4" ABV SUBFLOOR	NORTH & WEST ELEVATION
B	DINING ROOM	4060	ELDHP4872	MARVIN 'ELEVATE'	FIBERGLASS	PICTURE	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-4" ABV SUBFLOOR	WEST ELEVATION
C	KITCHEN	5048	ELDH3048 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-4" ABV SUBFLOOR	WEST ELEVATION, MULLED ASSEMBLY
D	KITCHEN	2860	ELDH3272	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-4" ABV SUBFLOOR	WEST ELEVATION
E	POWDER	2630	ELDH3036	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	TEXTURED DUAL PANE	EXTERIOR PANES	2X6	8'-4" ABV SUBFLOOR	WEST ELEVATION
F	OFFICE	5048	ELDH3048 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-6" ABV SUBFLOOR	WEST & SOUTH ELEVATION, MULLED ASSEMBLY
G	BEDROOM 1 - MASTER	4953?	CN22-36-22 - HT68 - 11 3/8" DEPTH	MARVIN 'ELEVATE'	FIBERGLASS	30 DEGREE DH BAY	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-4 3/4" ABV SUBFLOOR	EAST ELEVATION, BAY UNIT W 11 3/8" Projection
H	BATH 1 - MASTER	6940	ELDH2248-ELDHP3848-ELDH2248	MARVIN 'ELEVATE'	FIBERGLASS	DH-PICTURE-DH	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-4" ABV SUBFLOOR	EAST ELEVATION, MULLED ASSEMBLY
I	BATH 2	3030	ELDH3636	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	TEXTURED DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	7'-4" ABV SUBFLOOR	EAST ELEVATION
J	BEDROOM 2	6050	ELDH3660 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-4" ABV SUBFLOOR	EAST ELEVATION
K	JEANNIE MEDITATION	2614	ELDHTR3016	MARVIN 'ELEVATE'	FIBERGLASS	DH TRANSOM	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-6" ABV SUBFLOOR	NORTH & EAST ELEVATION
L	JEANNIE MEDITATION	2644	ELDH3052	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	6'-8" ABV SUBFLOOR	NORTH & EAST ELEVATION
M	HALL 1	4440	ELDH2648 2W	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	NORTH ELEVATION, MULLED ASSEMBLY
N	WORKSHOP	5030	ELGL6036	MARVIN 'ELEVATE'	FIBERGLASS	GLIDER	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-0" ABV SLAB	NORTH ELEVATION
O	WEST MUDROOM	11044	ELDH2252	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	6'-10 1/4" ABV SUBFLOOR	WEST ELEVATION
O	EAST MUDROOM	11044	ELDH2252	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	6'-10 1/4" ABV SUBFLOOR	EAST ELEVATION
P	MULTI-PURPOSE ROOM	5050	ELGL6060	MARVIN 'ELEVATE'	FIBERGLASS	GLIDER	CLEAR, DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	6'-11 1/2" ABV SUBFLOOR	EAST, WEST & SOUTH ELEVATION
Q	SEWING/CRAFTS ROOM	5440	ELDH3248 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	SOUTH ELEVATION, MULLED ASSEMBLY
R	SEWING/CRAFTS ROOM	6030	ELGL3636 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR GLIDER	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	EAST ELEVATION, MULLED ASSEMBLY
S	LAUNDRY	6030	ELGL7236	MARVIN 'ELEVATE'	FIBERGLASS	GLIDER	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	EAST ELEVATION
T	BATH 3	3030	ELDH3636	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	TEXTURED DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	EAST ELEVATION
U	BEDROOM 3	6040	ELGL7248	MARVIN 'ELEVATE'	FIBERGLASS	GLIDER	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-2" ABV SUBFLOOR	EAST ELEVATION
V	STAIRWAY HALL	4020	ELDGRT25 2W DIRECT GLAZE	MARVIN 'ELEVATE'	FIBERGLASS	HALF ROUND	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	****	SOUTH ELEVATION BELOW RIDGE
W	LIVING HALL	21015	ELDGRT34 1W DIRECT GLAZE	MARVIN 'ELEVATE'	FIBERGLASS	HALF ROUND	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	****	NORTH ELEVATION BELOW RIDGE
X	LIVING/STAIRWAY HALL	4824	ELDGRT29 2W DIRECT GLAZE	MARVIN 'ELEVATE'	FIBERGLASS	HALF ROUND	CLEAR, SINGLE PANE	NOT TEMPERED	2X6	****	INTERIOR WINDOW, SECTION B, BELOW RIDGE
Y	LIVING HALL/KITCHEN	5220	ELDHTR6224	MARVIN 'ELEVATE'	FIBERGLASS	FIXED	CLEAR, SINGLE PANE	NOT TEMPERED	2X6	12'-4" ABV SUBFLOOR	INTERIOR WINDOW
Z	LIVING HALL/KITCHEN	4020	ELDHTR4824	MARVIN 'ELEVATE'	FIBERGLASS	FIXED	CLEAR, SINGLE PANE	NOT TEMPERED	2X6	12'-4" ABV SUBFLOOR	INTERIOR WINDOW
ZZ	BATH 1 - MASTER	4020	ESAWN4020	MARVIN 'ESSENTIAL'	FIBERGLASS	AWNING	CLEAR, SINGLE PANE	NOT TEMPERED		8'-4" ABV SUBFLOOR	INTERIOR WINDOW

NOTE; ALL GLAZING AT EXTERIOR WALLS TO BE LOW E2
NOTE: WINDOWS 'J' & 'U' ARE EGRESS WINDOWS
NOTE: SEE EXTERIOR ELEVATIONS FOR MUNTIN BAR PATTERNS, ALL MUNTIN BARS TO BE SIMULATED DIVIDED LITE
NOTE: WINDOWS 'H' & 'I' ALTERNATIVE OPTION IS MARVIN 'ESSENTIAL' CN - ESDH3030

WINDOW SCHEDULE

DOOR SYMBOL	ROOM NAME	SIZE	CN	INTER/EXTER	MFR	MATERIAL	STYLE	GLASS	TEMPERED	WALL	REMARKS
1	FRONT ENTRY	6068 PLUS TRANSOM		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED PAIR	TRANSOM, CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	NORTH ELEVATION
2	KITCHEN-NOOK	3068 PLUS TRANSOM		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED	TRANSOM, CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
3	FAMILY ROOM	11972	ELSFD12070 0XX0	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	SOUTH ELEVATION
4	BEDROOM 1 - MASTER	5072	ELSFD5070	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	SOUTH ELEVATION
5	WEST MUDROOM	3068		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	N/A	2X6	WEST ELEVATION
6	MULTI-PURPOSE ROOM	50610	ELSFD5068	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	SOUTH ELEVATION
7	MULTI-PURPOSE ROOM	50610	ELSFD5068	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	SOUTH ELEVATION
8	EAST MUDROOM	50610	ELSFD5068	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	EAST ELEVATION
9	MULTI-PURPOSE/MUD WEST	50610	ELSFD5068	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	
10	MULTI-PURPOSE/MUD EAST	50610	ELSFD5068	EXTERIOR	MARVIN 'ELEVATE'	FIBERGLASS	SLIDING FRENCH DOOR	CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	
11	WORKSHOP	6070 PLUS TRANSOM		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED PAIR	TRANSOM, CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
12	CAMPER GARAGE	10080		EXTERIOR			ROLL-UP	TOP ROW GLASS, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
13	DOUBLE GARAGE	16070		EXTERIOR			ROLL-UP	TOP ROW GLASS, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
14	ENTRY CLOSET	2868		INTERIOR		SC WOOD	HINGED			2X4	
15	DINING/FRONT ENTRY	5080		INTERIOR		SC WOOD	POCKET			2X6	
16	DINING/KITCHEN	4080		INTERIOR		SC WOOD	POCKET			2X6	
17	KITCHEN/LIVING	5080		INTERIOR		SC WOOD	POCKET			2X6	
18	POWDER	2668		INTERIOR		SC WOOD	HINGED			2X4	
19	OFFICE	3068		INTERIOR		SC WOOD	HINGED			2X4	
20	BEDROOM 1 - MASTER	2868		INTERIOR		SC WOOD	POCKET	MIRRORED		2X4	
21	BEDROOM 1 - MASTER	2868		INTERIOR		SC WOOD	POCKET	MIRRORED		2X4	
22	BATH 1 - MASTER	2868		INTERIOR		SC WOOD	POCKET			2X4	
23	BATH 1 - MASTER	2868		INTERIOR		SC WOOD	POCKET			2X4	
24	BEDROOM 1 - MASTER	1468		INTERIOR		SC WOOD	HINGED			2X4	
25	BEDROOM 1 - MASTER	3068		INTERIOR		SC WOOD	HINGED			2X4	
26	HALL 2/LAUNDRY SHUTE	1668		INTERIOR		**	**			2X4	20 MIN FIRE RATED ASSEMBLY
27	HALL 1/BATH 2	2868		INTERIOR		SC WOOD	POCKET			2X4	
28	BATH 2	1668		INTERIOR		SC WOOD	HINGED			2X4	
29	BATH 2	3068		INTERIOR		SC WOOD	HINGED PAIR			2X4	
30	BATH 2	3068		INTERIOR		SC WOOD	HINGED PAIR			2X4	
31	HALL 1/BEDROOM 2 - GUEST	2868		INTERIOR		SC WOOD	HINGED			2X4	
32	BEDROOM 2 - GUEST	5068		INTERIOR		SC WOOD	SLIDING	MIRRORED		2X4	
33	JEANNIE MEDITATION ROOM	2668		INTERIOR		SC WOOD	HINGED			2X4	
34	HALL 1	3668		INTERIOR		SC WOOD	HINGED PAIR			2X4	
35	STORAGE 3/STORAGE 4	3068				SC WOOD	HINGED			2X6	
36	WORKSHOP/STORAGE 4	3068				SC WOOD	HINGED			2X6	
37	WORKSHOP/CAMPER GARAGE	3068				SC WOOD	HINGED			2X6	
38	NOT USED									2X6	
39	DOUBLE GARAGE/EAST MUDROOM	3068		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED			2X6	20 MIN FIRE RATED ASSEMBLY
40	WEST MUDROOM	6068		INTERIOR		SC WOOD	SLIDING			2X4	
41	MULTI-PURPOSE/STORAGE 1	6068		EXTERIOR		SC WOOD	HINGED PAIR			2X6	
42	EAST MUDROOM	2668		INTERIOR		SC WOOD	HINGED			2X4	
43	SEWING-CRAFTS/HALL 4	6068		INTERIOR		SC WOOD	HINGED PAIR			2X4	
44	HALL 4	4068		INTERIOR		SC WOOD	HINGED PAIR			2X6	20 MIN FIRE RATED ASSEMBLY
45	HALL 4/LAUNDRY	3068		INTERIOR		SC WOOD	HINGED			2X4	
46	LAUNDRY SHUTE/LAUNDRY	1668		INTERIOR		SC WOOD	HINGED			2X4	20 MIN FIRE RATED ASSEMBLY
47	BATH 3/HALL 4	2868		INTERIOR		SC WOOD	POCKET			2X4	
48	BATH 3	1668		INTERIOR		SC WOOD	HINGED			2X4	
49	BATH 3	3068		INTERIOR		SC WOOD	HINGED PAIR			2X4	
50	BATH 3	3068		INTERIOR		SC WOOD	HINGED PAIR			2X4	
51	BEDROOM 3 - GUEST	2868		INTERIOR		SC WOOD	HINGED			2X4	
52	BEDROOM 3 - GUEST	5068		INTERIOR		SC WOOD	SLIDING	MIRRORED		2X4	
53	HALL 4/STORAGE 4	3068		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED			2X6	20 MIN FIRE RATED ASSEMBLY
54	HALL 5/DUMB WAITER	2640		**	**	**	**			2X6	20 MIN FIRE RATED ASSEMBLY
55	DOUBLE GARAGE/DUMB WAITER	2640		**	**	**	**			2X6	20 MIN FIRE RATED ASSEMBLY
56	KITCHEN/DUMB WAITER	2636		**	**	**	**			2X4	20 MIN FIRE RATED ASSEMBLY

NOTE: DOOR 3 & 4 TO BE MARVIN 'ELEVATE' TO MATCH WINDOWS

DOOR SCHEDULE

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STATE OF CALIFORNIA

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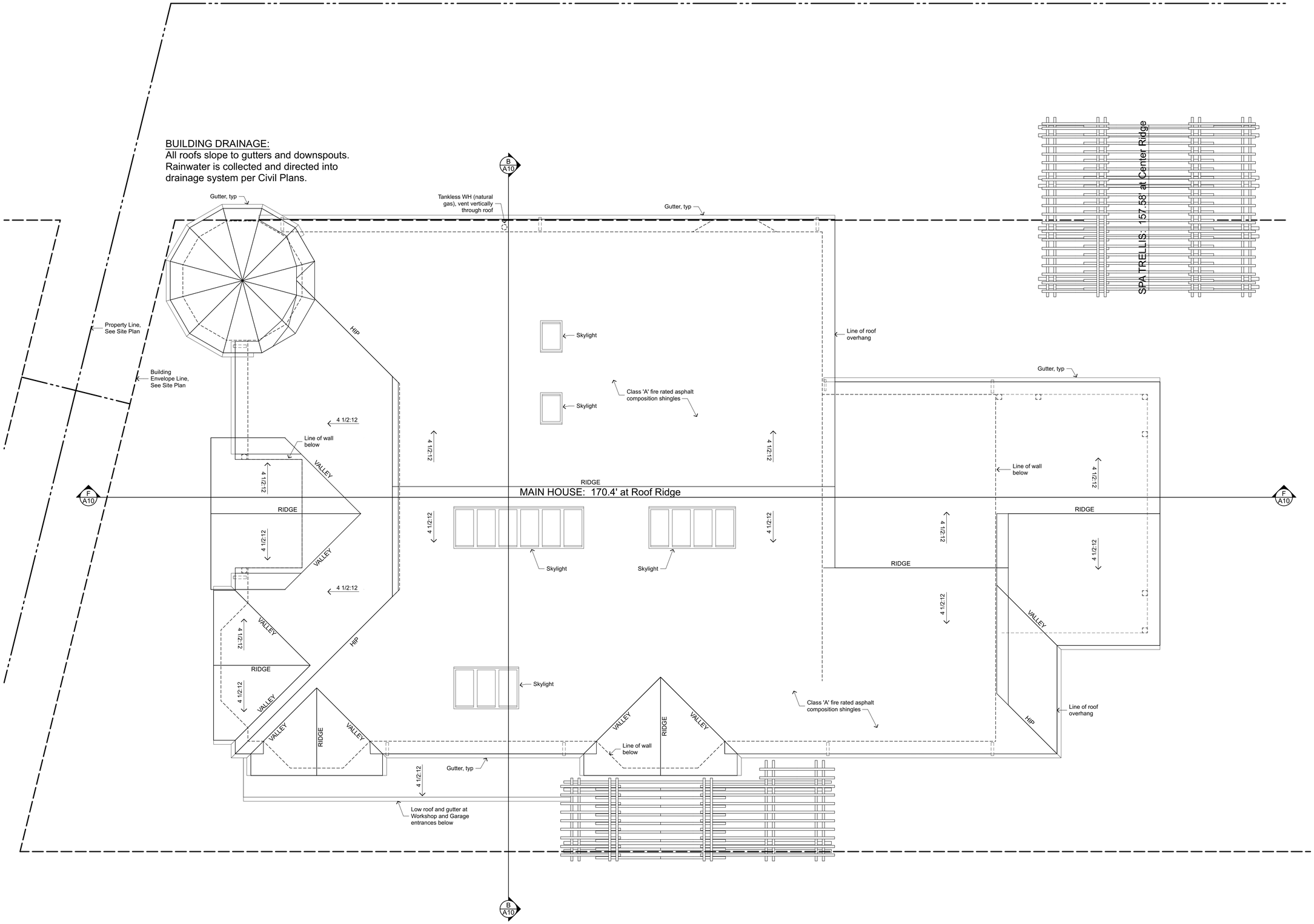
A-6

Scale

BUILDING DRAINAGE:
All roofs slope to gutters and downspouts.
Rainwater is collected and directed into
drainage system per Civil Plans.



ROOF PLAN - MAIN HOUSE

1/4"=1'-0"

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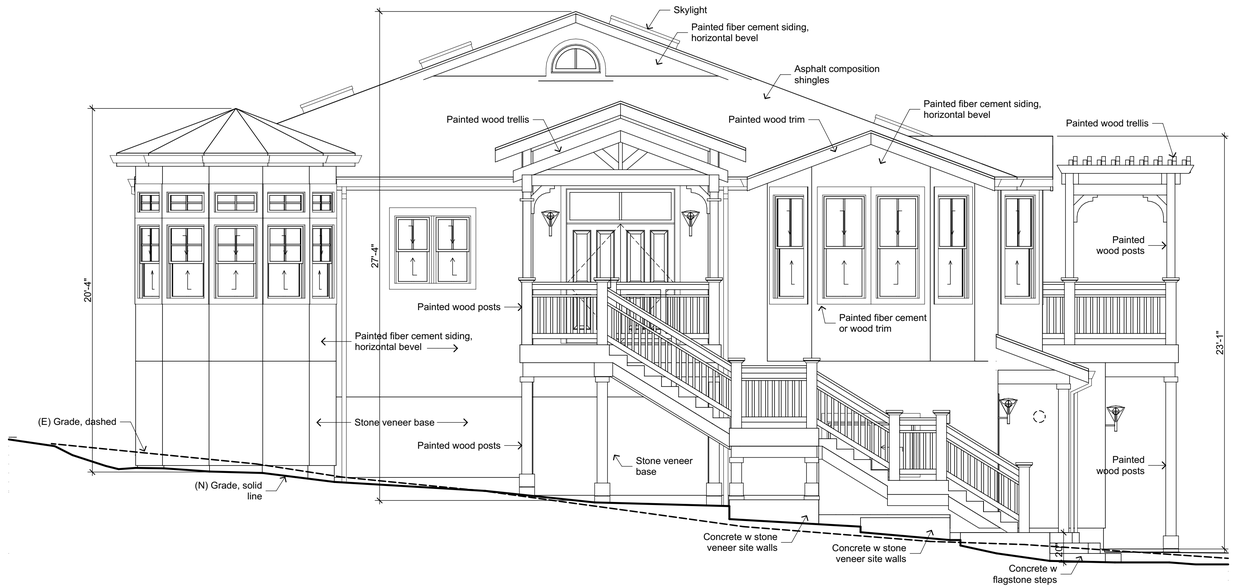
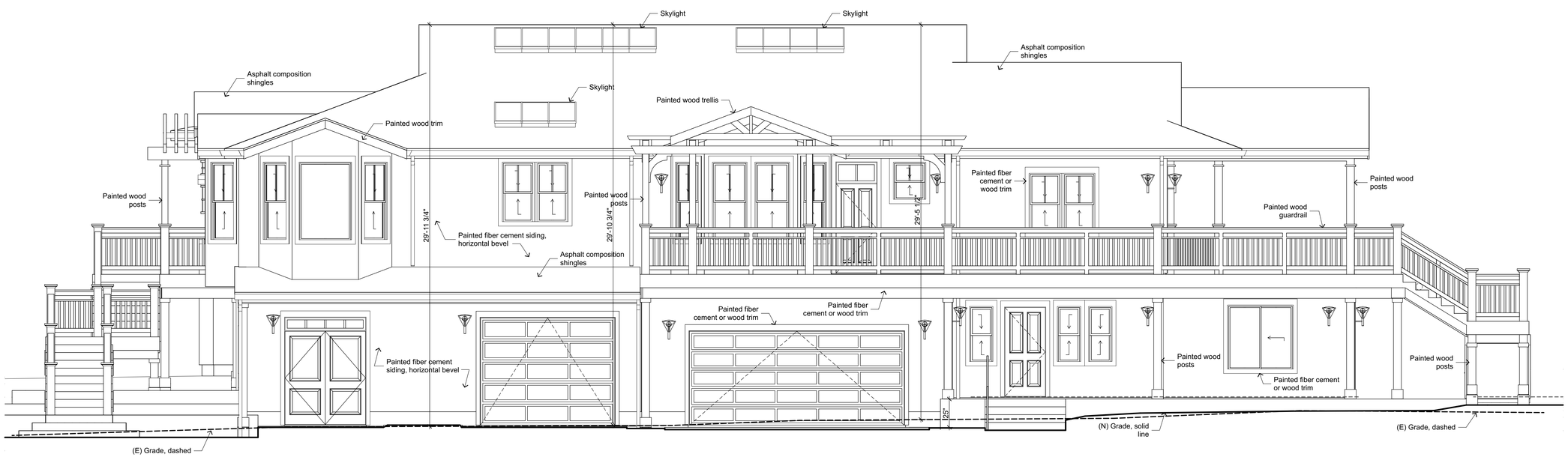
A-7

Scale



NORTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4"=1'-0"

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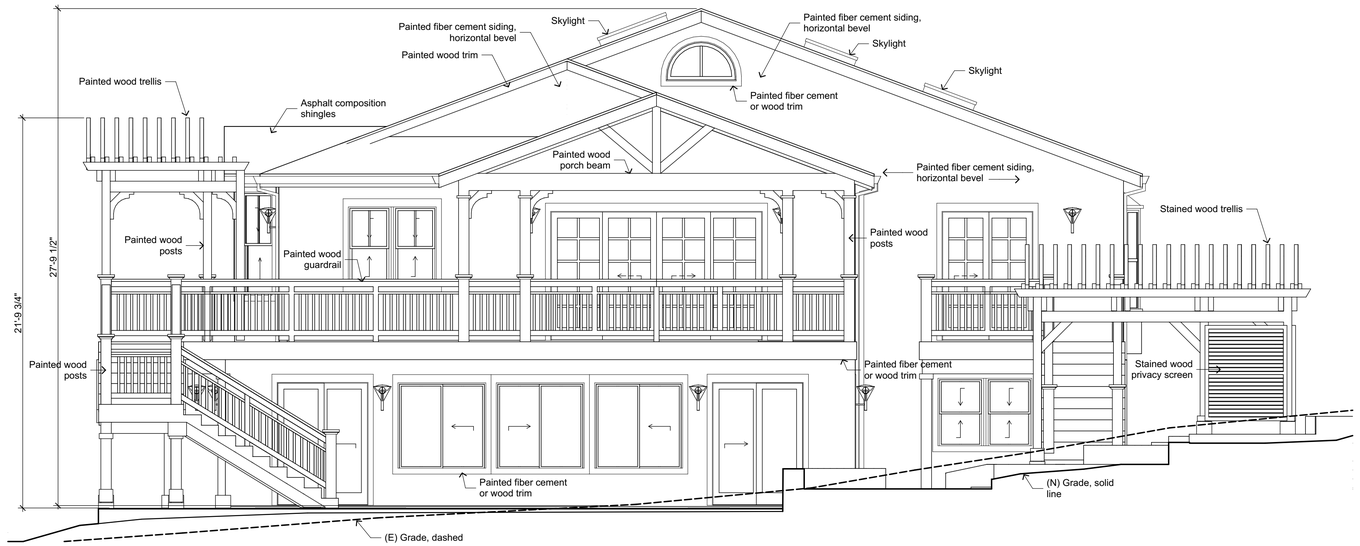
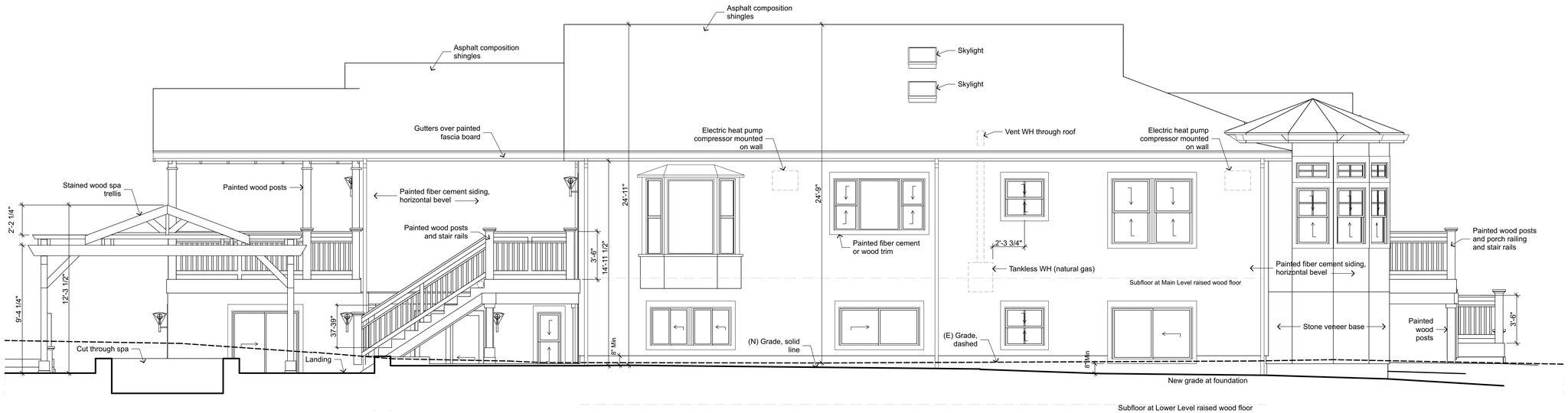
Scale



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4"=1'-0"

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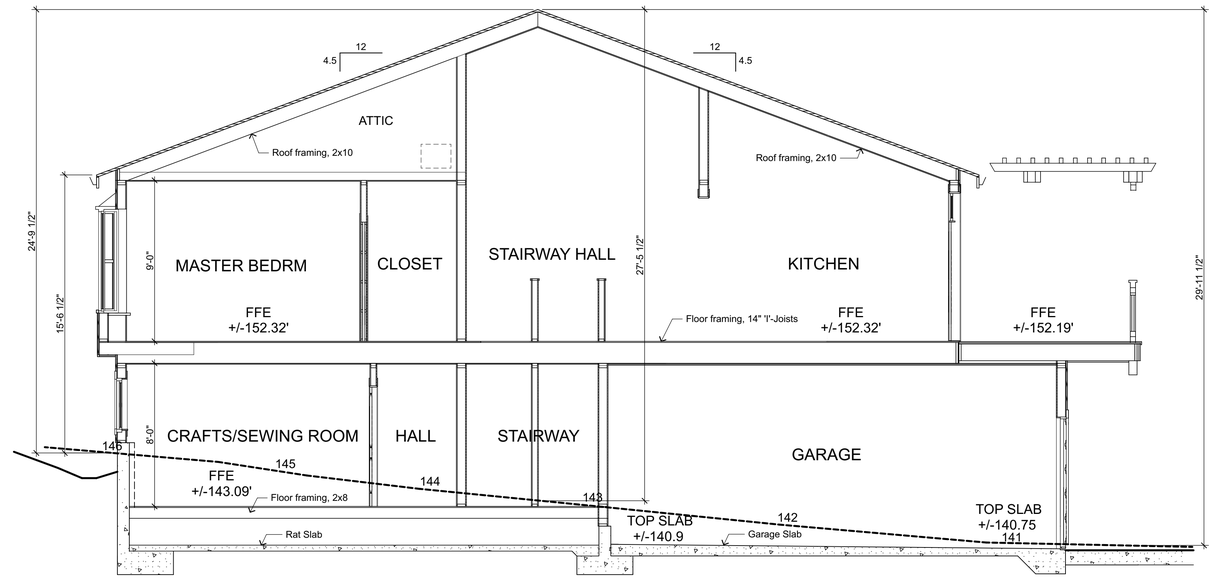
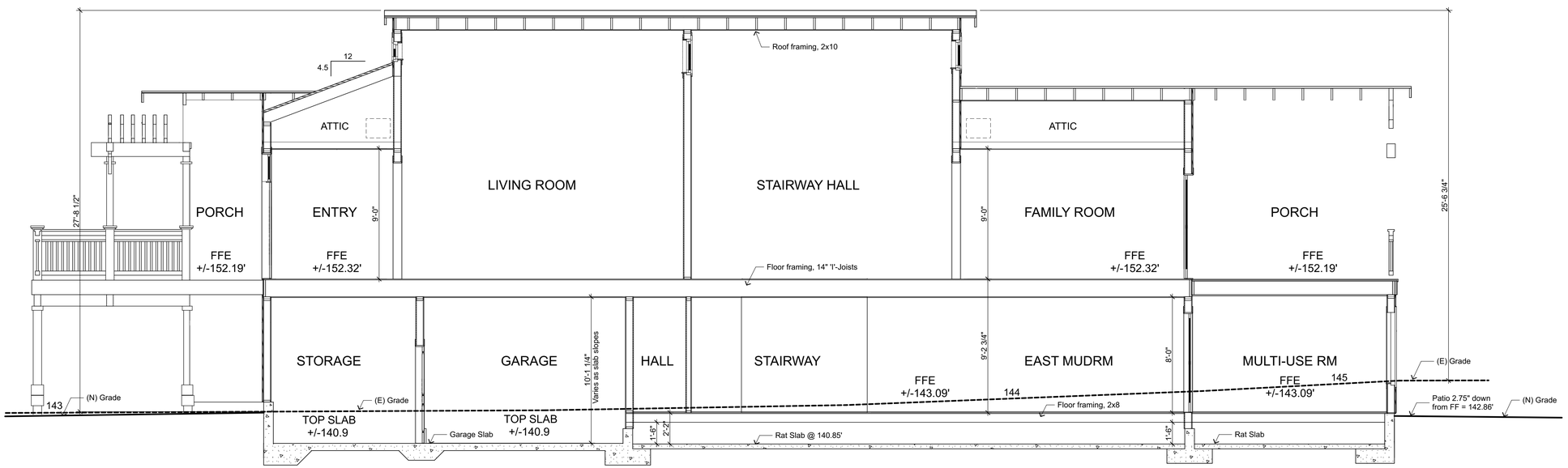
Scale



SECTION C

1/4" = 1'-0"



SECTION F

1/4" = 1'-0"

SECTIONS - MAIN HOUSE

1/4"=1'-0"

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New Residence and ADU

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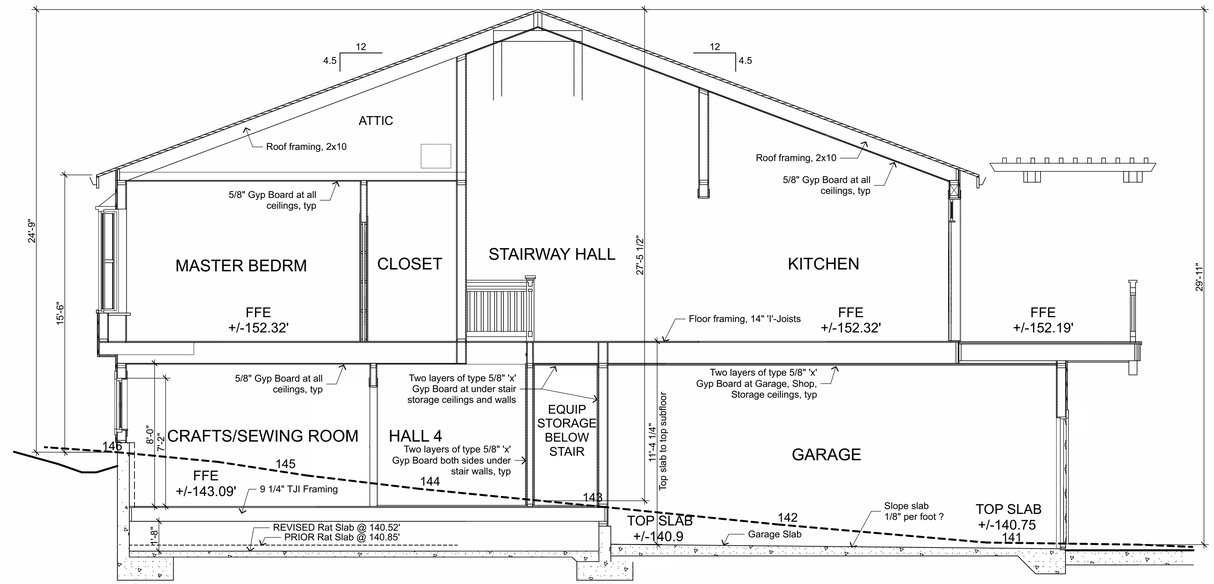
LICENSED ARCHITECT
MARILYN F. STANDLEY
C-24996
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 5-13-21

Sheet
A-10

Scale



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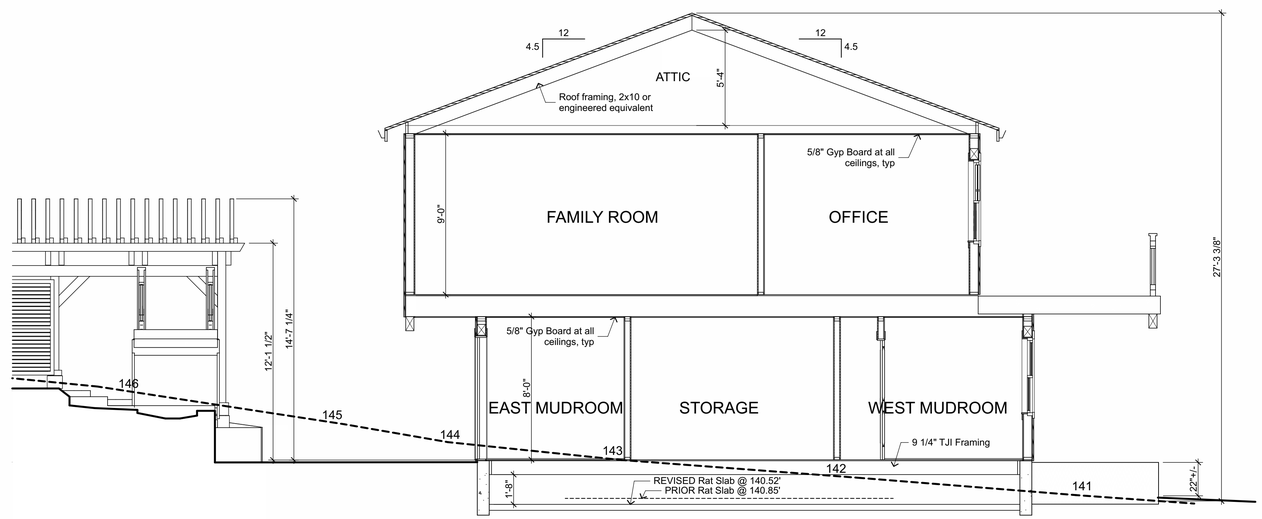

SECTION D 1/4" = 1'-0"

SECTIONS - MAIN HOUSE 1/4"=1'-0"

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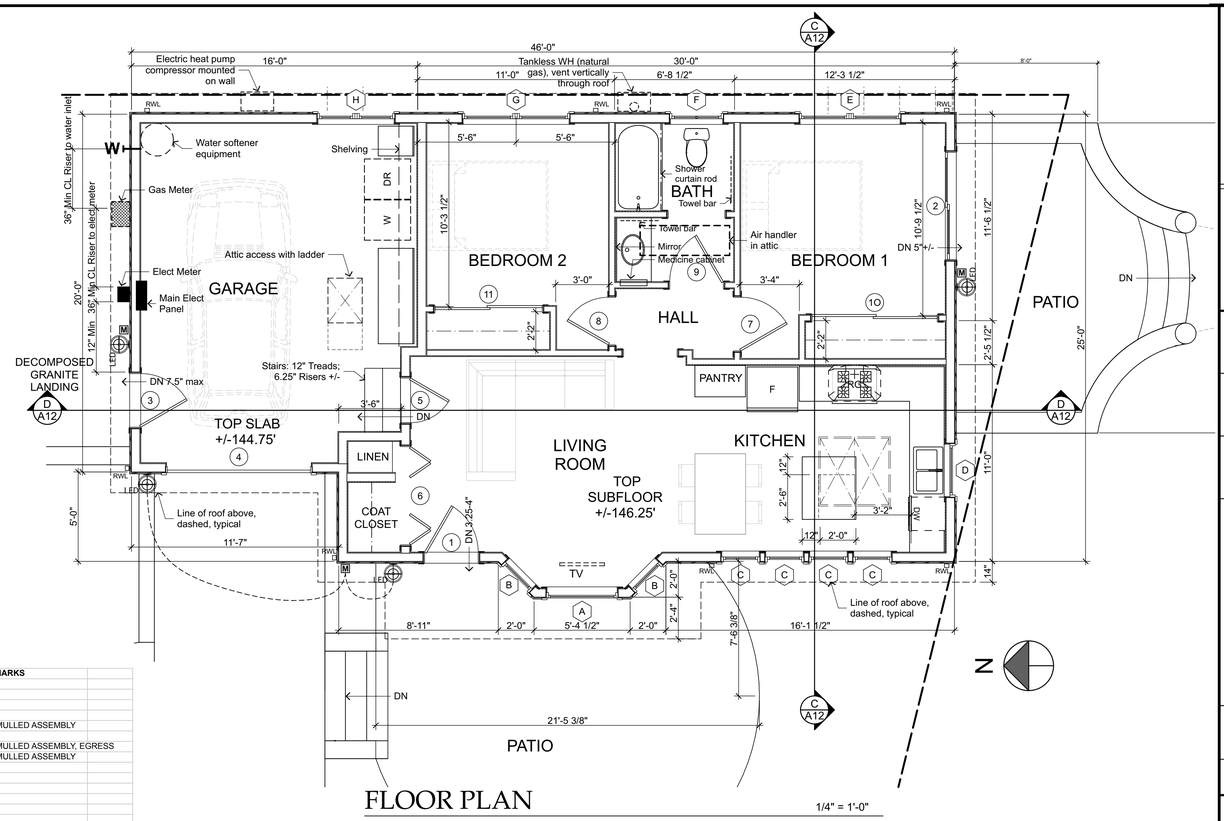
DATE: 7–2-21

Sheet
A-11

Scale



FLOOR PLAN

1/4" = 1'-0"

WINDOW SYMBOL	ROOM NAME	SIZE	CN	MFR	MATERIAL	OPERATION	GLASS	TEMPERED	WALL	HEAD HEIGHT	REMARKS
A	LIVING ROOM	4054	ELDHP4864	MARVIN 'ELEVATE'	FIBERGLASS	PICTURE	CLEAR, DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	7'-8" ABV SUBFLOOR	WEST ELEVATION
B	LIVING ROOM	2254	ELDH2664	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-8" ABV SUBFLOOR	WEST ELEVATION
C	KITCHEN	2248	EDH2656	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-8" ABV SUBFLOOR	WEST ELEVATION
D	KITCHEN	3054	ELDH3664	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	8'-10" ABV SUBFLOOR	SOUTH ELEVATION
E	BEDROOM 1	5848	ELDH3456 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-0" ABV SUBFLOOR	EAST ELEVATION, MULLED ASSEMBLY
F	BATHROOM	3030	ELDH3636	MARVIN 'ELEVATE'	FIBERGLASS	DOUBLE HUNG	TEXTURED, DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	7'-0" ABV SUBFLOOR	EAST ELEVATION
G	BEDROOM 2	6050	ELDH3660 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	EXTERIOR PANES	2X6	7'-0" ABV SUBFLOOR	EAST ELEVATION, MULLED ASSEMBLY, EGRESS
H	GARAGE	4444	ELDH2652 2W	MARVIN 'ELEVATE'	FIBERGLASS	PAIR DOUBLE HUNG	CLEAR, DUAL PANE	INTERIOR & EXTERIOR PANES	2X6	7'-0" ABV HOUSE SUBFLOOR	EAST ELEVATION, MULLED ASSEMBLY

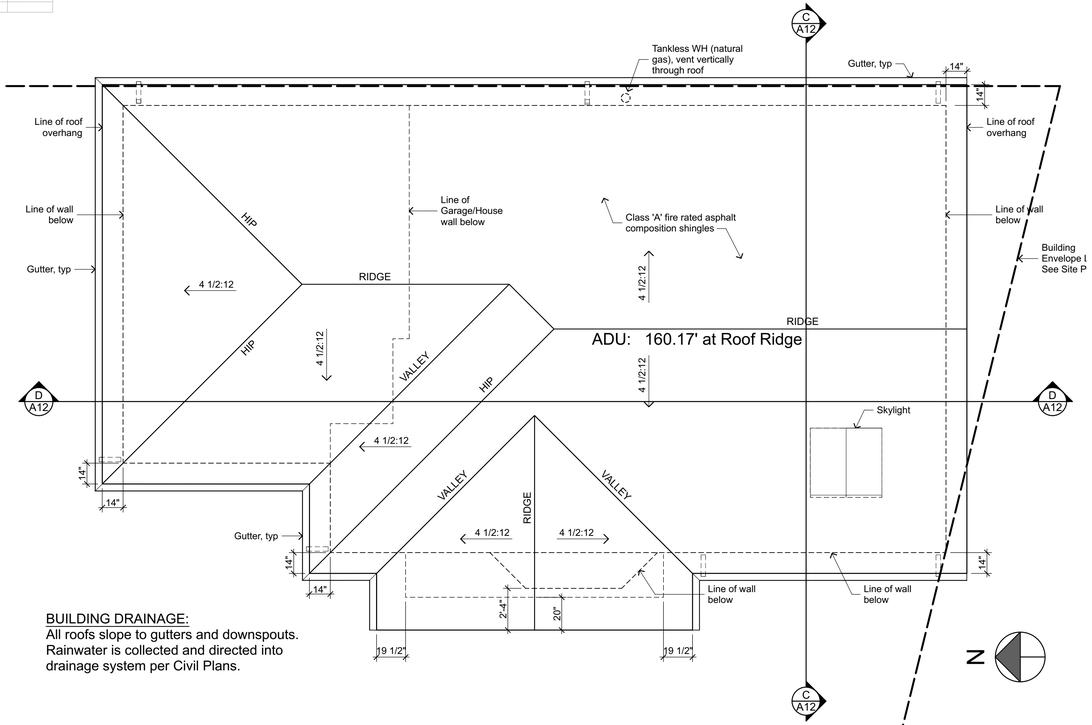
NOTE: ALL GLAZING TO BE LOW E2
NOTE: WINDOWS 'G' ARE EGRESS WINDOWS
NOTE: SEE EXTERIOR ELEVATIONS FOR MUNTIN BAR PATTERNS, ALL MUNTIN BARS TO BE SIMULATED DIVIDED LITE

WINDOW SCHEDULE

DOOR SYMBOL	ROOM NAME	SIZE	CN	INTER/EXTER	MFR	MATERIAL	STYLE	GLASS	TEMPERED	WALL	REMARKS
1	LIVING ROOM ENTRY	3068 PLUS TRANSOM		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED	TRANSOM, CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
2	BEDROOM 1	60610	ELSFD6068	EXTERIOR	MARVIN ELEVATE	FIBERGLASS	SLIDING		EXT & INTERIOR PANES	2X6	SOUTH ELEVATION
3	GARAGE	3068 PLUS TRANSOM		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED	TRANSOM, CLEAR, DUAL PANE	EXT & INTERIOR PANES	2X6	NORTH ELEVATION
4	GARAGE	8070		EXTERIOR		METAL	ROLL-UP	TOP ROW GLASS, DUAL PANE	EXT & INTERIOR PANES	2X6	WEST ELEVATION
5	LIVING ROOM/GARAGE	3068		EXTERIOR	THERMA-TRU	INSUL FIBERGLASS	HINGED			2X6	20 MIN FIRE RATED ASSEMBLY
6	ENTRY CLOSET	5668		INTERIOR		SC WOOD/MDF	BIFOLD			2X4	
7	BEDROOM 1	3068		INTERIOR		SC WOOD/MDF	HINGED			2X4	
8	BEDROOM 2	2868		INTERIOR		SC WOOD/MDF	HINGED			2X4	
9	BATHROOM	3068		INTERIOR		SC WOOD/MDF	HINGED			2X4	
10	BEDROOM 1 CLOSET	7068		INTERIOR		SC WOOD/MDF	SLIDING			2X4	
11	BEDROOM 2 CLOSET	6068		INTERIOR		SC WOOD/MDF	SLIDING			2X4	

NOTE: DOOR 2 TO MATCH WINDOWS

DOOR SCHEDULE



BUILDING DRAINAGE:
All roofs slope to gutters and downspouts.
Rainwater is collected and directed into drainage system per Civil Plans.

ROOF PLAN

1/4" = 1'-0"

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MARVIN F. STANLEY
C-24996
RENEWAL DATE
STATE OF CALIFORNIA

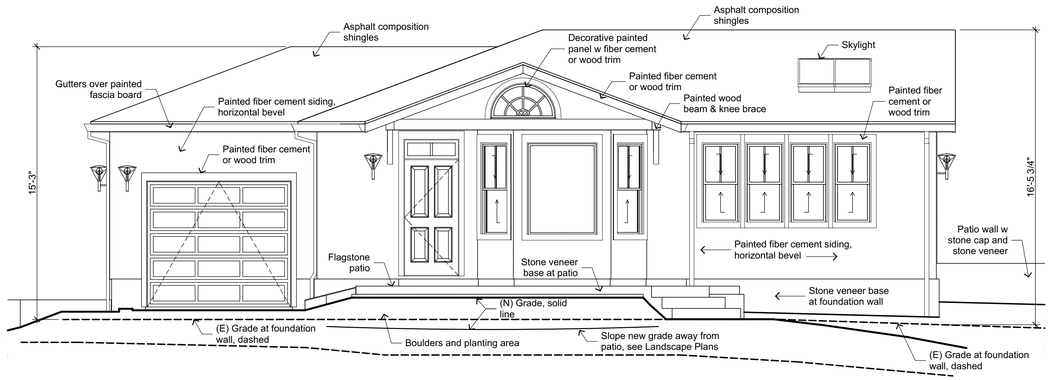
DATE: 5-13-21

Sheet
A-11

Scale

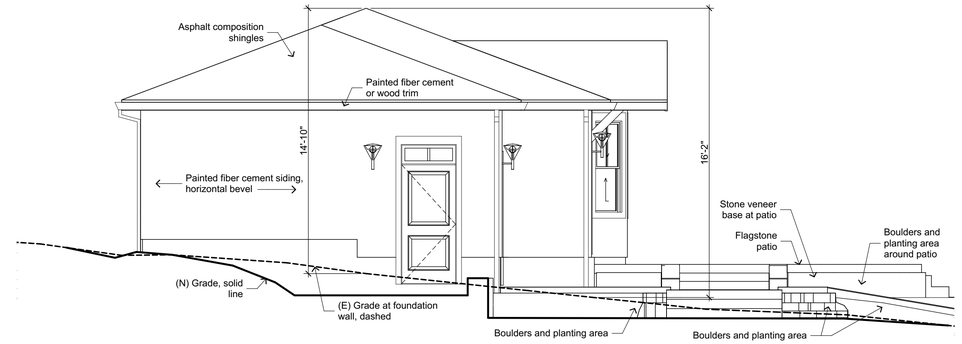
FLOOR PLAN & ROOF PLAN - ADU

1/4"=1'-0"



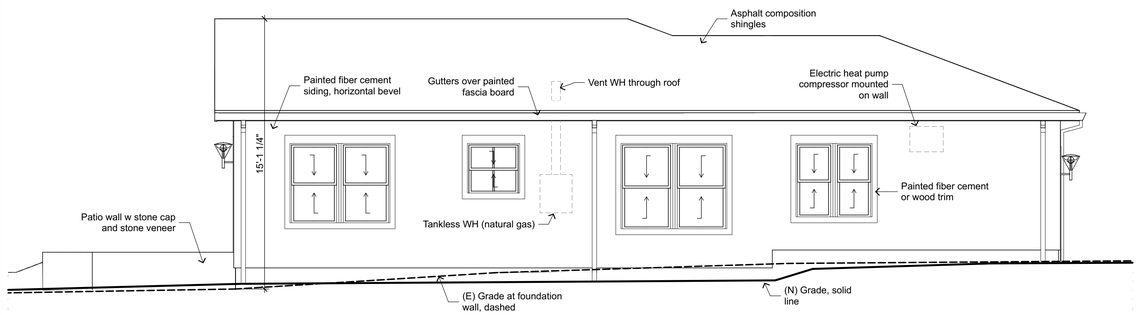
WEST ELEVATION

1/4" = 1'-0"



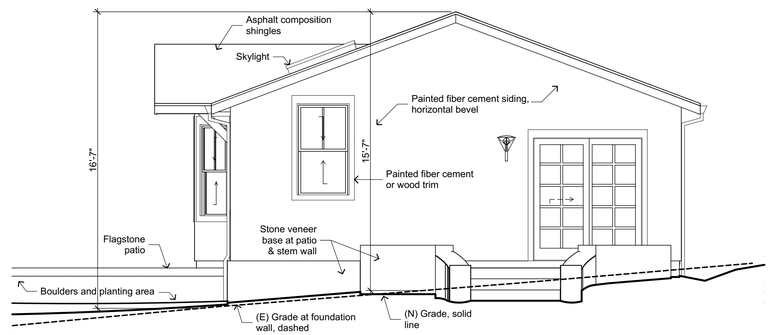
NORTH ELEVATION

1/4" = 1'-0"



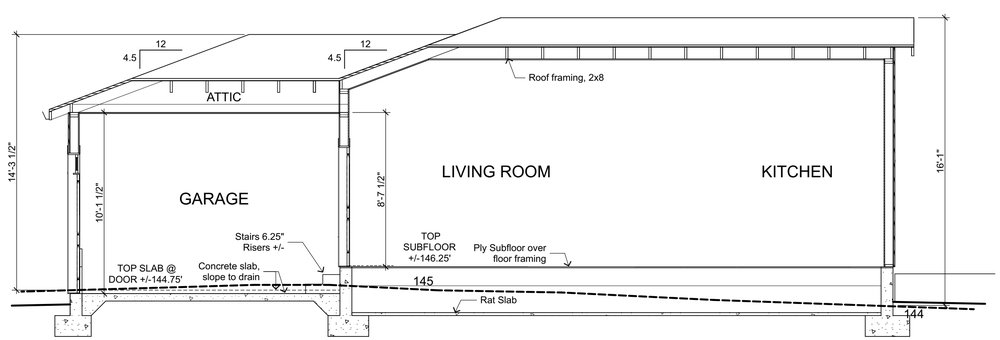
EAST ELEVATION

1/4" = 1'-0"



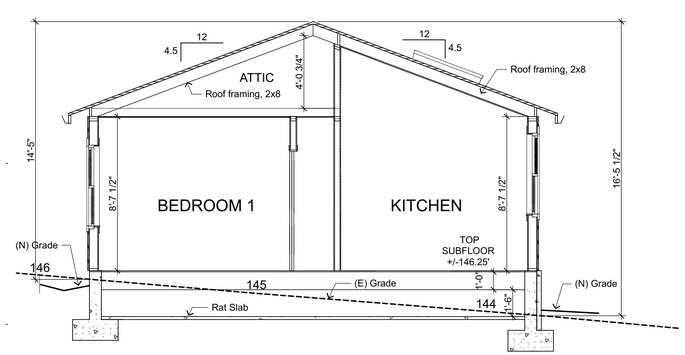
SOUTH ELEVATION

1/4" = 1'-0"



SECTION D

1/4" = 1'-0"



SECTION C

1/4" = 1'-0"

EXTERIOR ELEVATIONS & SECTIONS - ADU

1/4"=1'-0"

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SCHOCH RESIDENCE

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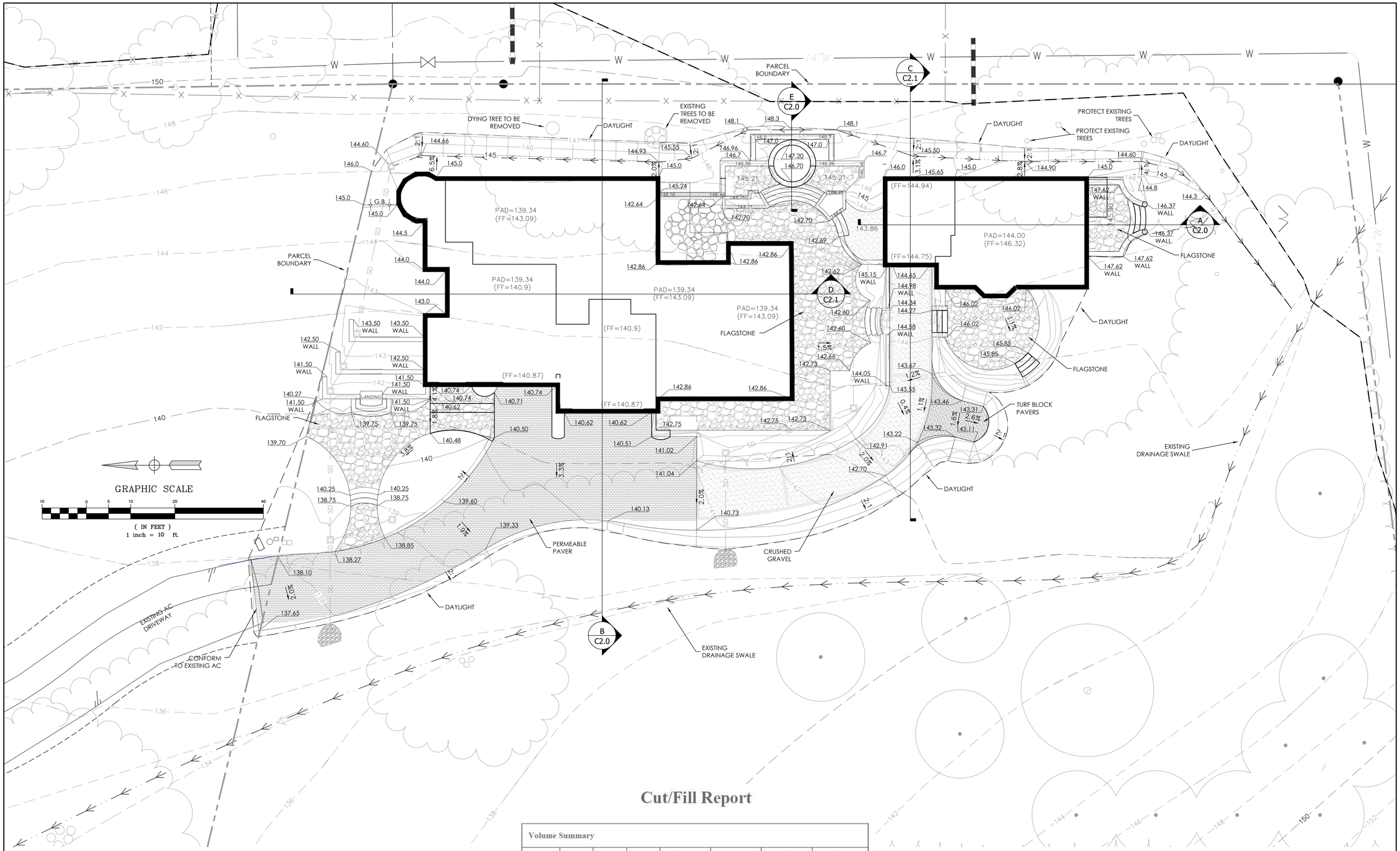
LICENSED ARCHITECT MARILYN F. STANDLEY C-24996 RENEWAL DATE STATE OF CALIFORNIA

DATE: 5-13-21

Sheet

A-12

Scale



Cut/Fill Report

Volume Summary							
Name	**Type**	**Cut Factor**	**Fill Factor**	**2d Area** (Sq. Ft.)	**Cut** (Cu. Yd.)	**Fill** (Cu. Yd.)	**Net** (Cu. Yd.)
Volume Surface	full	1.0	1.0	15397	660	300	360 <Cut>

Totals				
	2d Area (Sq. Ft.)	**Cut** (Cu. Yd.)	**Fill** (Cu. Yd.)	**Net** (Cu. Yd.)
Total	15397	660	300	360 <Cut>

* Value adjusted by cut or fill factor other than 1.0

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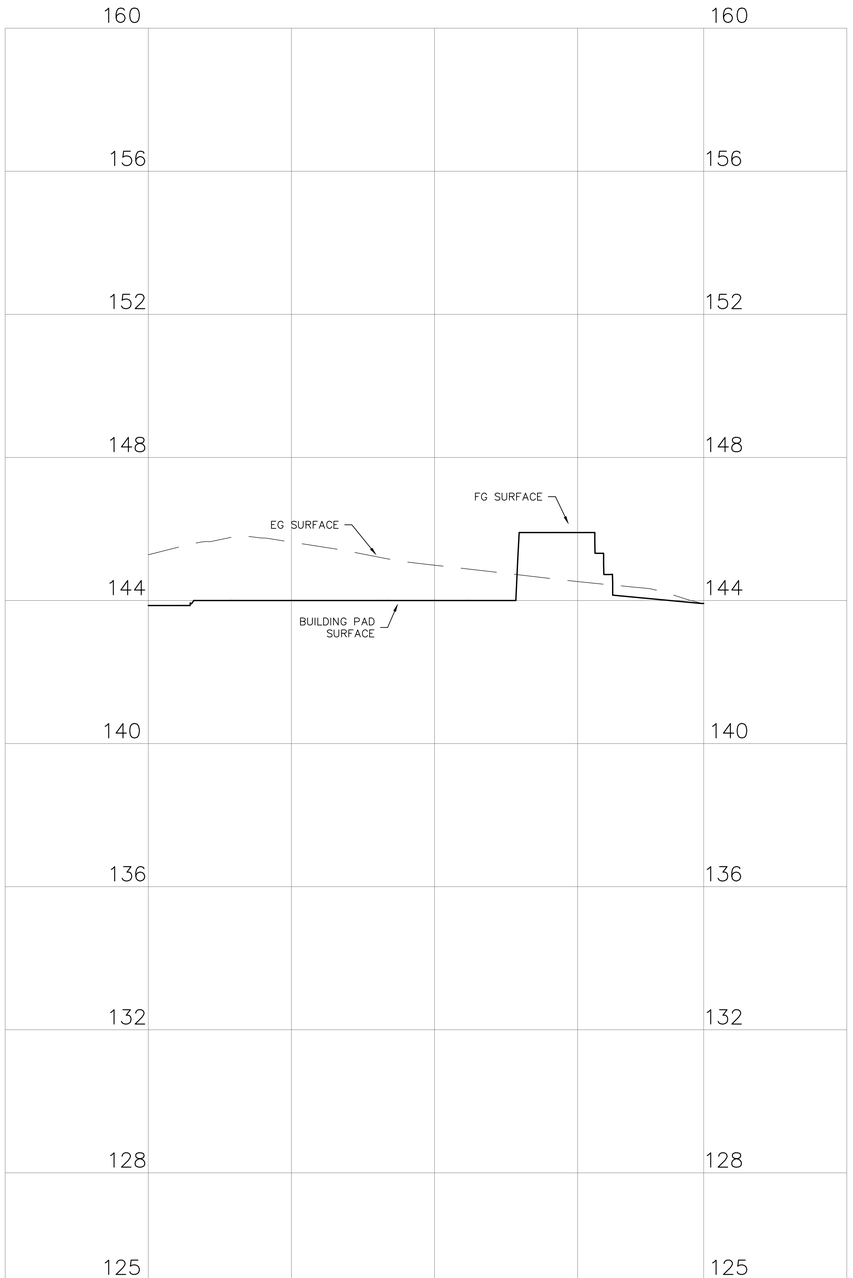
NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

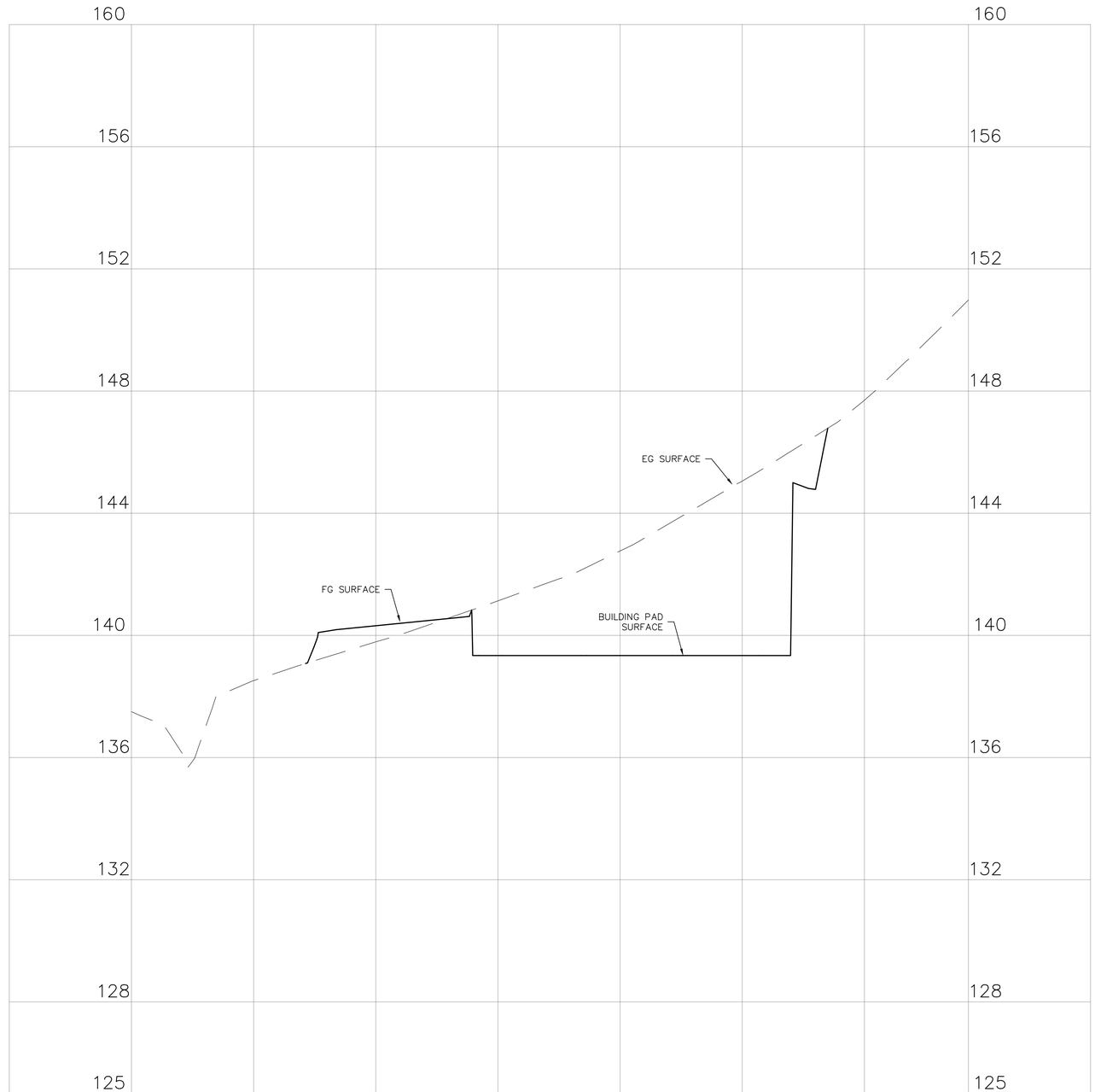
GRADING PLAN AND EARTHWORK

DRAFT

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	C1.0



ADU NORTH/SOUTH (A)
1"=10'H,1"=2'V



MAIN HOUSE WEST/EAST (B)
1"=10'H,1"=2'V

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555 SOUTH MAIN STREET, SUITE 1
SEBASTOPOL, CA 95472

CROSS SECTIONS

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER M. MCGUIRE
No. 85883
Exp. 12-31
CIVIL
STATE OF CALIFORNIA

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	5/13/2021
JOB NUMBER	9884.00
DRAWING	C2

May 14,2021-11:57am
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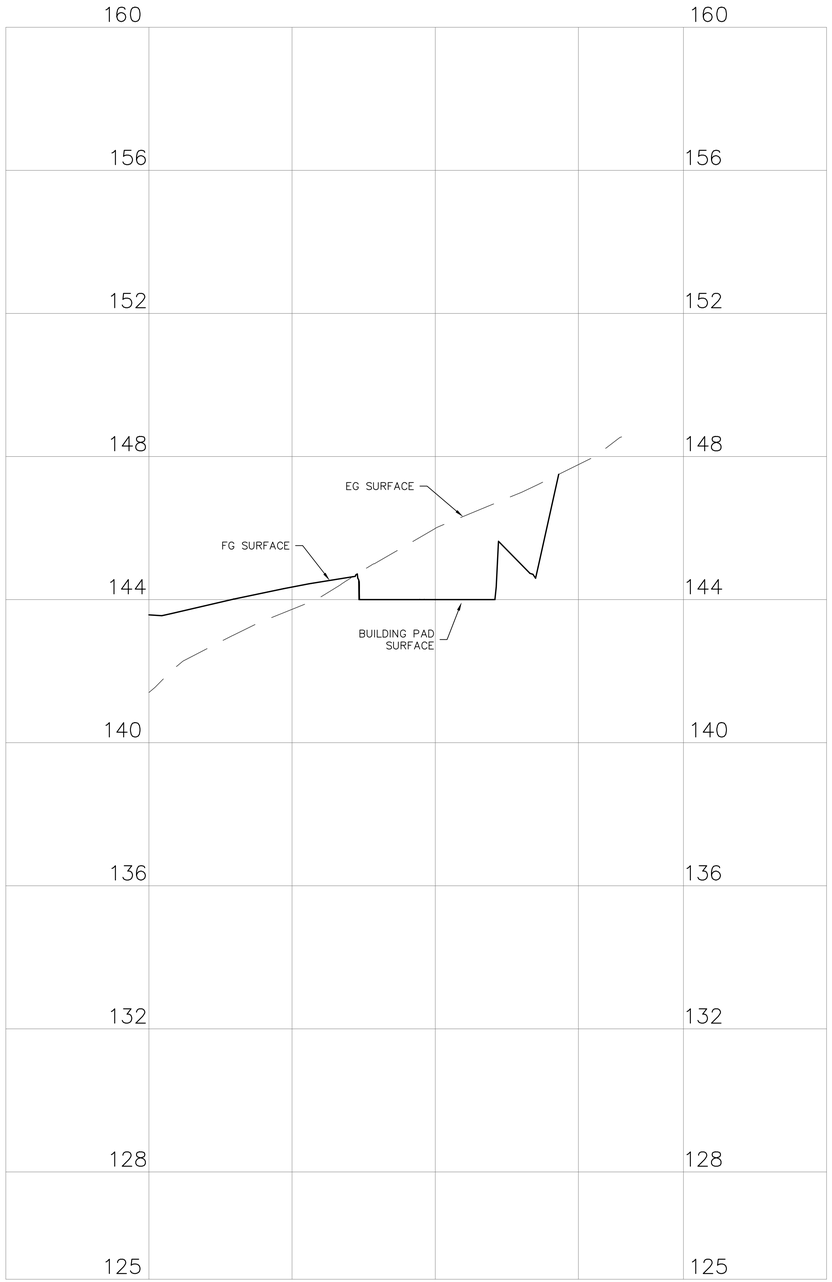
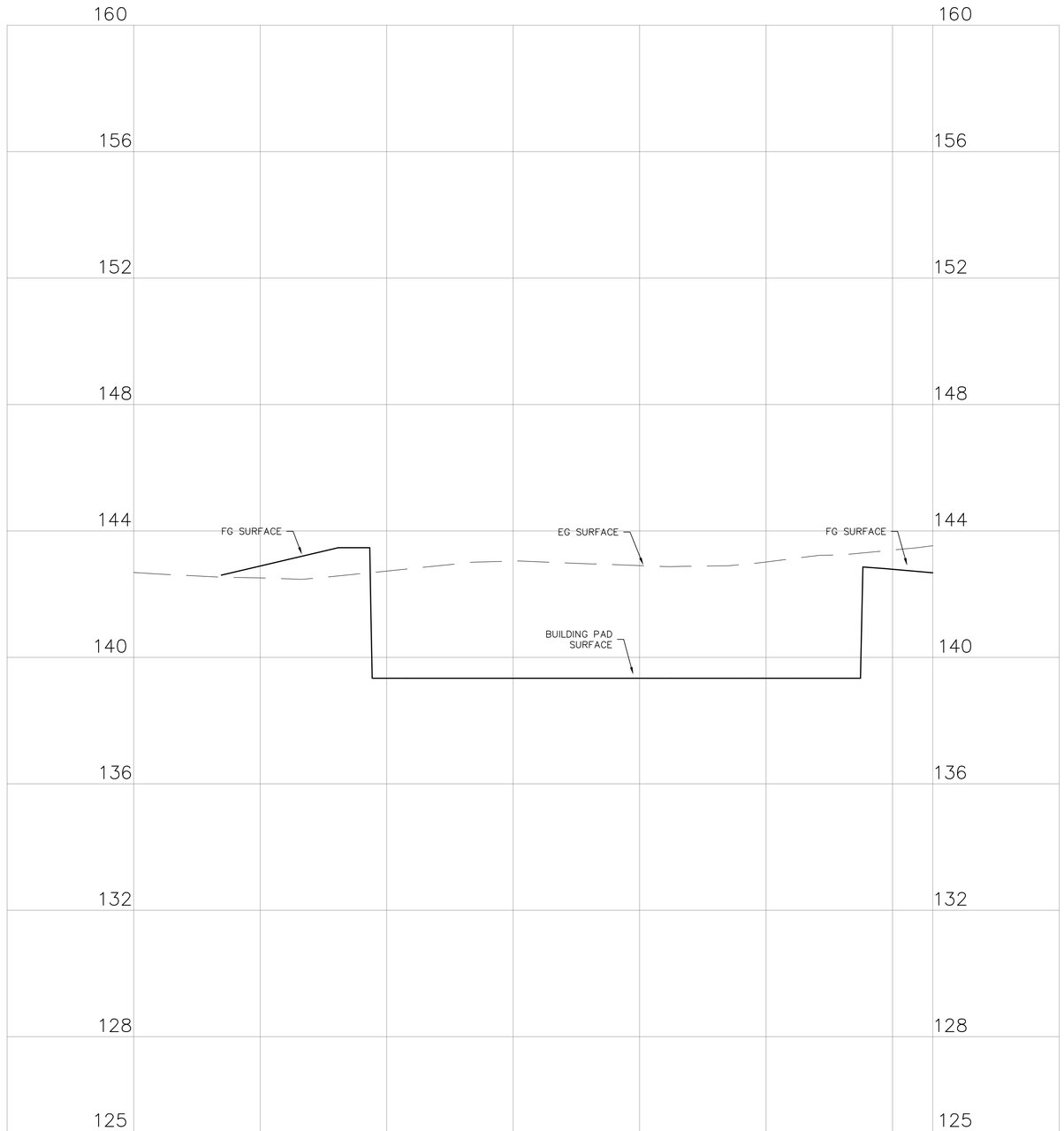


ADU WEST/EAST
1"=10'H,1"=2'V
C



MAIN HOUSE NORTH/SOUTH
1"=10'H,1"=2'V
D

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SEBASTOPOL, CA 95472

CROSS SECTIONS

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. MCGRUER
No. 89863
Exp. 12/31
CIVIL
STATE OF CALIFORNIA

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	5/13/2021
JOB NUMBER	9884.00
DRAWING	C3

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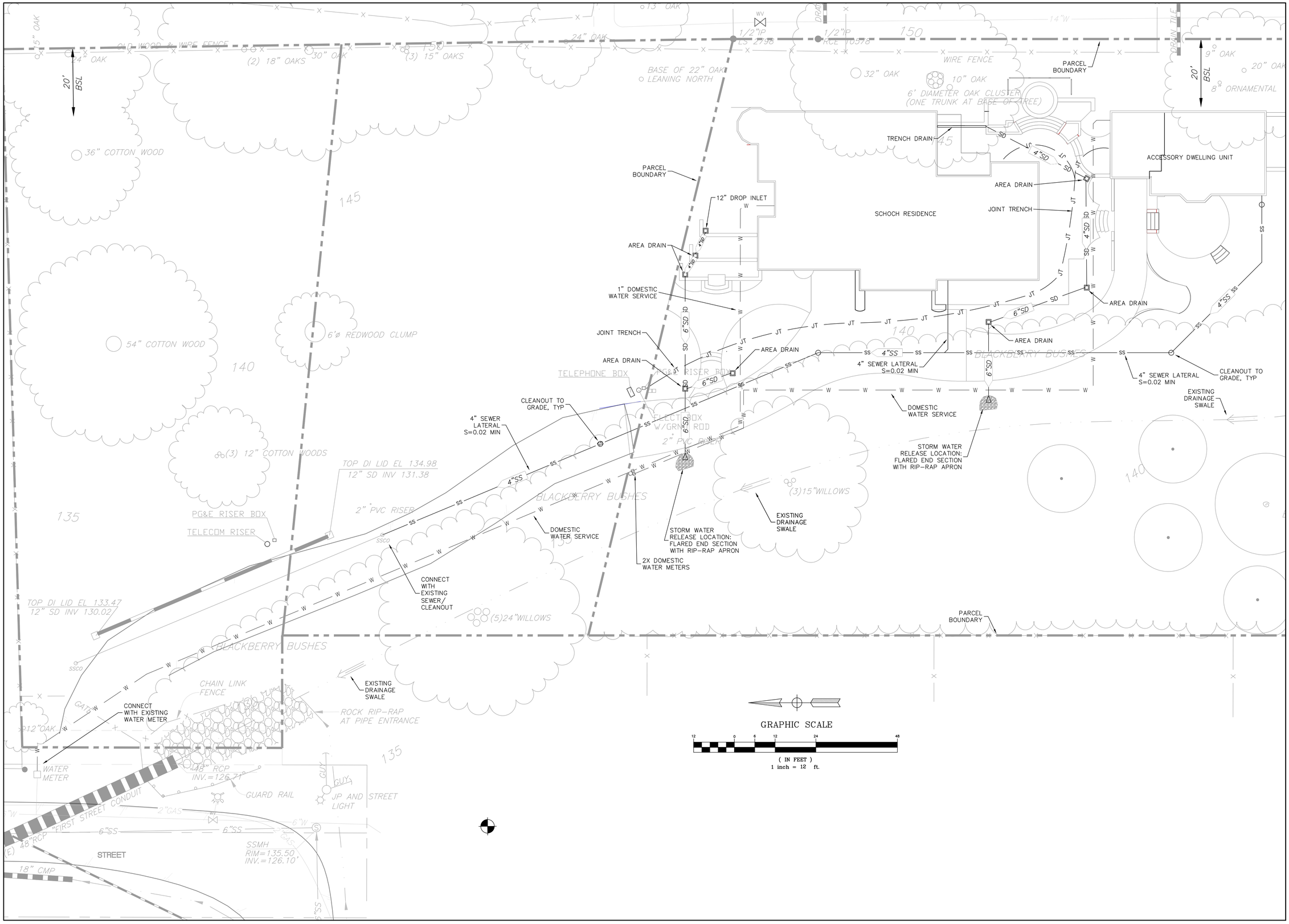

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NO.	HISTORY / REVISION	BY	CHK.	DATE

BUILDERS STUDIO OF SEBASTOPOL

555 SOUTH MAIN STREET, SUITE 1

SEBASTOPOL, CA 95472

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER CHAD C. MCCONNELL NO. 85683 Exp. 12-31 CIVIL STATE OF CALIFORNIA

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CHECK	CCM
APPROVED	.
DATE	5/13/2021
JOB NUMBER	9884.00
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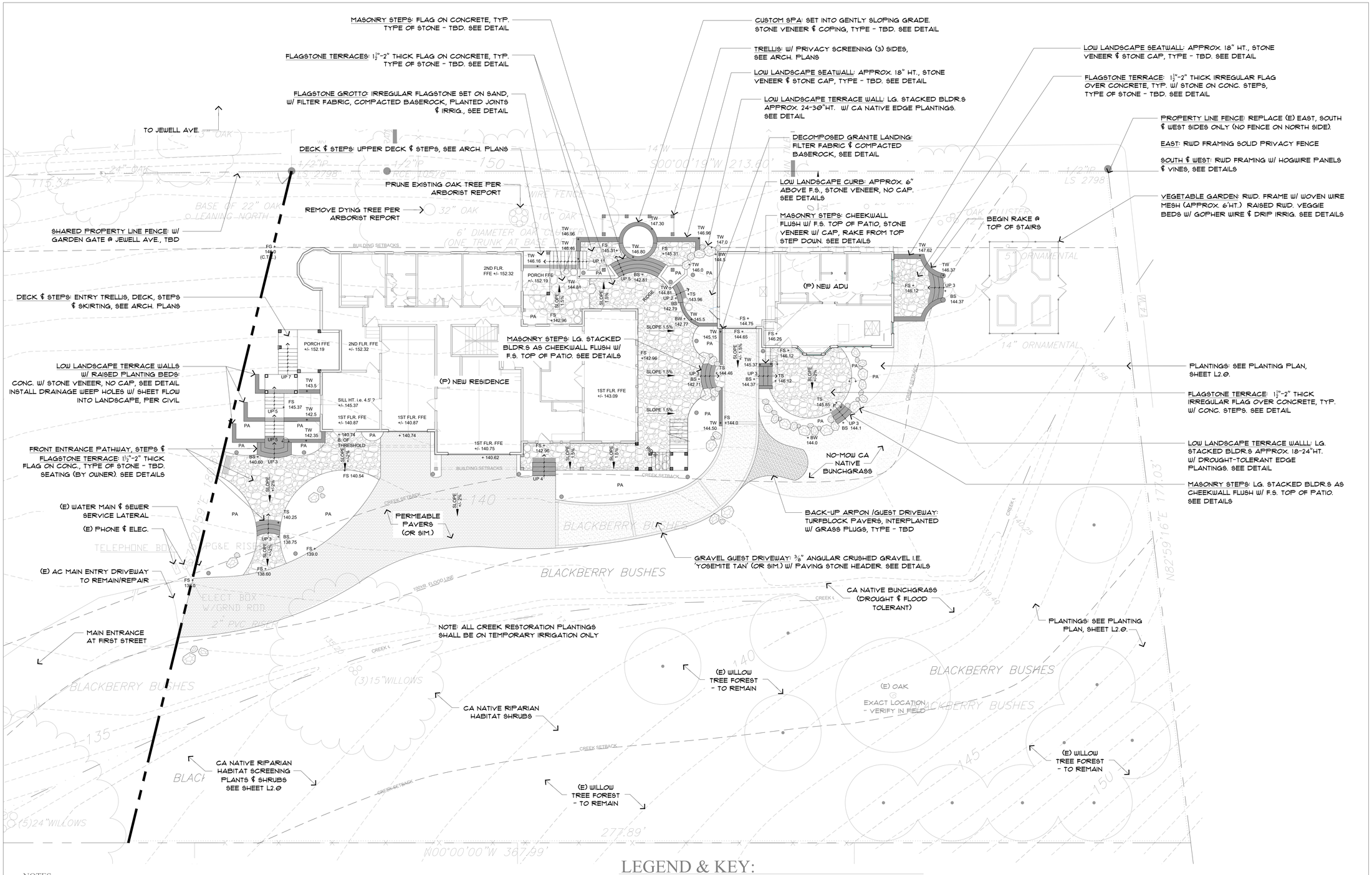

NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS. ALL DRAINAGE PER CIVIL PLANS.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. NO TRENCHES FOR ANY PURPOSE SHALL BE DUG WITHIN 15 FEET OF EXISTING TREE TRUNKS. TRENCHES BEYOND 15 FEET BUT WITHIN THE DRIPLINES OF EXISTING TREE CANOPIES SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"ø SHALL BE CUT. ALL ROOTS LARGER THAN ½"ø THAT ARE CUT SHALL BE CLEANLY DRESSED.
4. ALL FINISH GRADES SHALL BE 6" OR MORE BELOW THE TOP OF FOUNDATION - CONTRACTOR TO VERIFY.
5. THE SUBGRADE OF ALL PROPOSED PAVING AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL BE BASEROCK COMPACTED TO 95%. SEE DETAILS FOR DEPTH OF BASEROCK, AND COMPACTION RECOMMENDATIONS BENEATH TREES.
6. ALL NEW PLANTING AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL, AS WELL AS A 2" LAYER OF BARK MULCH.
7. ALL PERFORATED PIPES SHALL DRAIN TO SOLID PIPES (UNDER NO CIRCUMSTANCES SHALL A SOLID PIPE BE ALLOWED TO DRAIN INTO A PERFORATED PIPE). ANY VERTICAL CONNECTIONS BETWEEN THE TWO SHALL BE MADE OF SOLID PIPE.
8. ALL DRAINAGE PIPES SHALL BE 4"ø MIN. SOLID PIPE, SLOPED AT 1% MIN (UNLESS OTHERWISE NOTED ON CIVIL PLANS).
9. CONTRACTOR SHALL STABILIZE ANY AREAS THAT HAVE BEEN STRIPPED OF VEGETATION AND MAINTAIN EROSION CONTROL MEASURES BETWEEN OCTOBER 15 - APRIL 15.
10. EROSION CONTROL MEASURES SUCH AS SILT FENCE BARRIERS, STRAW BALE OR WATTLE BARRIERS, SAND BAGS, BRUSH OR ROCK FILTERS, ETC... MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURE THROUGHOUT CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENTS OR POLLUTANTS LEAVING THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY.
12. CONTRACTOR SHALL USE WATERING AND OTHER MEANS TO CONTROL DUST DURING CONSTRUCTION TO PREVENT PUBLIC NUISANCE.

LEGEND & KEY:

SYMBOL	
TW 145.5 +	PROPOSED SPOT ELEVATION
.....	RIDGE LINE
	CONFORMING ELEVATIONS
SLOPE 1.5%	DIRECTION OF SLOPE
	DOWNSPOUTS
	LANDSCAPE AREA DRAINS: I.E. 4"ø NDS ATRIUM GRATE OVER NDS SPEE-D BASIN. NOTE: ALL DRAINAGE PER CIVIL
	CATCH BASIN (N/A)

FFE	FINISHED FLOOR ELEVATION (PER ARCHITECTURAL PLANS)
FS	FINISHED SURFACE ELEVATION
FG	FINISHED GRADE ELEVATION
TW/BW	TOP/BOTTOM OF WALL ELEVATION
TC/BC	TOP/BOTTOM OF CURB ELEVATION
TS/BS	TOP/BOTTOM OF STEP ELEVATION
C.T.E.	CONFORM TO EXISTING ELEVATION

N

0' 5' 10' 20'

PRELIMINARY LANDSCAPE LAYOUT PLAN

1/10" = 1'-0"

Builders' Studio
OF SEBASTOPOL
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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
		DESIGN REVIEW SUBMITTAL	JN	JN	MS

SCHOCH RESIDENCE LANDSCAPE PLAN

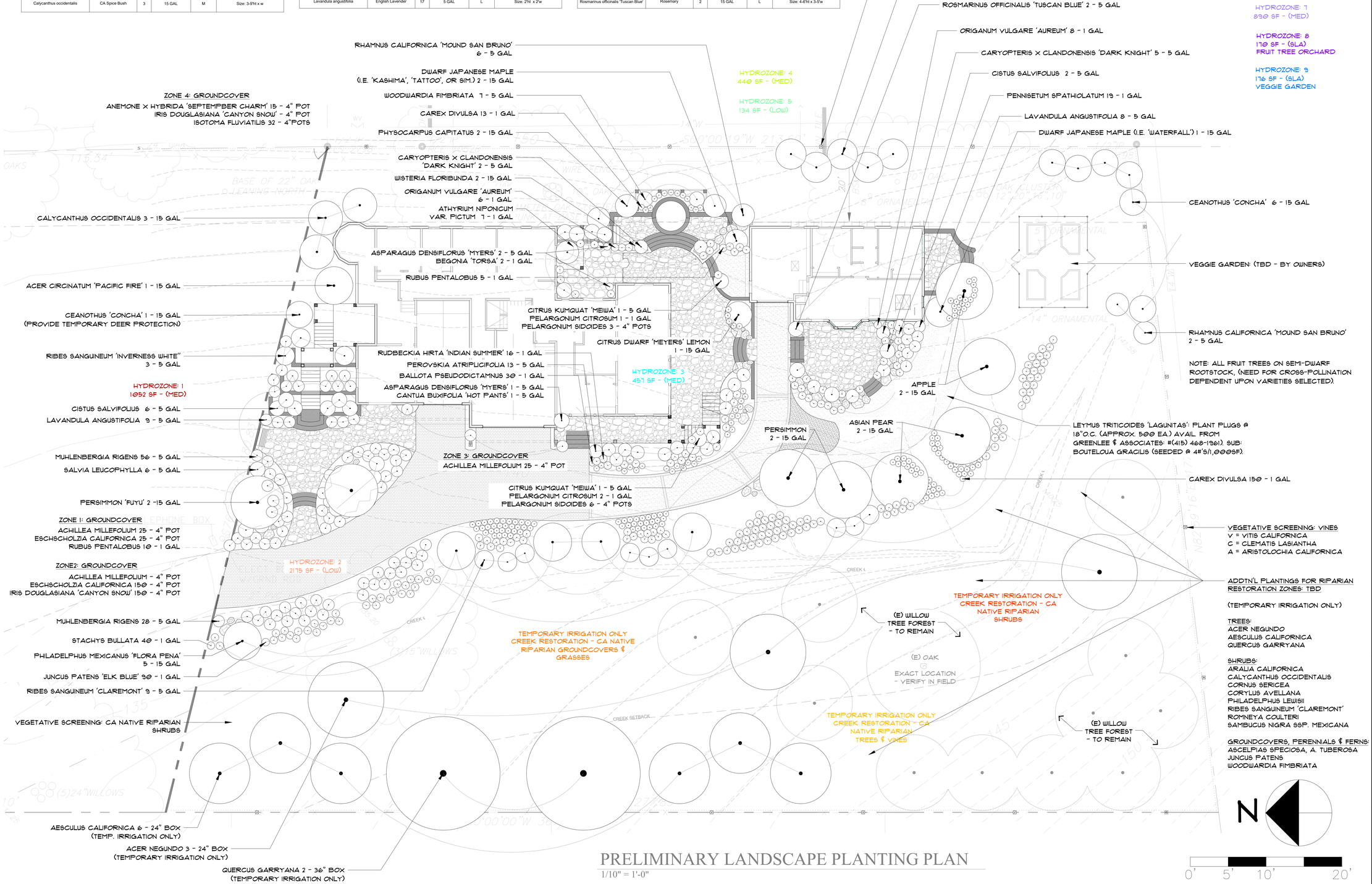
163 FIRST STREET
SEBASTOPOL, CA 95472
004-112-017

PRELIMINARY LANDSCAPE LAYOUT PLAN

SHEET
L1.0

PDF DATE 05/13/2021

PLANTING LEGEND (SUNSET ZONE 15, USDA 9A)					
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PLANT FACTOR	NOTES
Acer circinatum (i.e. 'Pacific Fire' or Slm.)	Japanese Maple	1	15 GAL	M	Size: 10-12'ht x w
Acer palmatum 'Dwarf' (i.e. 'Kashima', 'Tattoo' or Slm.)	Dwarf Japanese Maple	2	15 GAL	M	Size: 4-6'ht x 6'w
Acer palmatum 'Dwarf' (i.e. 'Waterfall' or Slm.)	Dwarf Japanese Maple	1	15 GAL	M	Size: 4-6'ht x 8-12'w
Achillea millefolium	CA Native Yarrow	165	4" POT	L	Size: 12"ht x 15"w
Anemone x hybrida 'September Charm' or 'Alice'	Japanese Anemone	16	4" POT	M	Size: 2-3'ht x 2-3'w
Aristolochia californica	California Dutchman's Pipevine	1	5 GAL	L	Size: 3-40'ht x w
Asparagus densiflorus 'Myers'	Foxtail Fern	3	5 GAL	M	Size: 1-2'ht x w
Athyrium niponicum 'Pictum'	Japanese Painted Fern	7	1 GAL	M	Size: 12"ht x 2'w
Ballota pseudodictamnus	Mediterranean Mint	30	1 GAL	VL	Size: 18"ht x 18"w
Begonia 'Torsa'	Begonia	2	1 GAL	M	Size: 2'ht x w
Carex divulsa	Berkeley Sedge	162	1 GAL	L	Size: 1-2'ht x 1-2'w
Calycanthus occidentalis	CA Spice Bush	3	15 GAL	M	Size: 3-9'ht x w
Cantua buxifolia 'Hot Pants'	Magic Flower	1	5 GAL	M	Size: 8'ht x w. Easy to maintain to smaller size.
Caryopteris x clandonensis 'Dark Knight'	Blue Mist	7	5 GAL	M	Size: 2-3'ht x 3-4'w
Ceanothus 'Concha'	Wild Lilac	7	15 GAL	L	Size: 6-7'ht x 6-8'w
Cistus salvifolius	Sageleaf Rockrose	10	5 GAL	L	Size: 2'ht x 6'w
Citrus: Dwarf 'Meyers' Lemon	Citrus	1	15 GAL	M	Size: 6'ht x 7 1/2'w
Citrus: Kumquat 'Meiwa'	Citrus	2	5 GAL	M	Size: 4-8'ht x w
Clematis lasiantha	Pipestem Clematis	3	15 GAL	L	Size: 8-20'ht x w
Culinary Herbs & Veggies	i.e. Strawberry, Basil, Parsley, Mint, Oregano	16	4" POT	SLA	Size: varies
Eschscholzia californica	CA Poppy	175	4" POT	VL	Size: 1' ht x 1 1/2' wide
Fruit Trees: Apple, Asian Pear, Persimmon (Varieties - TBD)	Fruit Trees	8	15 GAL	SLA	Size: Prune to Shape (i.e. 12-15'ht.)
Iris douglasiana 'Canyon Snow'	Douglas Iris	163	4" POT	L	Size: 1'ht x 3'w
Isotoma fluviatilis	Blue Star Creeper	32	4" POT	M	Size: 3-6"ht x 8-12"w
Juncus patens 'Elk Blue'	CA Gray Rush	100	1 GAL	L	Size: 2'ht x 2'w
Lavandula angustifolia	English Lavender	17	5 GAL	L	Size: 2'ht x 2'w
Leymus triticoides 'Lagunita'	Creeping Wild Rye	500	PLUGS	L	Size: 1-3'ht (flower) x 1-2'w
Muhlenbergia rigens	Deer Grass	78	1 GAL	L	Size: 3-4 1/2'ht x 3-4 1/2'w
Origanum vulgare 'Aureum'	Oregano	12	1 GAL	M	Size: 2 1/2'ht x 2-3'w
Pelargonium citrosum	Citronella Geranium	3	1 GAL	M	Size: 2'ht x 2'w
Pelargonium sidoides	South African Geranium	16	4" POT	M	Size: 1'ht x 1'w
Pennisetum spathiolatum	Slender Veldt Grass	19	1 GAL	M	Size: 2-3'ht x 2'w
Perovskia atriplicifolia 'Blue Spire'	Russian Sage	13	5 GAL	L	Size: 3-4'ht x 3-4'w
Philadelphus mexicanus 'Flora Pena'	Mexican Mock Orange	5	15 GAL	L	Size: 3-5'ht x 15'w
Physocarpus capitatus	Pacific Ninebark	2	15 GAL	L	Size: 5-7'ht x 5-7'w
Rhamnus californica 'Eve Case' (Frangula californica)	Coffeeberry	5	15 GAL	L	Size: 4-8'ht x 4-8'w
Rhamnus californica 'Mound San Bruno' (Frangula californica)	Coffeeberry	4	5 GAL	L	Size: 4-6'ht x 4-6'w
Ribes sanguineum 'Claremont'	Red-Flowering Currant	9	5 GAL	L	Size: 8'ht x 5'w
Ribes sanguineum 'Inverness White'	Currant	3	5 GAL	L	Size: 8'ht x 5'w
Rosmarinus officinalis 'Tuscan Blue'	Rosemary	2	15 GAL	L	Size: 4-6'ht x 3-5'w
Rubus pentalobus 'Emerald Carpet'	Creeping Rasberry	20	1 GAL	M	Size:6" ht x 3'w
Rudbeckia hirta 'Indian Summer'	Black-Eyed Susan	16	1 GAL	M	Size:3-4' ht x 1-2'w
Salvia leucophylla	Purple Sage	6	5 GAL	L	Size: 3-5'ht x 3-6'w
Stachys bullata	CA Hedge Nettle	40	1 GAL	L	Size: 1-3'ht x 1-3'w
Vitis californica ('Roger's Red' or 'Walker Ridge')	CA Wild Grape	12	15 GAL	L	Size: 15-40'ht x w
Wisteria floribunda	Japanese Wisteria	2	15 GAL	M	Size: 20-25' fast growth.
Woodwardia fimbriata	Giant Chain Fern	7	5 GAL	M	Size: 4-5'ht x 4'w


VEGETATIVE SCREENING: VINES @ PL FENCE:
V = VITIS CALIFORNICA
C = CLEMATIS LASIANTHA
A = ARISTOLOCHIA CALIFORNICA
RHAMNUS CALIFORNICA 'EVE CASE' 5 - 15 GAL
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' 2 - 5 GAL
ORIGANUM VULGARE 'AUREUM' 8 - 1 GAL
CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' 5 - 5 GAL
CISTUS SALVIFOLIUS 2 - 5 GAL
PENNISETUM SPATHIOLATUM 19 - 1 GAL
LAVANDULA ANGUSTIFOLIA 8 - 5 GAL
DWARF JAPANESE MAPLE (I.E. 'WATERFALL') 1 - 15 GAL
HYDROZONE: 6
272 SF - (MED)
HYDROZONE: 7
890 SF - (MED)
HYDROZONE: 8
170 SF - (SLA)
FRUIT TREE ORCHARD
HYDROZONE: 9
176 SF - (SLA)
VEGGIE GARDEN
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
6 - 5 GAL
DWARF JAPANESE MAPLE
(I.E. 'KASHIMA', 'TATTOO', OR SIM.) 2 - 15 GAL
WOODWARDIA FIMBRIATA 7 - 5 GAL
CAREX DIVULSA 13 - 1 GAL
PHYSOCARPUS CAPITATUS 2 - 15 GAL
CARYOPTERIS X CLANDONENSIS
'DARK KNIGHT' 2 - 5 GAL
WISTERIA FLORIBUNDA 2 - 15 GAL
ORIGANUM VULGARE 'AUREUM'
6 - 1 GAL
ATHYRIUM NIPONICUM
VAR. PICTUM 7 - 1 GAL
ASPARAGUS DENSIFLORUS 'MYERS' 2 - 5 GAL
BEGONIA 'TORSA' 2 - 1 GAL
RUBUS PENTALOBUS 5 - 1 GAL
CITRUS KUMQUAT 'MEIWA' 1 - 5 GAL
PELARGONIUM CITROSUM 1 - 1 GAL
PELARGONIUM SIDOIDES 3 - 4" POTS
CITRUS DWARF 'MEYERS' LEMON
1 - 15 GAL
RUDBECKIA HIRTA 'INDIAN SUMMER' 16 - 1 GAL
PEROVSKIA ATRIPLICIFOLIA 13 - 5 GAL
BALLOTA PSEUDODICTAMNUS 30 - 1 GAL
ASPARAGUS DENSIFLORUS 'MYERS' 1 - 5 GAL
CANTUA BUXIFOLIA 'HOT PANTS' 1 - 5 GAL
HYDROZONE: 4
440 SF - (MED)
HYDROZONE: 5
134 SF - (LOW)
HYDROZONE: 3
457 SF - (MED)
ZONE 4: GROUNDCOVER
ANEMONE X HYBRIDA 'SEPTEMPBER CHARM' 15 - 4" POT
IRIS DOUGLASIANA 'CANYON SNOW' - 4" POT
ISOTOMA FLUVIATILIS 32 - 4"POTS
CALYCANTHUS OCCIDENTALIS 3 - 15 GAL
ACER CIRCINATUM 'PACIFIC FIRE' 1 - 15 GAL
CEANOTHUS 'CONCHA' 1 - 15 GAL
(PROVIDE TEMPORARY DEER PROTECTION)
RIBES SANGUINEUM 'INVERNESS WHITE'
3 - 5 GAL
HYDROZONE: 1
1052 SF - (MED)
CISTUS SALVIFOLIUS 6 - 5 GAL
LAVANDULA ANGUSTIFOLIA 9 - 5 GAL
MUHLENBERGIA RIGENS 56 - 5 GAL
SALVIA LEUCOPHYLLA 6 - 5 GAL
PERSIMMON 'FUYU' 2 -15 GAL
ZONE 1: GROUNDCOVER
ACHILLEA MILLEFOLIUM 25 - 4" POT
ESCHSCHOLZIA CALIFORNICA 25 - 4" POT
RUBUS PENTALOBUS 10 - 1 GAL
ZONE2: GROUNDCOVER
ACHILLEA MILLEFOLIUM - 4" POT
ESCHSCHOLZIA CALIFORNICA 150 - 4" POT
IRIS DOUGLASIANA 'CANYON SNOW' 150 - 4" POT
MUHLENBERGIA RIGENS 28 - 5 GAL
STACHYS BULLATA 40 - 1 GAL
PHILADELPHUS MEXICANUS 'FLORA PENA'
5 - 15 GAL
JUNCUS PATENS 'ELK BLUE' 90 - 1 GAL
RIBES SANGUINEUM 'CLAREMONT' 9 - 5 GAL
VEGETATIVE SCREENING: CA NATIVE RIPARIAN
SHRUBS
AESCULUS CALIFORNICA 6 - 24" BOX
(TEMP. IRRIGATION ONLY)
ACER NEGUNDO 3 - 24" BOX
(TEMPORARY IRRIGATION ONLY)
QUERCUS GARRYANA 2 - 36" BOX
(TEMPORARY IRRIGATION ONLY)
ZONE 3: GROUNDCOVER
ACHILLEA MILLEFOLIUM 25 - 4" POT
CITRUS KUMQUAT 'MEIWA' 1 - 5 GAL
PELARGONIUM CITROSUM 2 - 1 GAL
PELARGONIUM SIDOIDES 6 - 4" POTS
HYDROZONE: 2
2175 SF - (LOW)
TEMPORARY IRRIGATION ONLY
CREEK RESTORATION - CA NATIVE
RIPARIAN GROUNDCOVERS &
GRASSES
TEMPORARY IRRIGATION ONLY
CREEK RESTORATION - CA NATIVE RIPARIAN
SHRUBS
(E) WILLOW
TREE FOREST
- TO REMAIN
(E) OAK
EXACT LOCATION
- VERIFY IN FIELD
TEMPORARY IRRIGATION ONLY
CREEK RESTORATION - CA
NATIVE RIPARIAN
TREES & VINES
(E) WILLOW
TREE FOREST
- TO REMAIN
CREEK SETBACK
CREEK ℄
CREEK ℄
CREEK ℄

IRRIGATION LEGEND:

SYMBOL			
POC	POINT OF CONNECTION:	Approximate Location (Verify in Field). Includes valve box & shut-off valve.	
M	WATER METER:	(E) Water Meter : 5/8" (typ.)	Located @ First Street w/ 1 $\frac{1}{2}$" SCH 40 PVC On-Site Service Pipe to Lot.
	BACKFLOW PREVENTOR:	FEBCO 825Y - 1" Backflow preventor. Install 12-36" above ground level.	Backflow prevention device (refer to local public health agency for addtn'l requirements).
F	FILTER:	AMIAD 1-1/2"Ø W/ 120 Mesh SS Woven Wire Screen, 130 Micron (as per Netafim spec.s)	
	PRESSURE REGULATOR:	TBD	Adjust pressure as necessary to achieve 30psi for drip zones for a maximum demand/flow rate of 7-8gpm max for each drip zone.
	MASTER VALVE:	Rainbird 100GB - 1" Master Valve	Size per line. Includes valve box. Manual gate valve, butterfly valve or ball valve.
FL	FLOW SENSOR:	N/A	Reqr'd for ALL non-residential landscapes.
C	CONTROLLER:	Irritrol Total Control: TC-18EX-R 18-Station Outdoor, Remote Control Ready Controller with CL-100 Wireless Weather Sensing System & SMRT Logic Wireless Gateway app-based controller (or Sim).	Exterior or Interior Mount -TBD (provide 120v power) w/ wireless ET Sensor (located on eave O.H.).
R	RAIN-SENSOR:	Irritrol RS 1000 Wireless Rain Sensor (or Sim). Mount on eave.	

	REMOTE CONTROL VALVE:	Irritrol 700 Series, size per plan (or Sim). With Omnireg 'OMR-100' Presure regulation module - in valve box.	With disc filter & PRV for Netafim valves.
	QUICK COUPLER:	Rainbird 33DLRC, $\frac{3}{4}$" Quick Coupler	
	MANUAL BALL-VALVE:	NIBCO T-FP-600 Brass, Full-Port Ball valve (or Sim). 1" line size.	
------	MAIN LINE:	1-1/2" PVC SCH 40, 18" MIN. BURIAL	Route through building (per Plumbing Plan).
	HOSE BIB:	Champion HB-2. Or Similar. Risers shall be galv. steel, 18" above finish grade, wrapped below grade, and painted to match siding.	Run hose bibs on domestic supply line (per Plumbing Plan) as feasible. (Shown for diagrammatic purposes only).
$\frac{3}{4}$"	LATERAL LINE:	PVC CLASS 200, Size Per Plan ($\frac{3}{4}$" MIN.), 12" MIN. BURIAL	Route through building (per Plumbing Plan). See Irrigation Notes 3/L12.
	SPRAY HEADS:	TORO MPR Plus Pop-Up Sprayheads. 6" Pop-Up Bodies	

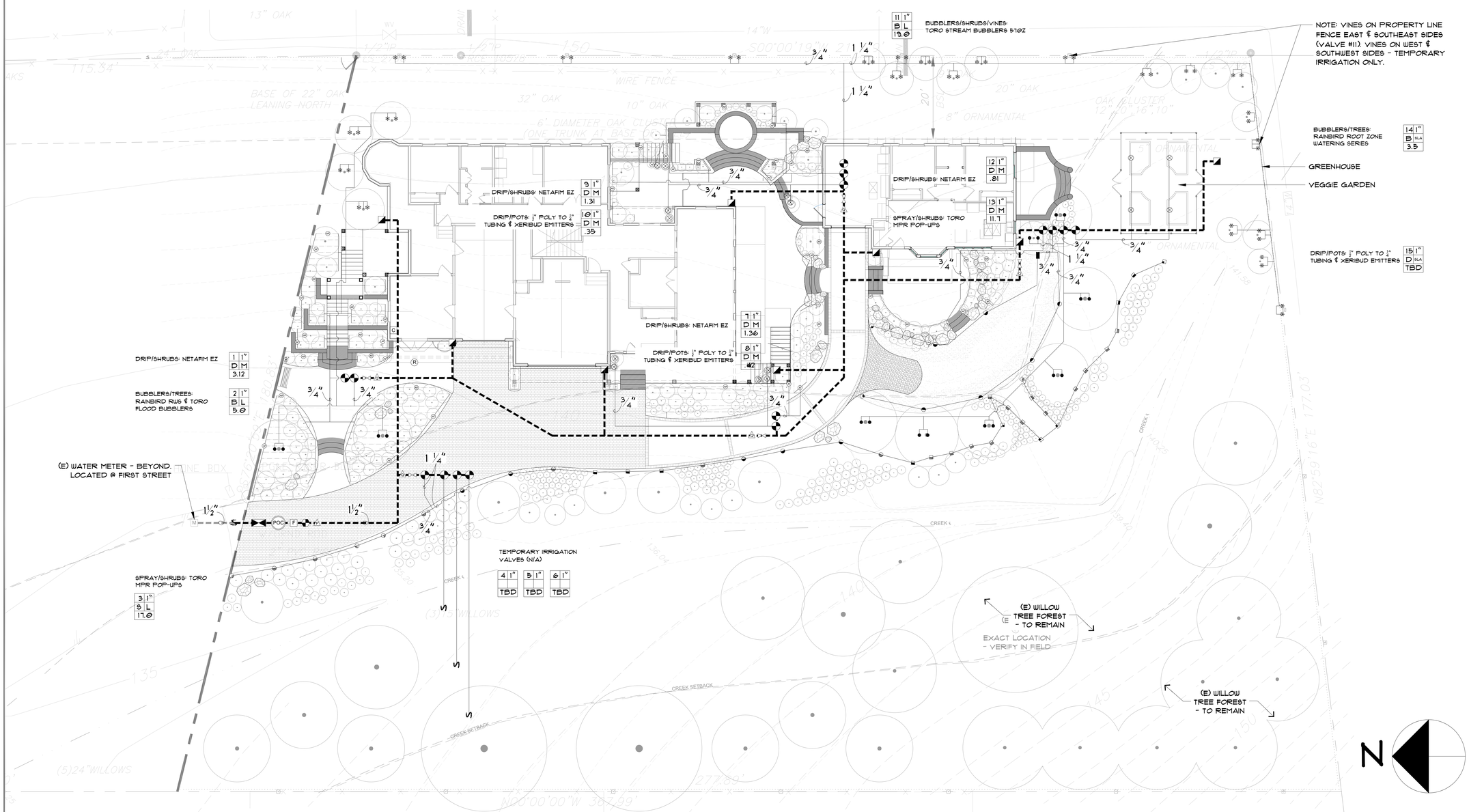
TORO 15-XXX-PC NOZZLE: 360°, 270°, 240°, 180°, 120°, 90° ARCS
TORO 12-XXX-PC NOZZLE: 360°, 270°, 240°, 180°, 120°, 90° ARCS
TORO 10-XXX-PC NOZZLE: 360°, 270°, 240°, 180°, 120°, 90° ARCS
TORO 8-XXX-PC NOZZLE: 360°, 270°, 240°, 180°, 120°, 90° ARCS
TORO 5-XXX-PC NOZZLE: 360°, 270°, 240°, 180°, 120°, 90° ARCS
TORO 9-SSST-PC NOZZLE: SIDE STRIP 4' X 18'

	TREE BUBBLERS:	Rainbird RWS-M-B-C-1401 Root Zone Watering Series Subterranean Bubbler: (2) Per Tree	w/ check valves to prevent low head drainage.
	SHRUB BUBBLERS:	TORO 570Z-6P 6" POP-UP w/ FB-50-PC Pressure Compensating Flood Bubbler Nozzle	
	DRIP IRRIGATION:	Netafim Techline EZ w/ PVC Supply & Exhaust Header's & Manual Flush Valve	0.4 GPH Dripper (Recommended for Loamy soils), w/ 18" Emitter Spacing & 18" Row Spacing in shrubs.
MF	MANUAL FLUSH VALVE:	Plumbed to PVC Exhaust Header	
	AIR/VACUUM RELIEF VALVE:	Plumbed to Netafim Techline EZ, at highest point (as per mfr.).	
	STUB-OUTS: XERIBUD EMITTERS	Transition from lateral to $\frac{3}{4}$" poly blank line to individual loops of $\frac{1}{4}$" in-line drip tubing to Xeribud emitters (XB-T-10-PC). See Irrigation Details.	All tubing to be staked @ 3' intervals, and covered w/ mulch.
------	SLEEVING:	PVC SCH. 40, SIZE AS REQR'D (4" MIN.), 12" MIN. BURIAL	

XERIBUD EMITTERS:

15GAL	4 EMITTERS
5 GAL	3 EMITTERS
1 GAL	2 EMITTERS
4" POT	1 EMITTERS

VALVE #
SIZE
WUCOL RATING
IRR. TYPE (DRIP/SPRAY/BUBBLER)
GPM



PRELIMINARY LANDSCAPE IRRIGATION PLAN

1/10" = 1'-0"

Builders' Studio
OF SEBASTOPOL
555 SO. MAIN STREET SUITE 1
SEBASTOPOL CALIFORNIA 95472
OFFICE: (707) 827-3388 FAX: (707) 827-3253
www.BUILDERSSTUDIOINC.com
CSL: 878243

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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
		DESIGN REVIEW SUBMITTAL	JN	JN	MG

SCHOCH RESIDENCE
LANDSCAPE PLAN

763 FIRST STREET
SEBASTOPOL, CA 95412
004-172-017

PRELIMINARY LANDSCAPE IRRIGATION PLAN

SHEET
L3.0

PDF DATE 05/13/2021

MAWA & ETWU: PRELIMINARY WATER USE CALCULATIONS

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For BSs, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	5/21/2021
Project Name:	SCHOCH RESIDENCE LANDSCAPE
Project Contact:	JESSICA NORLING
Project Contact Email:	JESSICA@BUILDERSSTUDIOINC.COM

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area Including SLA	MAWA (gal/yr)
	Residential	42.0	0.55	346	5,766	**86,635**

MAWA =(ETo) * (0.62) *[(ETAF*LA) + (1-ETAF) * SLA].

Estimated Total Water Use (ETWU)	ETo	(SLF * PF) / IE	SLA	ETWU (gal/yr)
	42.0	2,372	346	**70,788**

ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **15,847** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	FRONT ENTRY	Drip	1,052	0.40	0.81	520
	2	TOP OF CREEK	Spray	2,175	0.30	0.75	870
	3	MAIN PATIO	Drip	457	0.40	0.81	226
	4	SPA AREA	Drip	440	0.40	0.81	217
	5	PERIMETER PLANTINGS	Bubbler	134	0.30	0.81	50
	6	GUEST PATIO	Drip	272	0.40	0.81	134
	7	GUEST PATIO NO MOW	Spray	890	0.30	0.75	356
	8						-
	9						-
	Landscape area (not including SLA)			5,420			2,372

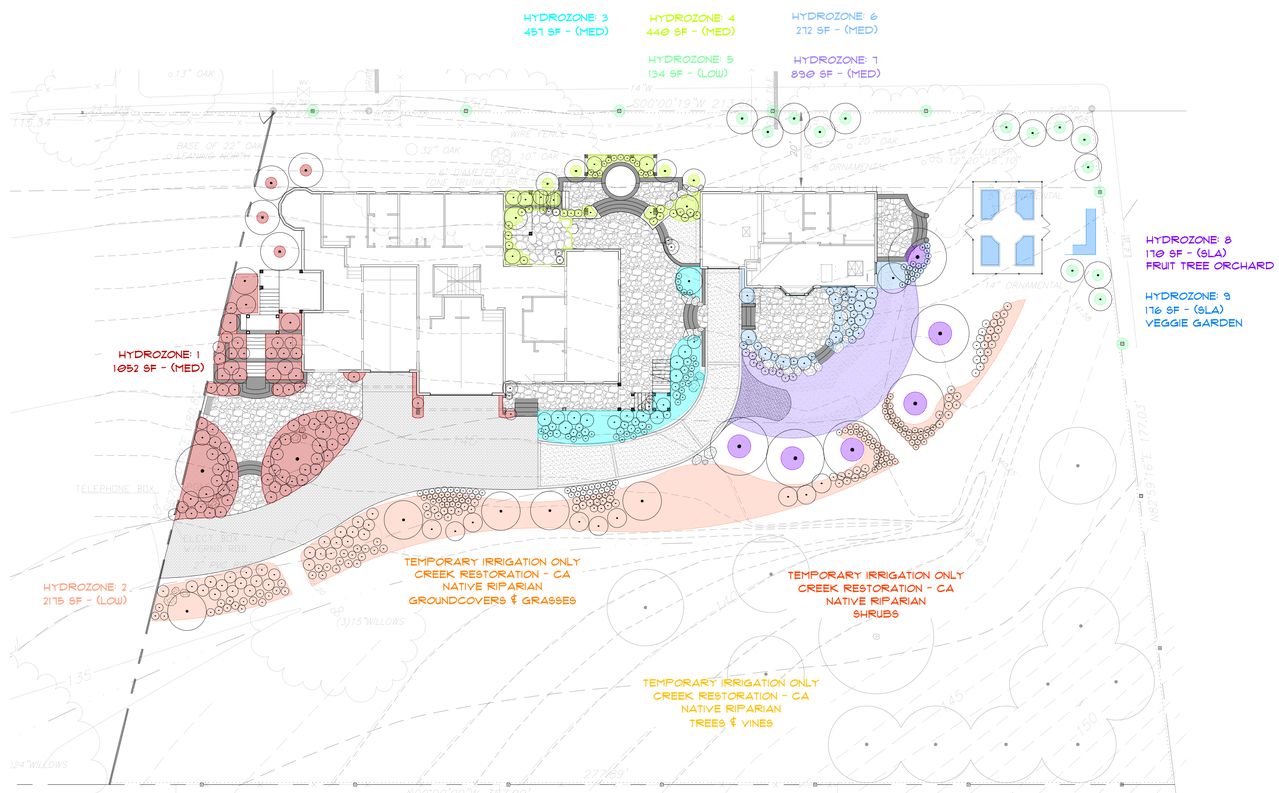
ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	346	1.0	346
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	346		346

Total Landscape Area (including SLA) from ETWU Calculation **5,766**

IRRIGATION NOTES

TOTAL LANDSCAPE AREA:	6,064 SF
WATER SUPPLY TYPE:	POTABLE
LOCAL WATER PURVEYOR:	CITY OF SEBASTOPOL
DEDICATED SERVICE METER OR PRIVATE SUB-METER:	EXISTING (@ FIRST ST.)
STATIC WATER PRESSURE:	+/-50-64 PSI
OPERATING WATER PRESSURE/RESIDUAL WATER PRESSURE:	+/- 48-61 PSI
(@NEAREST RECORDED ADDRESS - AS PER WATER SUPPLIER/ PUBLIC WORKS DEPT.)	CITY OF SEBASTOPOL

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. THIS SYSTEM IS DESIGNED BASED ON AN APPROXIMATE OPERATING PRESSURE OF 50 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ONCE VERIFIED IN FIELD. (IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MIN. OF 15-30 PSI PER DRIP VALVE, AND A MAX. FLOW RATE OF 1-8 GPM PER DRIP VALVE).
2. ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
3. WATER LINES AND EQUIPMENT SHOWN IN PAVING (OR WITHIN BLDG.) ARE FOR GRAPHIC CLARITY ONLY, UNLESS OTHERWISE SPECIFIED. ALL EQUIPMENT SHALL BE LOCATED IN DESIGNATED PLANTING AREAS (TBD). ALL PIPING LOCATED W/IN PAVING SHALL INCLUDE PROPERLY SIZED SLEEVING AND SHALL BE STRAIGHT-LINE W/ NO CONNECTIONS.
4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
5. CONTRACTOR SHALL FLUSH ALL LINES THOROUGHLY PRIOR TO INSTALLATION OF EMITTERS, AND INCLUDE A WHOLE-SYSTEM FILTER.
6. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN".
7. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
8. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
9. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



HYDROZONE MAP:
1/16" = 1'-0"

PLANTING NOTES

1. CALL USA NORTH AT 811 PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO EXCAVATION.
2. EXISTING TREES & PLANT PROTECTION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING PLANTS & SHRUBS LABELED AS "TO REMAIN". EXTREME CARE SHALL BE EXERCISED IN PROTECTING ALL HERITAGE TREES AND EXISTING LARGE OAK TREES (AS INDICATED ON THE UPDATED SURVEY PLANS).
3. GRADING: ALL LANDSCAPE AREAS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES (MIN. SLOPES AS PER CA BLDG. CODE; GRADED TO BLEND IN WITH SURROUNDING GRADES, AND TO PREVENT PONDING. ROUGH-GRADING IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE PRIOR TO INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS - PRIOR TO INSTALLING SOIL AMENDMENTS.
4. SOIL REPORT: AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL SUBMIT SOIL SAMPLES (NO LESS THAN ONE QUART OF SOIL PER SAMPLE) TO BE TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. (PROJECT PLANT LIST SHALL BE SUBMITTED TO SOIL LABORATORY WITH SAMPLES). RECOMMENDATIONS SHALL INCLUDE: GENERAL SOIL PREPARATION, COMPOST AND TOPSOIL, FERTILIZER RECOMMENDATIONS (PRIOR TO PLANTING, DURING ESTABLISHMENT, AND FOR LONG-TERM MAINTENANCE), AND ANY OTHER SOIL RELATED ISSUES. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
5. FOR BIDDING PURPOSES ONLY: THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
   A. TURF (INCL. NO-MOW): INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
   B. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 9" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      IRON SULPHATE - 2 LBS. PER CU. YD.
6. COMPOST: (AS PER SOIL REPORT RECOMMENDATIONS) FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST @ A RATE OF 4CY (MIN.) PER 1,000SF OF PLANTING AREA - INCORPORATED TO A DEPTH OF 6". COMPOST SHALL BE FULLY COMPOSTED, STABLE, WEED-FREE, PH RANGE 5.5 - 8 WITH NO TOXIC SUBSTANCES. (GRAB N' GROW ORGANIC COMPOST" - OR SIMILAR, PH: #(707) 575-1275).
7. TOPSOIL: (AS PER SOIL REPORT RECOMMENDATIONS) SHALL BE CERTIFIED SEED-FREE SANDY TO CLAY LOAM, FREE OF STONES OR ORGANIC DEBRIS LARGER THAN 1/2".
8. FERTILIZER: (AS PER SOIL REPORT RECOMMENDATIONS) COMPOSITION AND RATE AS PER RECOMMENDATIONS OF SOIL TEST REPORT (FROM QUALIFIED SOIL TESTING AGENCY).
9. PLANTS: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE. SUPPLY NURSERY-GROWN PLANTS IN COMPLIANCE WITH ANSI Z60.1. ALL PLANTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT FOR HEALTH AND VIGOR PRIOR TO ACCEPTANCE. IF ROOT SYSTEMS ARE FOUND TO BE UNHEALTHY IN ANY WAY UPON PLANTING A RETURN ORDER MUST BE COMPILED FOR RETURN TO THE GROWER (AT NO EXPENSE TO THE CLIENT). ALL CONTAINER AND BALLED-AND-BURLAPPED PLANTS SHALL BE PLANTED PER THE PLANTING DETAILS. WHERE HARDPAN, BEDROCK, EXCESSIVELY COMPACTED SOIL, OR OTHER IMPERMEABLE MATERIALS ARE ENCOUNTERED DURING EXCAVATION OF PLANTING PITS FOR TREES AND SHRUBS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY. THE LANDSCAPE ARCHITECT MAY PROVIDE ALTERNATE METHODS OR LOCATIONS FOR PLANTING TREES AND SHRUBS. ALL FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANT HOLES.
10. SOD: N/A
11. MULCH: A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. ("ORGANIC ARBOR MULCH" - OR SIMILAR, GRAB N' GROW SOIL PRODUCTS. PH: #(707) 575-1275). "DOUBLE-GROUND" PREFERRED FOR FIRE PREVENTION. ALL NON-TURF PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
12. STEEL EDGING: AT EDGES OF GRAVEL PATHS OR TURFGRASS NOT BOUND BY HARDSCAPE, SHALL BE 1/4" X 4" WIDE. DO NOT USE STEEL EDGING AT FLAGSTONE STEPPING STONES.
13. WATER FEATURES: N/A
14. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
15. GENERAL CLEAN-UP: DURING EXTERIOR PLANTING, KEEP ADJACENT PAVING AND WORK AREAS IN CLEAN AND ORDERLY CONDITION. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY (OR AS DIRECTED BY OWNER).
16. FINAL ACCEPTANCE:
   A. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, THAT THE OWNER PERFORM A FINAL INSPECTION. THE OWNER SHALL SCHEDULE A FINAL INSPECTION WITH THE CONTRACTOR TO ENSURE THAT ALL WORK HAS BEEN COMPLETED ACCORDING TO THE PLANS. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE OWNER HAS PROVIDED WRITTEN ACCEPTANCE OF THE WORK.
   B. IF THE OWNER DEEMS THAT ANY PORTION OF THE WORK IS UNACCEPTABLE, THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THE CONTRACTOR'S EXPENSE, THOSE PORTIONS DEEMED UNACCEPTABLE TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH THE PLANS.
   C. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) COPIES OF "AS-BUILT" RECORD DRAWINGS TO THE OWNER. "AS-BUILT" DRAWINGS SHALL CONSIST OF COPIES OF THE ORIGINAL PLANS WITH ALL CHANGES THAT OCCURED DURING CONSTRUCTION MARKED ON THEM IN A PERMANENT FASHION USING RED INK.
17. 90 DAY MAINTENANCE PERIOD: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE BY THE OWNER. THIS SHALL INCLUDE WEEKLY VISITS FOR THE FOLLOWING TASKS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION.
18. 1-YR. QUALITY GUARANTEE: THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME (DUE TO CAUSES OTHER THAN OVERWATERING OR OTHER HUMAN ACTIONS DURING DURING THE INTERIM), OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. ALL TREE STAKES SHALL BE REMOVED AFTER ONE YEAR, EXCEPT IN AREAS THAT EXPERIENCE HEAVY WINDS.

Builders' Studio
OF SEBASTOPOL
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SEBASTOPOL CALIFORNIA 95472
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www.BUILDERSSTUDIOINC.com
CSL: 878243

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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
		DESIGN REVIEW SUBMITTAL	JN	JN	MS

SCHOCH RESIDENCE LANDSCAPE PLAN
763 FIRST STREET
SEBASTOPOL, CA 95472
004-112-017

PRELIMINARY WATER USE CALCULATIONS

SHEET
L4.0

PDF DATE 05/13/2021

1 MAIN RESIDENCE FRONT ELEVATION

NOTE: FOR INFORMATION NOT NOTED PLEASE REFER TO ARCHITECTURAL OR LANDSCAPE SHEETS AND ACCOMPANYING NOTES FOR ADDITIONAL DETAILS DETAILS REGARDING; FINISHES, MATERIALS, LOCATIONS AND HEIGHTS.

FOR '1E' PLEASE SEE ATTACHED SEPARATELY 8.5X11 CUT-SHEETS FOR BULB AND SENSOR INFORAMTION.

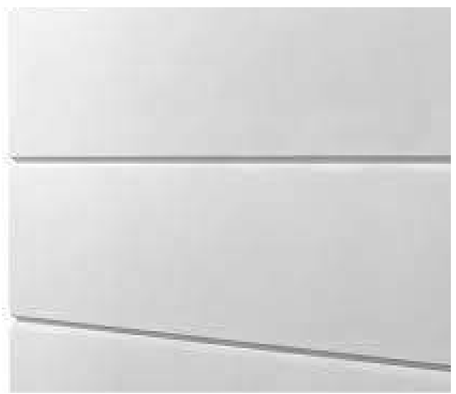
PLEASE NOTE A CHANGE IN MATERIALS MAY REQUIRE RESUBMITTAL AND REVIEW FROM PLANNING BEFORE BUILDING PERMIT CAN BE FINALIZED.

1E EXTERIOR LIGHT FIXTURE
W/ TESLAR OR EQUIVELANT LED BULB 4.5 WATTS (3) PER FIXTURE

WITH OR WITHOUT CAP PER LANDSCAPE DRAWINGS

'New England' STONE VENEER OVER CONCRETE

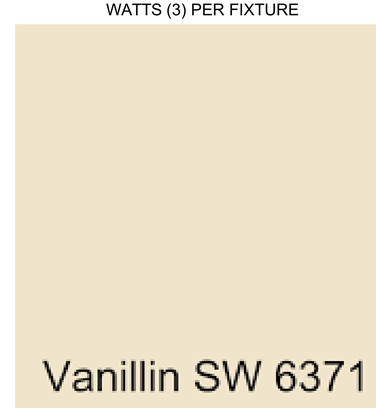
1L RETAINING & LANDSCAPE WALLS
SEE LANDSCAPE PLANS FOR LOCATIONS



A SIDING STYLE - 'James Hardie' Horizontal Siding
'JH' HORIZONTAL V-GROOVE SIDING

B LOWER SIDING - Stone Veneer
'New England' Stone

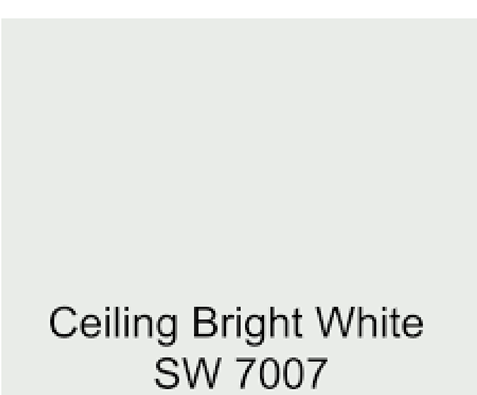
C WINDOW STYLE
'MARVIN' ELEVATE - WHITE



D BASE COLOR
Sherwin-Williams 'Vanillin' SW6371

Rustic Craftsman Wood Stain
Weather Gray

E SPA TRELLIS STAIN
SEE ARCHITECTURAL PLANS FOR TRELLIS LOCATION



F TRIM - TRELLIS - RAILING COLOR
Sherwin-Williams Ceiling Bright White SW 7007

G DOOR COLOR
Sherwin-Williams Festoon Aqua SW 0019

H ROOFING - Asphalt Shingle
Dark Grey w/ 'Architectural' Shingle

Idaho Gold Quartzite
(Only at lower level steps & Patios)

'Road' TILE at steps and porch decks

I PATIO AND STAIR SURFACE
SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR LOCATIONS

MAIN DRIVEWAY (Permeable)
Techo-Bloc 'Pure' Paver in Sandlewood color (Or Similar)

TURN AROUND AT ADU
Lunix Eco permeable pavement (Or Similar)

J DRIVEWAY SURFACE
SEE LANDSCAPE PLANS FOR PAVER DESIGNATIONS & LOCATIONS

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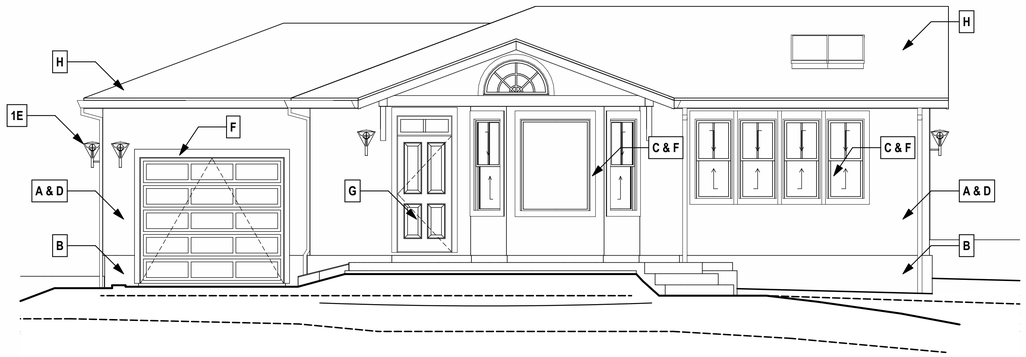
REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

SCHOCH RESIDENCE
New Residence and ADU
7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

DATE: 5/13/21

Sheet
A-DR1

Scale



1 ACCESSORY DWELLING UNIT FRONT ELEVATION

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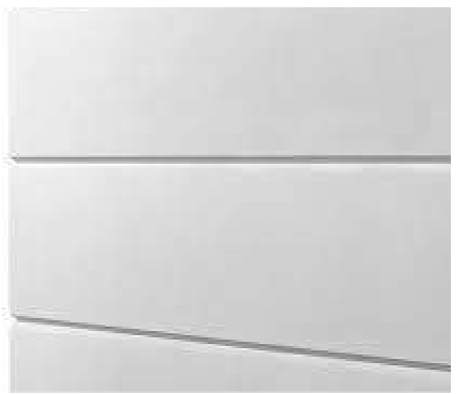
W/ TESLAR OR EQUIVELANT LED BULB 4.5 WATTS (3) PER FIXTURE

WITH OR WITHOUT CAP PER LANDSCAPE DRAWINGS

'New England' STONE VENEER OVER CONCRETE

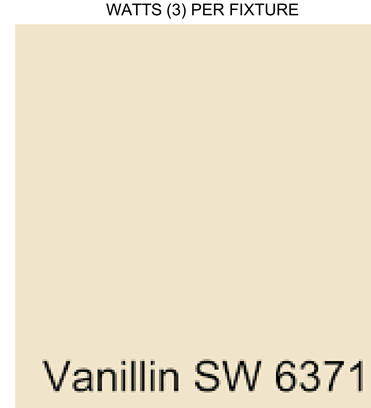
1L RETAINING & LANDSCAPE WALLS
SEE LANDSCAPE PLANS FOR LOCATIONS



A SIDING STYLE - 'James Hardie' Horizontal Siding
'JH' HORIZONTAL V-GROOVE SIDING

B LOWER SIDING - Stone Veneer
'New England' Stone

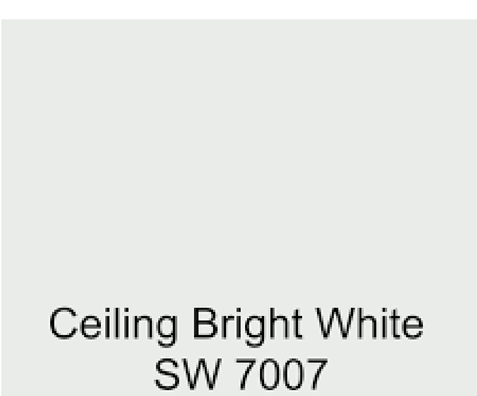
C WINDOW STYLE
'MARVIN' ELEVATE - WHITE



D BASE COLOR
Sherwin-Williams 'Vanillin' SW6371

Rustic Craftsman Wood Stain
Weather Gray

E SPA TRELLIS STAIN
SEE ARCHITECTURAL PLANS FOR TRELLIS LOCATION



F TRIM - TRELLIS - RAILING COLOR
Sherwin-Williams Ceiling Bright White SW 7007

G DOOR COLOR
Sherwin-Williams Festoon Aqua SW 0019

H ROOFING - Asphalt Shingle
Dark Grey w/ 'Architectural' Shingle

Idaho Gold Quartzite
(Only at lower level steps & Patios)

'Road' TILE at steps and porch decks

I PATIO AND STAIR SURFACE
SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR LOCATIONS

ADU DRIVEWAY
3/8" ANGULAR CRUSHED GRANITE W/ EDGE

TURN AROUND AT ADU
Lunix Eco permeable pavement (Or Similar)

J DRIVEWAY SURFACE
SEE LANDSCAPE PLANS FOR PAVER DESIGNATIONS & LOCATIONS

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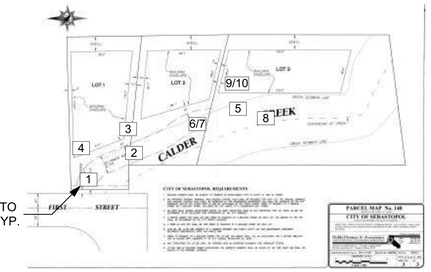
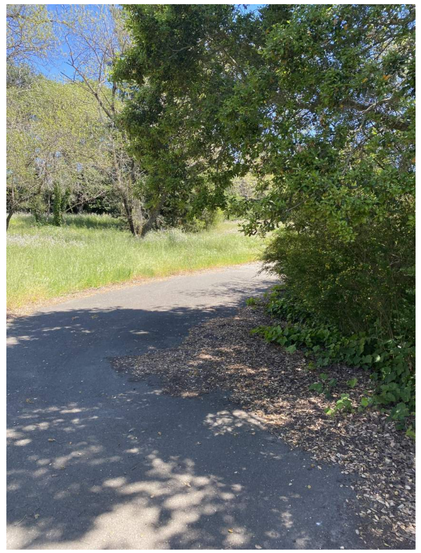
A-DR2

Scale

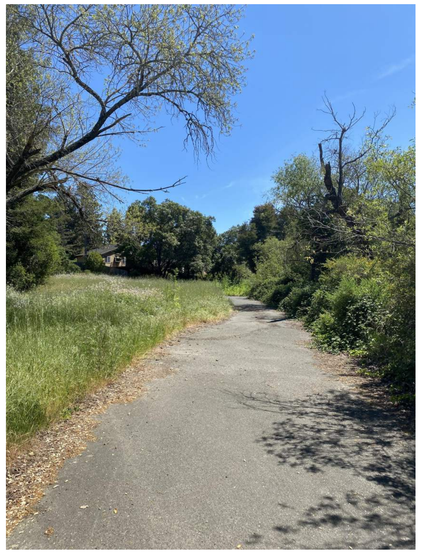
NOTE: PHOTOS TAKEN ONSITE 4/27/2021 AT APPROXIMATELY 3:30PM ON A SUNNY AND CLEAR DAY.



LOCATION MAP



1 PROPERTY ENTRANCE



2 EXISTING ASPHALT DRIVEWAY (SOUTH)

3 EXISTING VEGETATION AND TREES

4 EXISTING NORTH PROPERTY LINE

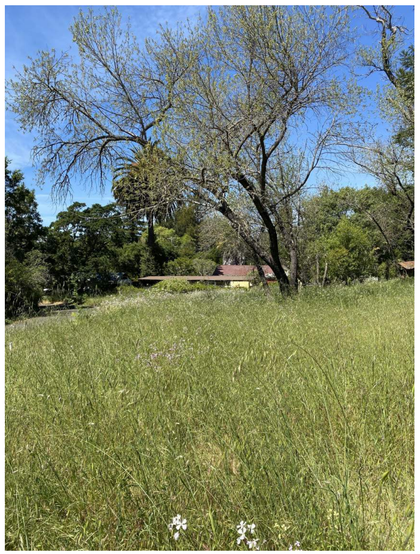
5 PROPOSED PROJECT LOCATION

6 EXISTING ASPHALT DRIVEWAY (NORTH)

7 END OF (E) DRIVEWAY

8 PROPOSED PROJECT LOCATION (SOUTH)

9 PROPOSED PROJECT LOCATION (S/E)



10 PROPOSED PROJECT LOCATION (SOUTH)

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SCHOCH RESIDENCE
New Residence and ADU

7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

DATE: 5/13/21

Sheet
A-DR3

Scale

SANDBORN
Tree Service Inc.
Since 1975

Builders Studio of Sebastopol
555 S. Main Street
Sebastopol, Ca
May 26th, 2021
Schock Residence

Schock Residence
763 First Street Sebastopol, Ca 95472

To Whom it may concern,

1. Quercus garryana (Oregon White Oak) 13.8" d.b.h. north + 13.9"d.b.h. south. Tree is shared with the north neighbor. Structure is fair, vitality good - Raise over drive to 15' high.
2. Quercus agrifolia (California Live Oak) 16"d.b.h.± just south of south neighbor's fence at driveway entrance. Structure is fair, vitality is good - Raise crown to 15' over drive.
3. Salix sp. (Creek Willow) 4'+ d.b.h., forks at 4'± high into five large (30"diameter +) trunks, all of which have been broken at heights from 20'-35'. The tree is rooted on the creek channel approximately 40' east of the south neighbor's house. Structure is poor, vigor is poor. Removal is recommended. If the tree is retained, reduce its height to stubs 8'-10' tall, monitor response growth.
4. Quercus kelloggi (California Black Oak) 27.5"d.b.h. x 30' high. Vigor is fair, structure is poor. The tree previously forked into 5'-6' x 12"± diameter leaders from 5'-7' high on the trunk. Pruning occurred in the past which removed all but one 12" diameter fork which bows heavily to the west. The old pruning wounds will inevitably coalesce into joining cavities which will (if they haven't already) render the remaining leader subject to failure. As it targets the house, removal is recommended.
5. Quercus kelloggii (California Black Oak) 19.3", 28.4", 10.3", 16.5", 17.2", 22.3", 13.3" d.b.h. large spreading multi (7) trunked tree, apparently was cut to the ground 6-10 decades ago. The resultant response growth has grown to 50'+ tall and spreads 40' east, west and south. Vitality is good while structure is poor due to the multiple co-dominant leaders. The tree is located 6' east of the proposed house and 40' west of the east neighbor's house. It requires substantial crown

raising on the west to accommodate the roof and requires clearance for fire suppression vegetation management. It will require several large branches to be removed from the east side to acquire a semblance of balance. It may require significant root pruning to install the foundation at the back of the house. It also targets the proposed house, as well as east neighbor's deck and house. It is recommended to Excavate the trunk for the foundation beneath the tree by hand, air or water, exposing all roots encountered. Once the Arborist has inspected the roots to be pruned at the sites where they are to be pruned, he/she is to determine a pruning or removal strategy for the tree.

6. Quercus garryana (Oregon White Oak) 11.3"d.b.h. x 20' high. Vitality is good structure is fair to poor. The tree is oddly shaped, growing approximately 12' northeast of #5 and constantly in its shadow. It leans hard to the east and at 10' above ground grows back to the north in search of sunlight. It requires no special protection as root pruning is anticipated to be of minimal effect on its root system. It targets the neighbor's back yard which shows no evidence of use.
7. Quercus garryana (Oregon White Oak) 10.4"d.b.h. x 16' high. This tree is encapsulated by #6 and grows to the southwest beneath the crown of #5. It requires removal to accommodate the roof of the proposed house.
8. Quercus kelloggi (California Black Oak) 28" diameter x 50' high, rooted on or near the east property line. This tree has good vigor and fair to poor structure as it is response growth from ancient removal. Previously removed shoots have created several basel cavities. It is rooted 12' east of the proposed structure. With mitigation pruning, anticipated root pruning should not impact the trees anchorage unduly. The crown should be pruned to clean out deadwood and reduce end weight of overburdened branches, as they target the propose structure and two east neighbor's back yard.
9. Quercus garryana (Oregon White Oak) 5.9" d.b.h. x 15' tall. This tree is rooted 5' south of #8. It has good vigor and structure. It is not anticipated to suffer the effect of root pruning.
10. Quercus kelloggi (California Black Oak) 20"d.b.h. x 45' high ±. Vitality is good, structure is poor. This tree is rooted in the extreme southwest corner of the east neighbor's back yard on Schock property. It leans heavily to the south. Its 18" diameter central leader was headed at 20' above the ground over the east neighbor's back yard. A 14" diameter branch forks off the central leader at 8' high,

and grows at a slight upward angle towards the southwest where it rests on another Black Oak. It is recommended for removal or pruning to minimize overloading the propping Oak. Construction impacts should be minimal.

11. Quercus garryana (Oregon White Oak) 9.1"d.b.h. x 20' high. Tree is rooted 15' south of the east neighbor's south fence and 2' west of the southeast neighbor's west fence. It grows in the shadow of tree #8. Its structure is poor, unbalanced. Its vitality is good. Pruning is recommended to minimize imbalance.
12. Prunus prunus (escaped exotic plum) 7.2"d.b.h. x 30' high. Tree has good vitality and poor structure. It leans into and grows up through the commingled crowns of #10 and #13, two Black Oaks worthy of retention. It detracts from and competes with both trees. Removal is recommended.
13. Quercus kelloggi (California Black Oak) 20" d.b.h., 50'± high, 12' southwest of #11. It is single trunked as it is the dominant stump sucker of the response grown from an ancient removal. It forks into three at 8' high. The dominant fork is reasonably upright with a lean to the east and has been pruned heavily on that side. There is a 12" diameter branch growing vertical then pendulous to the west drooping fairly low over the proposed building. That branch supports another growing north from a Black Oak 20' south. Additionally, an escaped exotic plum grows from 10' north up into the crown of the Black Oak. The Black oak has good vigor and weak structure due to the west growing branch. It is recommended to prune to clean crown to ≥ 1/4" diameter branch size, raise and reduce the west growing branch. Remove the plum.
14. Quercus kelloggi (California Black Oak) has four main forks at ground level due to ancient removal of the parent tree. This tree is rooted 20' south of #13 and 12' west of the east fence. It leans and is heavily weighted on the west, south and north quadrants. All four main forks are co-dominant leaders with embedded bark. The south growing fork (16.5"d.b.h.) has a large (10" wide x 4' long) tear at the branch union 20' high. The north fork (9.2"d.b.h.) is supported by a west growing branch from tree #13. The smaller (11.6") fork grows low and and to the west. The larges (20.2"d.b.h.) fork grows west leaning to 60' tall. The three smaller forks are severely overburdened and at risk of failure. As such, structure is poor. Recommendation is to prune to the south fork to as stub just below the tear at 20', removing its upper branch. Reduce end weight of its lower branch significantly. Raise lower branches on the lower middle fork and reduce it to the

3" upright near its terminus. Prune the north fork off at its attachment near ground level. Prune the parent branch to clean the crown to ≥ 1/4" diameter, reduce end weight of all its branches.

15. Malus species variety unknown, appears to be stump suckers located 15' south of #14. Probably not fruiting or attractive. Removal is recommended.
16. Malus species Gravenstein 14.6" d.b.h.. The trunk is hollow from ground level to 5.5' high. It is long, un-pruned but has fruit. It could be kept as a landscape feature. Removal is a more practical option as its shady location (40' southwest of #14) requires height to capture sun and most fruit grows 15'-18' high. Vitality is good while structure is poor. Removal is recommended.

Recommended tree protection for trees #5-#14

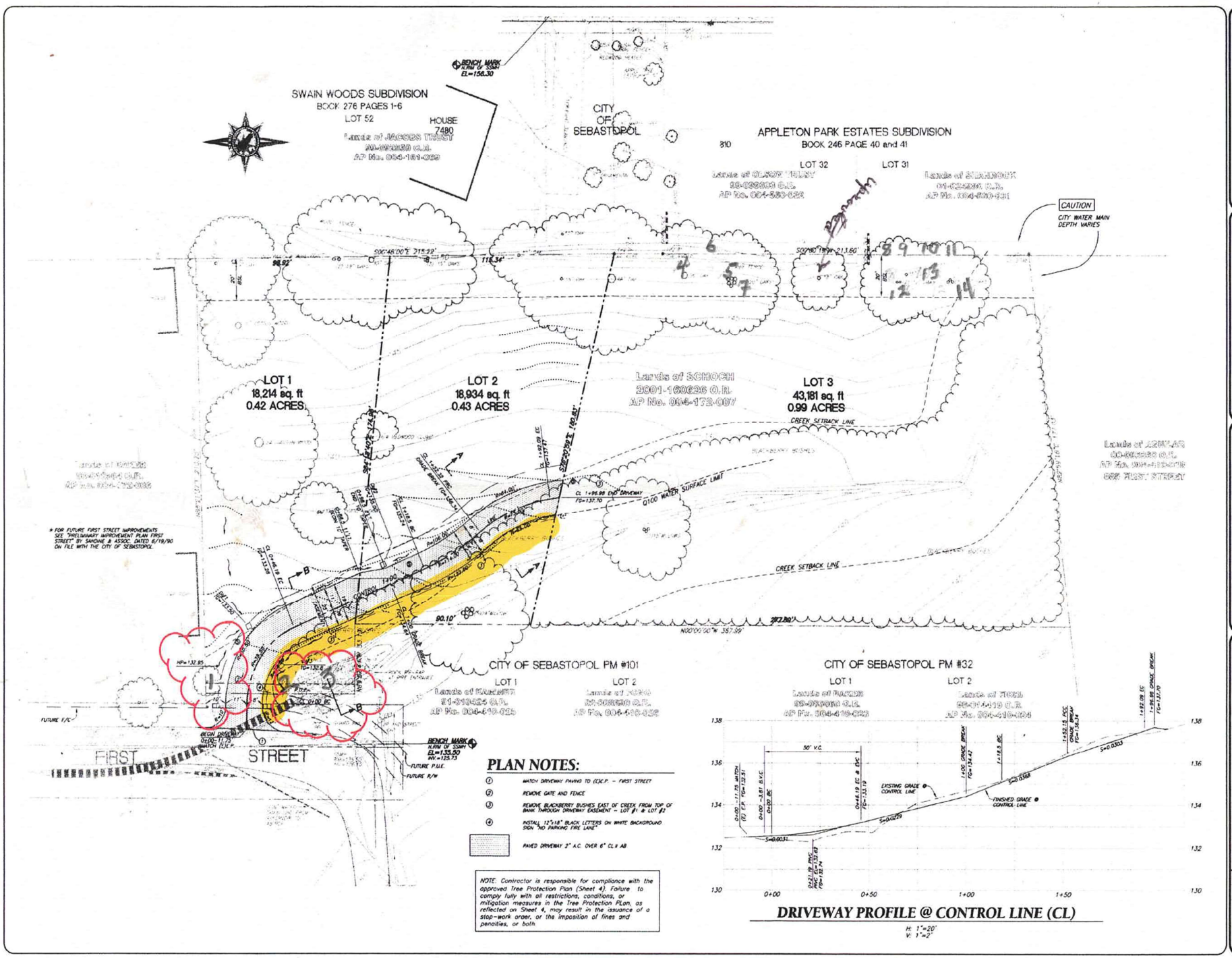
Tree protection, principally root protection for this project is essential to the survivability structural future and anchorage of these trees. The minimal distance from the east foundation wall and the trunks of the trees presumes extensive root removal may be necessary. Before any tree care measures are undertaken, I recommend to use a combination of hand labor, water (vac truck) and/or pneumatic (air spade) to excavate the trench for the east foundations in order to expose any roots that need to be cut for the installation. Once completed, the arborist should then examine the roots to make a determination of whether individual trees should be retained or removed based on their number, size and etc.. They should also consider other pruning or removal needs and the likelihood of long term structural integrity, vitality, and survivability.

Assuming retention, prune as indicated above. Additionally apply a ≥ 6" deep layer of woody mulch (chips, arbormulch or equivalent) from the foundation trenches to the east property line, as well as around to the south and west of tree #14 beyond its dripline. Perform all construction when soil is dry. These measures are to minimize soil compaction. Install temporary but sturdy fencing from the east property line on the north side of the dripline of tree #5, 1'-2' west of the tree nearest the trench and south to encompass the dripline of tree #14 (as practical, considering access needs for construction). Trees #1-#3 need no additional protection as they are sufficiently far enough from the site to exclude them from potential construction impacts.
Tree roots and their mycorrhizal associations are essential to the trees' vitality, survivability, anchorage, structural integrity and aesthetics. They are susceptible to soil compaction, cuts, fills, severing, debarking, and equipment damage. Use methods and equipment that minimize the effects of construction whenever possible as a very large percentage of these trees roots are in harms way

from this project. If root pruning is necessary, make pruning cuts with a sharp saw on all roots greater than 2" diameter. Additional measures such as irrigation, fertilization or alternative pruning may be recommended as determined by the onsite Arborist.

Regards,

Chip Sandborn, Certified Arborist
ISA WE#0177A



No.	DATE	DESCRIPTION	BY	APPROVED

INITIAL DRAWING DATE: 11 JUNE, 2002

GRAPHIC SCALE 1" (IN FEET) 1=20'

PREPARED FOR:
STEVEN, THOMAS, LISA & DAVID SCHOCH C/O
STEVEN SCHOCH
974 BLUEBONNET DRIVE
SUNNYVALE, CA. 94086
(408) 732-4479

PROJECT DESCRIPTION:
SCHOCH MINOR SUBDIVISION
763 FIRST STREET
SEBASTOPOL, CA. 95472
APN: 004-172-007

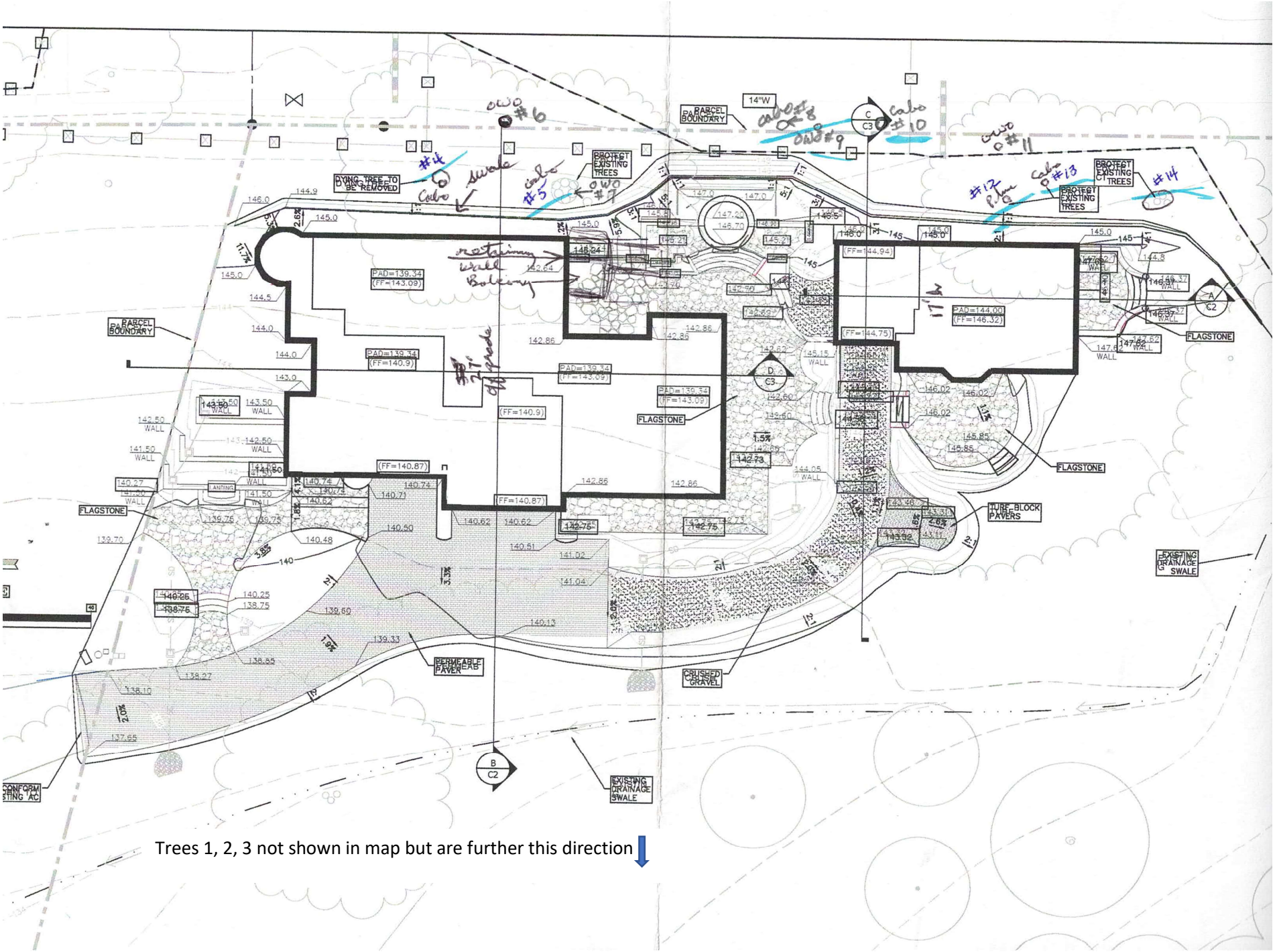
SHEET DESCRIPTION:
GRADING PLAN - DRIVEWAY PLAN

PAUL L. SCHOCH
CONSULTING CIVIL ENGINEER
P.O. BOX 1207 SEBASTOPOL, CA 95473 (707) 823-4820

Paul L. Schoch 11-8-02
Paul L. Schoch, RCE 12399
Expires: 3/31/05
Date
JOB No. 0402-05

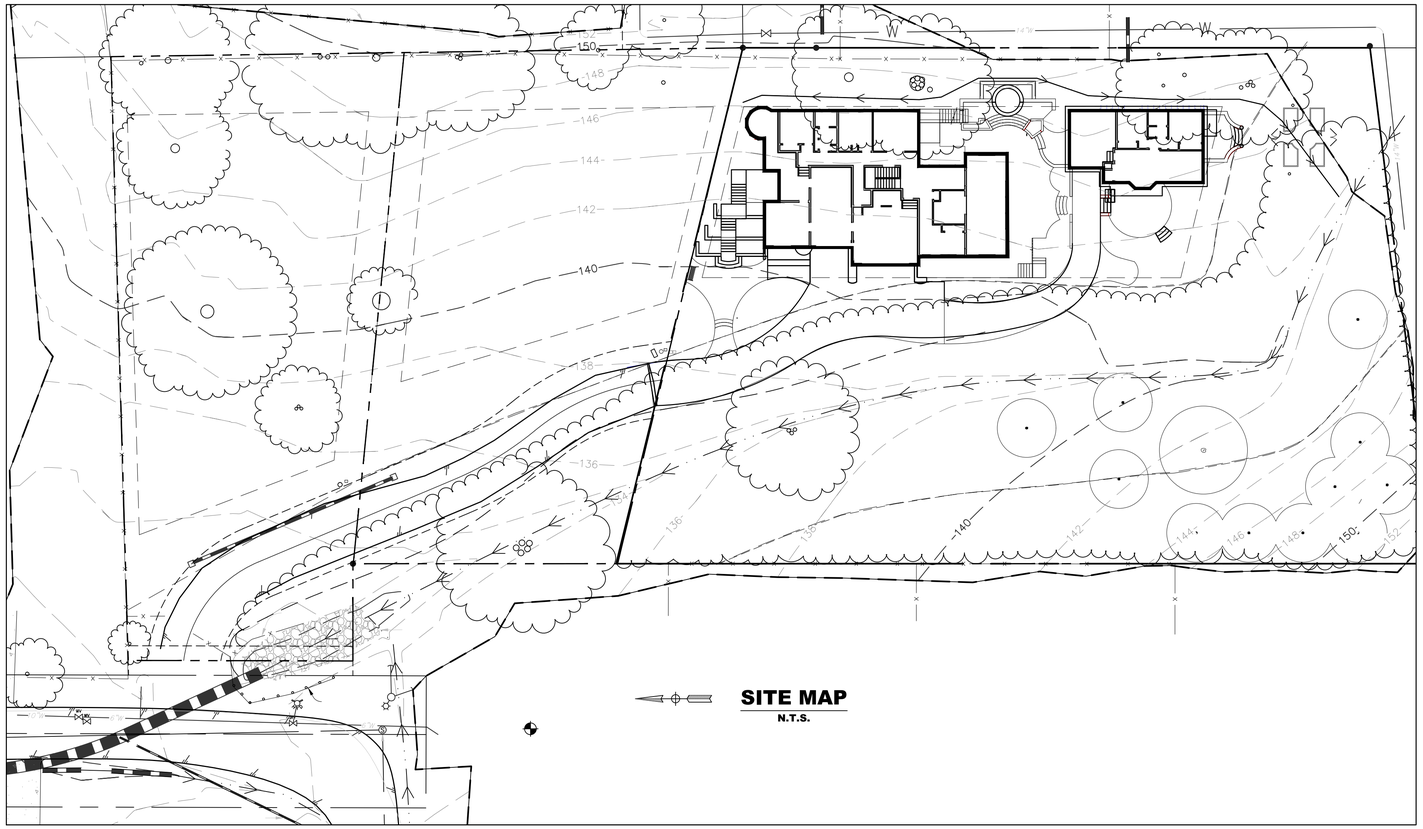
SCALE	1"=20'
DRAWN BY	VRGK
CHECKED BY	P.L.S.
FILE No.	0402-05
SHEET No.	2 of 5

00-24

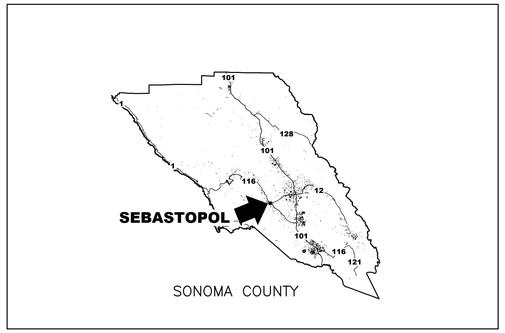

PARCEL BOUNDARY
DYING TREE TO BE REMOVED
PROTECT EXISTING TREES
FLAGSTONE
TURF BLOCK PAVERS
PERMEABLE PAVER
CRUSHED GRAVEL
EXISTING DRAINAGE SWALE
PAD=139.34 (FF=143.09)
PAD=139.34 (FF=140.9)
PAD=144.00 (FF=146.32)
(FF=144.94)
(FF=144.75)
(FF=140.87)
(FF=140.9)
retaining wall
Balcony
swale
#4
#5
#6
#7
#8
#9
#10
#11
#12
#13
#14
Trees 1, 2, 3 not shown in map but are further this direction

GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN

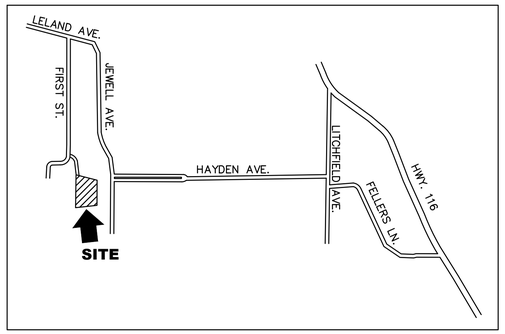
SCHOCH RESIDENCE
7XX FIRST STREET, SEBASTOPOL, CALIFORNIA, 95472
AP NO. 004-172-017



SITE MAP
N.T.S.



AREA MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGEND / ABBREVIATIONS

	BOUNDARY LINE
20	CONTOUR LINE (ONE FOOT INTERVALS)
X	FENCE LINE (WIRE)
	TREE DRIPLINE/EDGE OF VEGETATED AREA
	BUILDING LINE
	CONCRETE SURFACE
	ASPHALT SURFACE
	STRAW MULCH WITH SEED
	SILT FENCE
	FIBER ROLLS
CP	CONTROL POINT
EL	ELEVATION
SSCO	SANITARY SEWER CLEAN-OUT
GAS REG	GAS REGULATOR
RET	RETAINING

SHEET INDEX

G0.0 COVER SHEET
G0.1 ABBREVIATIONS AND LEGENDS
G0.2 GENERAL NOTES
S1.0 TOPOGRAPHIC SURVEY MAP
C1.0 GRADING PLAN AND EARTHWORK
C2.0 CROSS SECTIONS
C2.1 CROSS SECTIONS
C3.0 UTILITY PLAN
C4.0 EROSION AND SEDIMENT CONTROL PLAN
C4.1 EROSION AND SEDIMENT CONTROL DETAILS
C4.2 EROSION AND SEDIMENT CONTROL DETAILS

PURPOSE STATEMENT:

DEVELOP A GRADING, DRAINAGE & EROSION CONTROL PLAN FOR THE PROPOSED RESIDENCE.

LACO
EUREKA • UKIAH • SANTA ROSA • CHICO
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

COVER SHEET

DRAFT

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	G0.0

Jul 20,2021-11:03am
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ABBREVIATIONS

A

AB - AGGREGATE BASE
ABON - ABANDONED
AC - ASPHALT CONCRETE
ACP - ASBESTOS CEMENT PIPE
ACI - AMERICAN CONCRETE INSTITUTE
AG - AGGREGATE
APPROX - APPROXIMATELY
ASTM - AMERICAN SOCIETY FOR TESTING & MATERIALS
@ - AT

B

BC - BEGIN CURVE
BCR - BEGIN CURB RETURN
BF - BLIND FLANGE
BFV - BUTTERFLY VALVE
BLDG - BUILDING
BM - BENCH MARK
BOT - BOTTOM
BRG - BEARING
BTWN - BETWEEN
BVC - BEGINNING OF VERTICAL CURVE
BW - BOTTOM OF WALL

C

CATV - CABLE TELEVISION
CB - CATCH BASIN
CEIL - CEILING
CFM - CUBIC FEET PER MINUTE
CI - CAST IRON
CIP - CAST IRON PIPE
C.I.P. - CAST-IN-PLACE
CJ - CONSTRUCTION JOINT
CL℄ - CENTERLINE
CLR - CLEAR
CMP - CORRUGATED METAL PIPE
CMU - CONCRETE MASONRY UNIT
CO - CLEANOUT
CONC - CONCRETE
CONT - CONTINUOUS
COORD - COORDINATE
CP - SURVEY CONTROL POINT
CPLG - COUPLING
CTR - CENTER
CU FT - CUBIC FEET
CV - CHECK VALVE
CW - COLD WATER
CY - CUBIC YARD

D

° - DEGREE (ANGLE)
d - PENNY (NAIL SIZE)
DBL - DOUBLE
DI - DRAINAGE INLET
DIA - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DIP - DUCTILE IRON PIPE
DRWY - DRIVEWAY
DWG - DRAWING

E

<E> - EXISTING
EA - EACH
EC - END CURVE
ECR - END CURB RETURN
EF - EACH FACE
EL - ELBOW
ELEC - ELECTRIC OR ELECTRICAL
ELEV - ELEVATION
ENGR - ENGINEER
EP - EDGE OF PAVEMENT
EQ - EQUAL
EQUIP - EQUIPMENT
EVC - END OF VERTICAL CURVE
EW - EACH WAY
EXC - EXCAVATE
EXP JT - EXPANSION JOINT
EXT - EXTERIOR

F

FCA - FLANGE COUPLING ADAPTER
FC - FACE OF CURB
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FIN - FINISH
FL - FLOW LINE
FLG - FLANGE
FLR - FLOOR
FS - FINISHED SURFACE
FT - FOOT
FT^2 - SQUARE FEET
FT^3 - CUBIC FEET
FTG - FOOTING

G

G - GAS
GALV - GALVANIZED
GIP - GALVANIZED IRON PIPE
GPM - GALLONS PER MINUTE
GRD - GRADE
GSP - GALVANIZED STEEL PIPE
GV - GATE VALVE

H

HB - HOSE BIBB
HDR - HEADER
HP - HORSEPOWER
HORIZ - HORIZONTAL
HT - HEIGHT
HW - HOT WATER

I

ID - INSIDE DIAMETER
IN - INCH
INT - INTERIOR
INV - INVERT

J

JT - JOINT
JP - JOINT POLE

K

KIP - THOUSAND POUNDS
KW - KILOWATT

L

∠ - ANGLE (DEGREES)
LB - POUND
LF - LINEAR FEET
LG - LONG
LT - LEFT

M

MATL - MATERIAL
MAX - MAXIMUM
MECH - MECHANICAL
MFR - MANUFACTURER
MH - MANHOLE
MIN - MINIMUM
MISC - MISCELLANEOUS
MJ - MECHANICAL JOINT
MTL - METAL

N

<N> - NEW
NC - NORMALLY CLOSED
NIC - NOT IN CONTRACT
NO. - NUMBER
NO - NORMALLY OPEN
NPT - NATIONAL PIPE THREAD
NTS - NOT TO SCALE
- NUMBER

O

OC - ON CENTER
OD - OUTSIDE DIAMETER
OG - ORIGINAL GROUND
OHE - OVERHEAD ELECTRIC
OZ - OUNCE
OVHD - OVERHEAD

P

PB - PULL BOX
PCC - POINT OF COMPOUND CURVATURE
PCF - POUNDS PER CUBIC FOOT
PE - PLAIN END
PERF - PERFORATED
PEP - POLYETHYLENE PIPE
PL℗ - PROPERTY LINE
PLYWD - PLYWOOD
POC - POINT ON CURVE
PP - POWER POLE
PRC - POINT OF REVERSE CURVATURE
PREFAB - PREFABRICATED
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PSIG - POUNDS PER SQUARE INCH GAUGE
PV - PLUG VALVE
PVC - POLYVINYL CHLORIDE PLASTIC
PVI - POINT OF VERTICAL INTERSECTION
PVMT - PAVEMENT
PVT - PRIVATE

Q

QTY - QUANTITY

R

R - RADIUS
RC - RELATIVE COMPACTION
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
RDCR - REDUCER
RDWD - REDWOOD
REQD - REQUIRED
RM - ROOM
RSP - ROCK SLOPE PROTECTION
RT - RIGHT
R/W - RIGHT-OF-WAY

S

SL - SLOPE
SCHED - SCHEDULE
SD - STORM DRAIN
SDMH - STORM DRAIN MAN HOLE
SECT - SECTION
SHT - SHEET
SIM - SIMILAR
SPEC - SPECIFICATIONS
SQ - SQUARE
SQ FT - SQUARE FOOT
SQ IN - SQUARE INCH
SS - SANITARY SEWER
SSMH - SEWER SYSTEM MAN HOLE
STA - STATION
STD - STANDARD
STL - STEEL
SW - SIDEWALK
SYMM - SYMMETRICAL

T

T - TELEPHONE
TAN - TANGENT
T&B - TOP AND BOTTOM
T&G - TONGUE AND GROOVE
TBM - TEMPORARY BENCH MARK
TC - TOP OF CURB
TELEM - TELEMETRY
TEMP - TEMPERATURE OR TEMPORARY
THD - THREAD
TOC - TOP OF CONCRETE
TOG - TOP OF GRATE
TOF - TOP OF FOOTING
TOW - TOP OF WALL
TP - TOP OF PAVEMENT OR TELEPHONE POLE
<TYP> - TYPICAL

U

UBC - UNIFORM BUILDING CODE
UOS - UNLESS OTHERWISE SPECIFIED
UG - UNDERGROUND
UTIL - UTILITY
UP - UTILITY POLE

V

V - VOLT
VC - VERTICAL CURVE
VCP - VITRIFIED CLAY PIPE
VERT - VERTICAL
VPI - VERTICAL POINT OF INTERSECTION

W

WM - WATER METER
WSP - WELDED STEEL PIPE
WV - WATER VALVE

X

XFMR - TRANSFORMER

Y

YD - YARD
YD^2 - SQUARE YARD
YD^3 - CUBIC YARD

NOTES:

1. CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
2. THIS IS A STANDARD SHEET, THEREFORE SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
3. SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

UTILITIES LEGEND

PROPOSED	EXISTING	
		GATE VALVE
	PV	PLUG VALVE
	BV	BALL VALVE
	BFV	BUTTERFLY VALVE
P	P	AUTOMATICALLY OPERATED VALVE (P= PNEUMATIC, E= ELECTRIC, S= SOLENOID, H=HYDRAULIC. D= DIAPHRAGM ACTUATOR)
		3-WAY VALVE
		GLOBE VALVE
		ANGLE VALVE
		PRESSURE REGULATING VALVE
		PRESSURE RELIEF VALVE
		CHECK VALVE
		AIR OR VACUUM RELEASE VALVE
AV	AV	AIR AND VACUUM VALVE
CA	CA	COMBINATION AIR VALVE
		FLOW METER
	NF	HOSE BIBB (NF=NON-FREEZE)
		REDUCER
		FIRE HYDRANT
		DROP INLET
MH	MH	MANHOLE
		CLEANOUT
OHW		OVERHEAD WIRE
J	J	JOINT UTILITIES
TM	TM	UNDERGROUND TELEMETRY LINE
T	T	UNDERGROUND TELEPHONE LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
G	G	GAS LINE
FM	FM	FORCE MAIN AND DIRECTION OF FLOW
W	W	UNDERGROUND 8" WATER LINE
W	W	ABOVEGROUND 8" WATER LINE
		CULVERT
		POLE MOUNTED STREETLIGHT
NOT USED		ITEM TO BE REMOVED
NOT USED		ITEM TO BE ABANDONED IN PLACE
WM	WM	WATER METER
PB	PB	PULL BOX AND DESIGNATION
R4-4		SIGN AND DESIGNATION
MB	MB	MAIL BOX
EM	EM	ELECTRIC METER

SIZE AND MATERIAL OF EXISTING PIPING KNOWN, MAY BE SHOWN WHEN

SIZE AND MATERIAL OF NEW PIPING MAY BE SHOWN ON PLAN OR IN PROFILE.

LINE DESIGNATION

2.0 — INDICATES LINE DESIGNATION
12 — INDICATES SHEET WHERE CONTINUATION OCCURS (REPLACED BY A LINE IF OCCURS ON SAME SHEET)

TOPOGRAPHIC LEGEND

PROPOSED	EXISTING	
		CONTROL POINT
NOT USED		TEMPORARY BENCH MARK
NOT USED		BENCH MARK
47.55	NOT USED	FINISH GRADE ELEVATION
NOT USED	42.6+	ELEVATION OF ORIGINAL GROUND
		RADIUS POINT
		FLOW LINE AND DIRECTION
		TOP OF CUT
		TOP OF FILL
		TOE OF CUT OR FILL
200	180	CONTOUR LINE
		CONCRETE
		EDGE OF PAVED ROAD
NOT USED		ROCKS
NOT USED		STUMPS
NOT USED		TREES
NOT USED		FIR TREES
NOT USED		PINE TREES
		ROADS
GUY	GUY	UTILITY POLE
		GUY WIRE
X	X	FENCE
		BOUNDARY LINE
		EASEMENT LINE
		CENTERLINE
NOT USED		MARSH
		LAWN
NOT USED		SPRING
TP-4	TP-4	TEST PIT AND DESIGNATION
		EXPLORATION BORE HOLE
		PROPERTY CORNER
		SURVEY MONUMENT
		CONTROL POINT
		DRIVEWAY
650		MAJOR CONTOUR
		MINOR CONTOUR

CURVE DATA

R (RADIUS)
L (LENGTH)
△ (DELTA)
T (TANGENT)

DETAIL AND SECTION DESIGNATION

1 / C5.1

A / C3.1

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NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

ABBREVIATIONS AND LEGENDS

DRAFT

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	G0.1

Jul 20,2021-1:03pm
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GRADING AND DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), APPLICABLE SONOMA COUNTY REGULATIONS AND, TO THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY LACO ASSOCIATES, INC. JOB No. 9402.01, DATED SEPTEMBER 13, 2019.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD). PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO PRMD IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROPERTY OWNER AND ENGINEER OF RECORD, IF APPLICABLE, UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE APPROVED PLANS. PRIOR TO PROCEEDING, THE PROPERTY OWNER SHALL HAVE THE APPROVED PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. PRMD MAY REQUIRE UNAUTHORIZED WORK TO BE REDONE OR REMOVED TO VERIFY COMPLIANCE WITH SCC. PRMD MAY INITIATE ENFORCEMENT ACTION AND SEEK THE IMPOSITION OF CIVIL PENALTIES FOR VIOLATIONS OF SCC.

3. THE GRADING OR DRAINAGE PERMIT AND A COPY OF THE APPROVED PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

4. PRMD MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CHAPTER 11 AND 11A OF THE SCC, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING OR DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY PRMD IN ACCORDANCE WITH SCC 11.24.080.

5. ISSUANCE OF A GRADING OR DRAINAGE PERMIT BY PRMD DOES NOT ELIMINATE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE USES AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK SHOWN ON THE APPROVED PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM OTHER AGENCIES.

6. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE AND LOCATED THROUGHOUT THE PROJECT SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 565-2231 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE PROPERTY OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

7. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND SERVICE ALERT (USA), AT 811, AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY USA, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD, IF APPLICABLE, IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. THE EXCAVATOR SHALL DELINEATE WITH PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

8. IN THE EVENT CULTURAL RESOURCES (SUCH AS HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 588-8455. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS AND SCC 11.16.050. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (707) 565-5070.

9. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE CONTAMINATED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

10. RETAINING WALLS, UNLESS EXEMPTED PER SCC 7.13(A)(3)4, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.

11. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A PRMD APPROVED ROILING PERMIT AND BEST MANAGEMENT PRACTICES (SCC 23.1 AND 11.16.060.D).

12. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM LAKES, PONDS, STREAMS, AND WETLANDS IN COMPLIANCE WITH THE REQUIREMENTS OF SCC 11.16.100, 11.16.120, AND 11.16.130. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.

13. EXCESS SOIL SHALL BE REMOVED FROM THE PROJECT SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCC 11.04.010.C.

14. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF FIVE FEET TO BLEND WITH THE NATURAL TERRAIN.

15. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN SIX INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING EIGHT INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.

16. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.

17. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50 PERCENT).

18. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.

19. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS:
    (1) FILL GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER.
    (2) FILLS NO GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

GRADING AND DRAINAGE INSPECTION NOTES:

1. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD) TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.

2. PRIOR TO THE START OF ANY GRADING OR DRAINAGE WORK, THE PERMITTEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH PRMD STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S) AND ANY OTHER CONSTRUCTION ISSUES.

3. INSPECTION REQUESTS SHALL BE MADE THROUGH THE SONOMA COUNTY AUTOMATED INSPECTION REQUEST SYSTEM (SELECTRON), AT PHONE NUMBER (707) 565-3551.

4. PRMD MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO PRMD AND THE PERMITTEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.

5. PRMD SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BMP'S, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY SCC 11.14.040.A HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.

6. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE PROJECT SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.

7. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS:
    (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE.
    (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD.
    (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE PROJECT SITE.

GENERAL COMPACTION:

1. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE 90 PERCENT OF THE MAXIMUM DRY DENSITY AND AS DETERMINED PER ASTM D1557.

2. PLACE BACKFILL AND FILL SOIL MATERIAL IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY EQUIPMENT, AND NOT MORE THAN 6 INCHES FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

3. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS:

3.1. ALL ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED.

3.2. ON SLOPES GREATER THAN 1V:4H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE A LEVEL BEARING SURFACE FOR THE FILL MATERIAL. THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET.

4. ALL IMPROVEMENTS SHALL BE GRADED TO DRAIN TO THE APPROVED DRAINAGE COURSE AT A UNIFORM SLOPE OF 2% MINIMUM UNLESS OTHERWISE NOTED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LACO ASSOCIATES AT 707-462-0222 IMMEDIATELY, AND PROVIDE WRITTEN DESCRIPTION OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THESE PLANS WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT EARTHWORK QUANTITY.

6. NO CUT OR FILL SLOPES SHALL EXCEED THE SLOPE RATIO OF 2H:1V, UNLESS OTHERWISE NOTED.

7. TOPSOIL SHALL BE REMOVED FROM ALL CUT AND FILL AREAS AND SHALL NOT BE USED FOR ENGINEERED FILL. TOPSOIL SHALL BE STOCKPILED SEPARATELY AND REPLACED OVER AREAS OF EXPOSED SUB-GRADE TO A MINIMUM DEPTH OF 6 INCHES.

8. FILL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS AS NOTED ON THESE PLANS.

9. FILL MATERIALS SHALL BE COMPACTED. JETTING WILL NOT BE ALLOWED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC).

2. THE APPROVED PLANS SHALL CONFORM TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT'S (PRMD) EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE PRMD WEBSITE.

3. THE PROPERTY OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION PREVENTION AND/OR SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER AND/OR ADDITIONAL INSPECTION FEES TO VERIFY COMPLIANCE WITH SCC.

4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED ON THE APPROVED PLANS OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.

5. AT ALL TIMES THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBING ACTIVITIES SUCH AS CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

6. THE PROPERTY OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30). GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC.

7. DURING THE RAINY SEASON, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES AND THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED ONE ACRE OR 20 PERCENT OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.

8. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30 PERCENT OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BMP GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.

9. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED BY THE PROPERTY OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE BMP'S ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.

10. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING TREES AND OTHER VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.

11. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS IF THE ALTERNATIVE BMP'S ARE EQUIVALENT OR MORE PROTECTIVE THAN THE BMP'S SHOWN ON THE APPROVED PLANS. ALTERNATIVE BMP'S ARE SUBJECT TO REVIEW AND APPROVAL BY PRMD STAFF.

12. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.

13. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF- WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN, AS NECESSARY.

14. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION BMP'S TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS, OR MATS. TEMPORARY REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 1. PERMANENT REVEGATATION OR LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.

15. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION BMP'S ON EXPOSED SLOPES, SEDIMENT CONTROL BMP'S SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.

16. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

    APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY SIX TO EIGHT INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
BROMUS MOLLIS (BLANDO BROME)	*40*
TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)	*20*
FERTILIZER	
16-20-0 & 15% SULPHUR	*500*
MULCH	*4000*
STRAW	
HYDRAULIC STABILIZING*	*75–100*
M-BINDER OR SENTINEL	*PER MANUFACTURER*
EQUIVALENT MATERIAL	

*NON-ASPHALTIC, DERIVED FROM PLANTS

17. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.

18. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION IS COMPLETE.

19. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.

20. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED WITH PLASTIC COVERS OR EQUIVALENT BMP'S TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.

21. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.

22. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL. CONCRETE WASTE SHALL BE PROPERLY DISPOSED.

23. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.

24. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.

25. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

GENERAL NOTES:

1. CONSTRUCT/ON CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCT/ON PRACTICES, GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCT/ON CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER AND HIS CONSULTANTS, AND THE COUNTY OF SONOMA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS.

2. CONTRACTOR SHALL INDEPENDENTLY REVIEW GROUND, TOPOGRAPHY, AND TREE CONDITIONS THROUGHOUT THE SITE, AND ASSUME WHOLLY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT ON THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, OR OTHER CONDITIONS WHICH CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.

3. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE ALL UTILITIES CONFLICTING WITH PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.

5. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD PAVING.

6. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

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NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

GENERAL NOTES

DRAFT

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APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	G0.2

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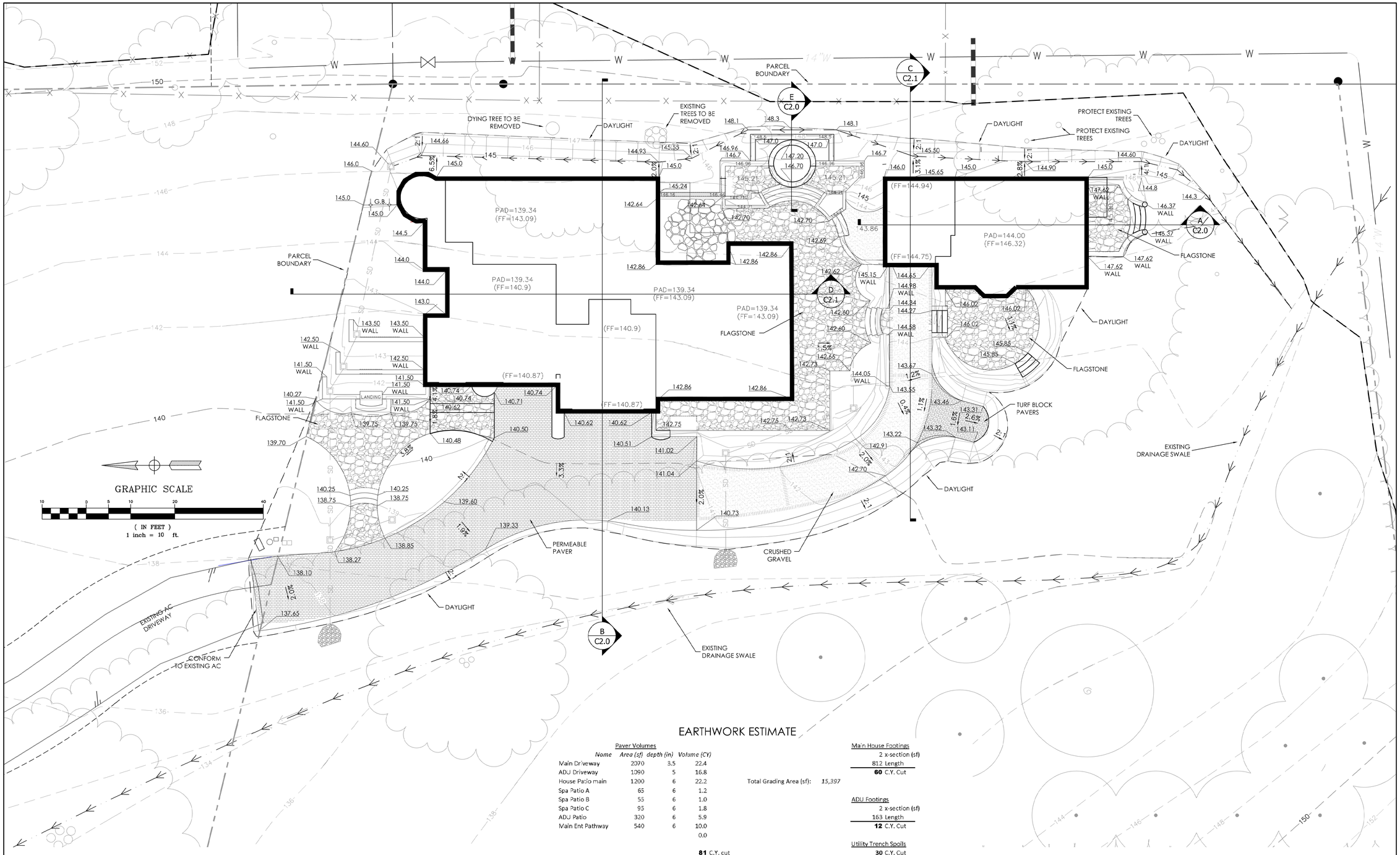

EARTHWORK ESTIMATE

Paver Volumes

Name	Area (sf)	depth (in)	Volume (CY)
Main Driveway	2070	3.5	22.4
ADU Driveway	1090	5	16.8
House Patio main	1200	6	22.2
Spa Patio A	65	6	1.2
Spa Patio B	55	6	1.0
Spa Patio C	95	6	1.8
ADU Patio	320	6	5.9
Main Ent Pathway	540	6	10.0
			0.0
			81 C.Y. cut

Total Grading Area (sf): *15,397*

Main House Footings

2 x-section (sf)
812 Length
60 C.Y. Cut

ADU Footings

2 x-section (sf)
163 Length
12 C.Y. Cut

Utility Trench Spoils

30 C.Y. Cut

Strip and grub 3"

143 C.Y. Fill

Recompact top 12" (Assume 30% loss)

171 C.Y. Fill

AutoCAD Cut/Fill Report:	**367** C.Y. Cut
Pavers:	**81** C.Y. Cut
Main House Footings:	**60** C.Y. Cut
ADU Footings:	**12** C.Y. Cut
Utility Trench Spoils:	**30** C.Y. Cut
Strip top 3":	**143** C.Y. Fill
Recompact top 12":	**171** C.Y. Fill

Totals:	237 C.Y. Cut	Off-haul
	143 C.Y. Cut	Off-haul top 3" (possible re-use as topsoil)
	380 C.Y. Cut	

NOTE: These values are estimates, actual earthwork volumes may vary

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GRADING PLAN AND EARTHWORK

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JOB NUMBER	9884.00
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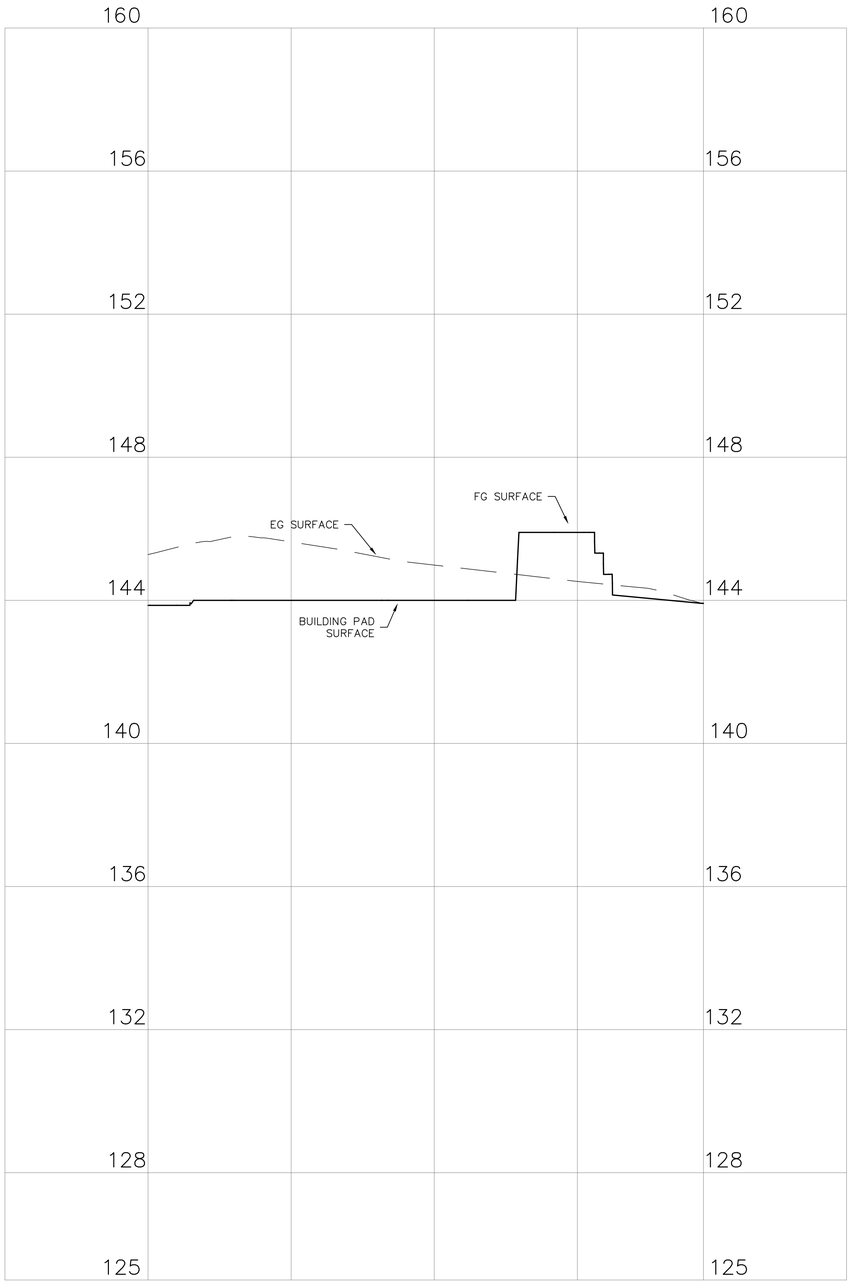
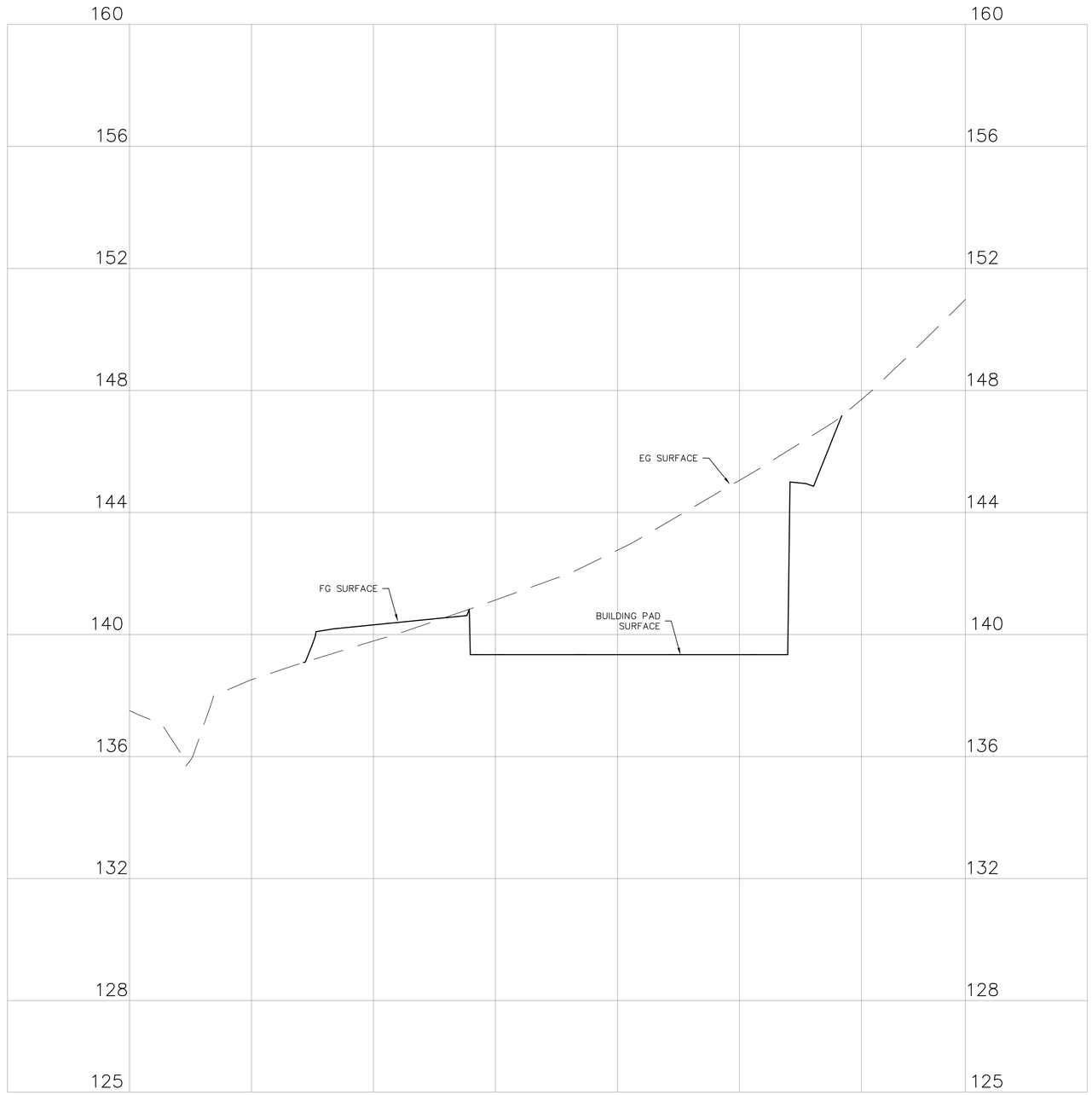


ADU NORTH/SOUTH
1"=10'H,1"=2'V
A



MAIN HOUSE WEST/EAST
1"=10'H,1"=2'V
B

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CROSS SECTIONS

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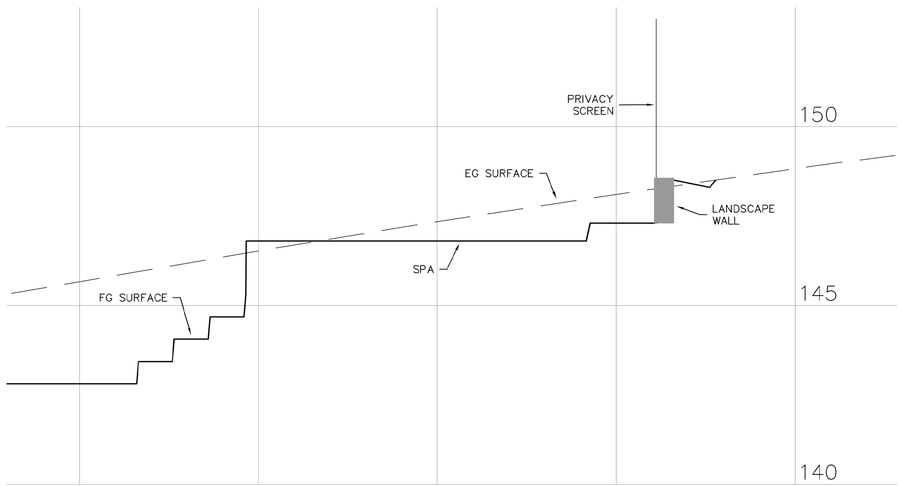

SPA GRADING
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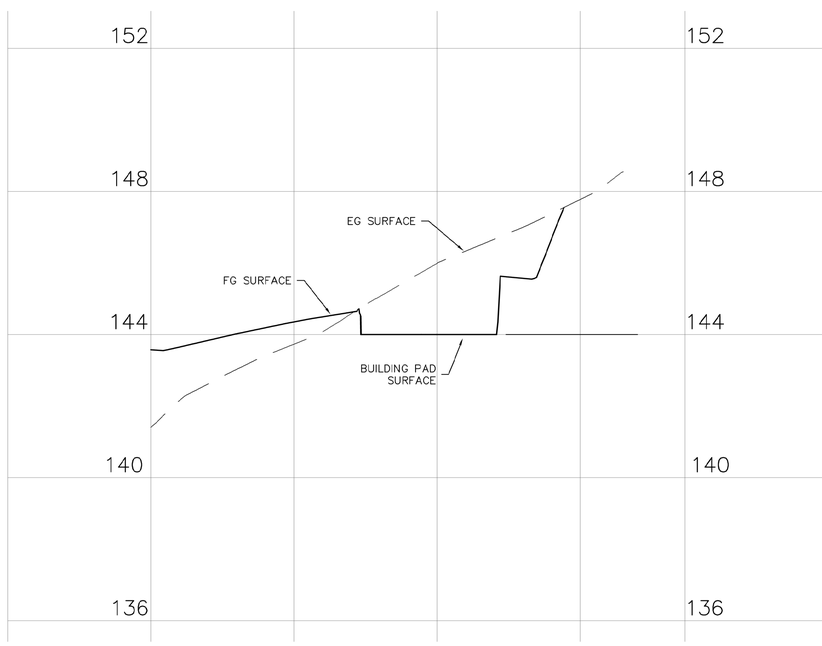
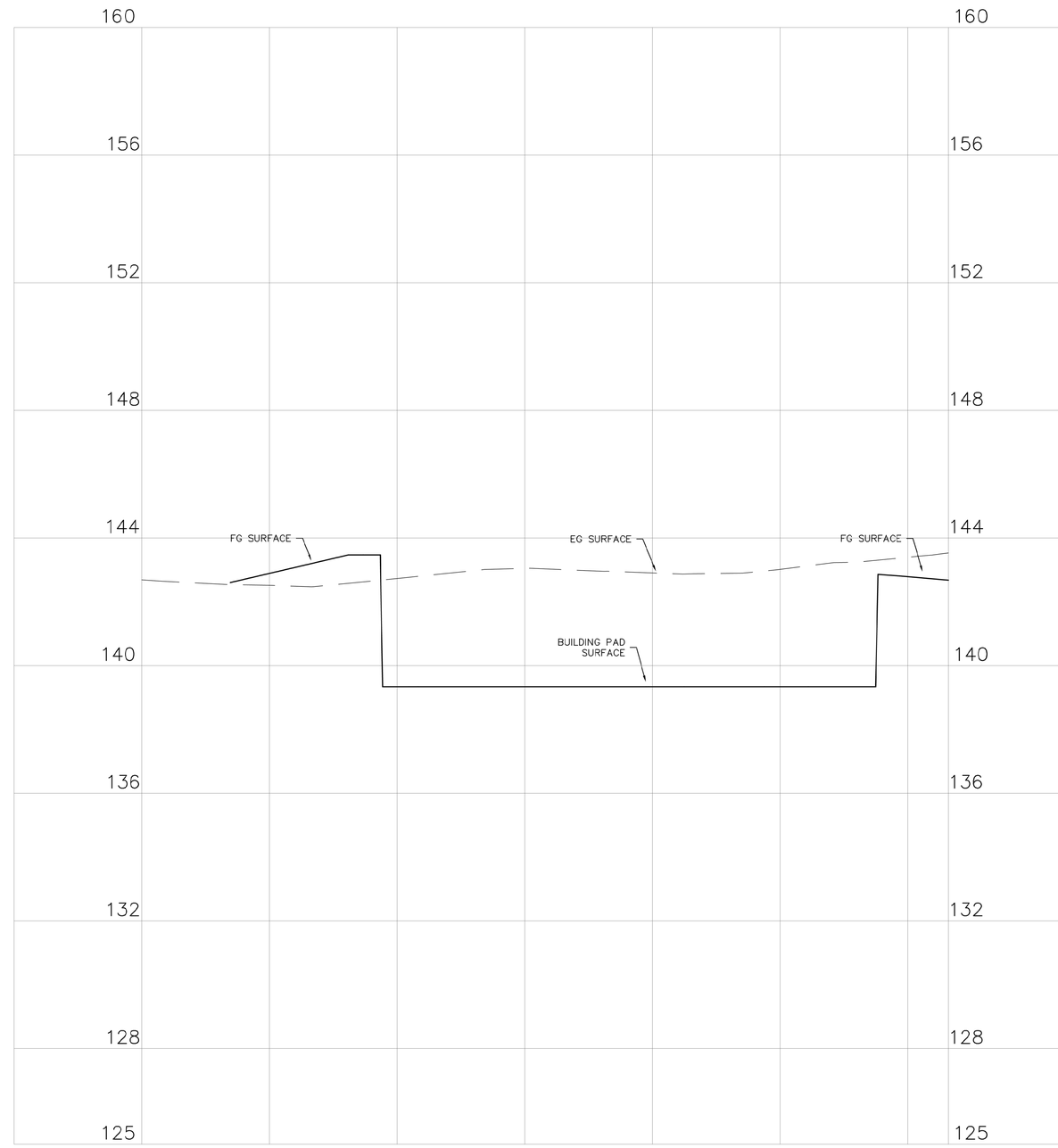
E



ADU WEST/EAST
1"=10'H,1"=2'V
C



MAIN HOUSE NORTH/SOUTH
1"=10'H,1"=2'V
D

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CROSS SECTIONS

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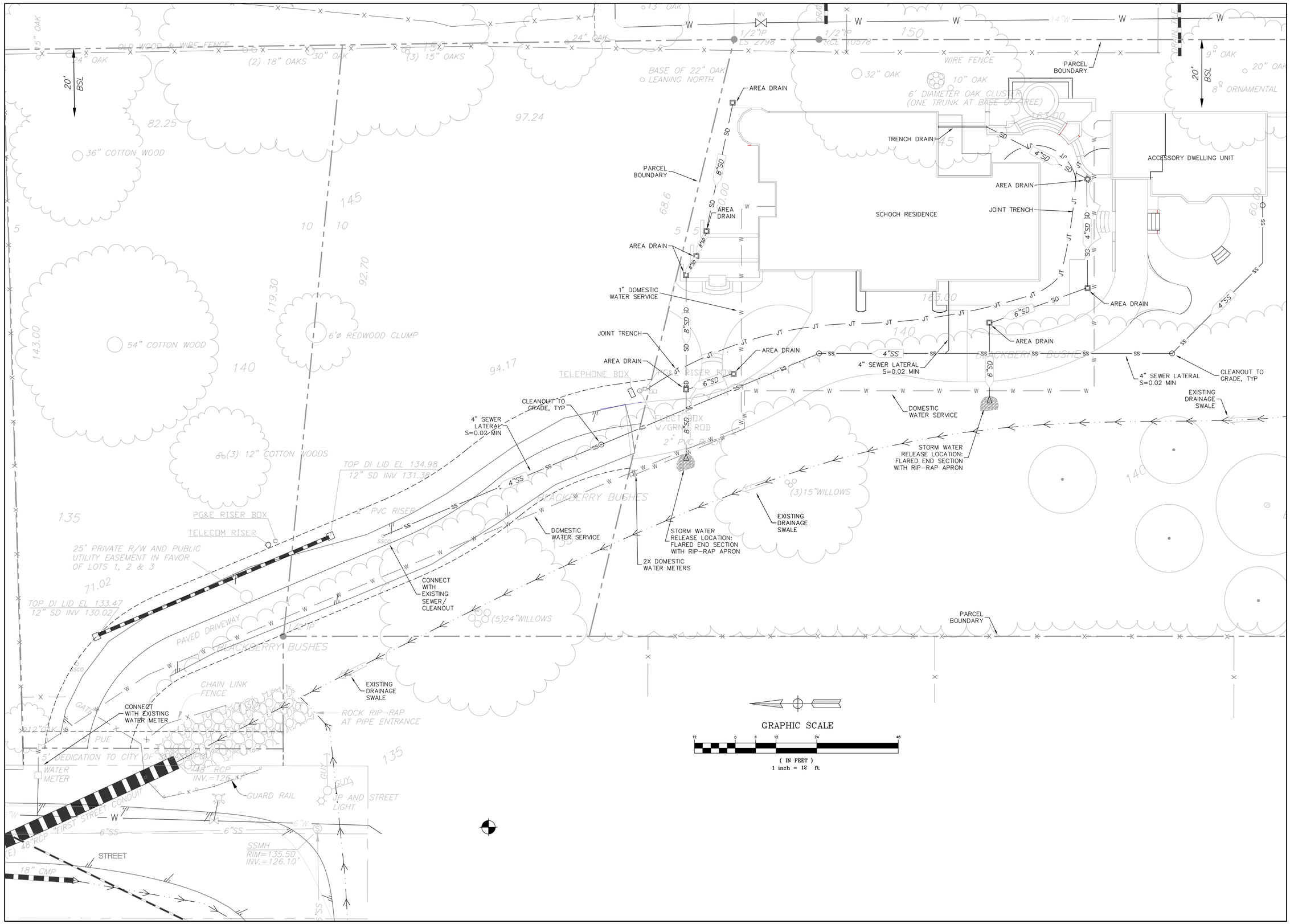

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UTILITY PLAN

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APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	C3.0

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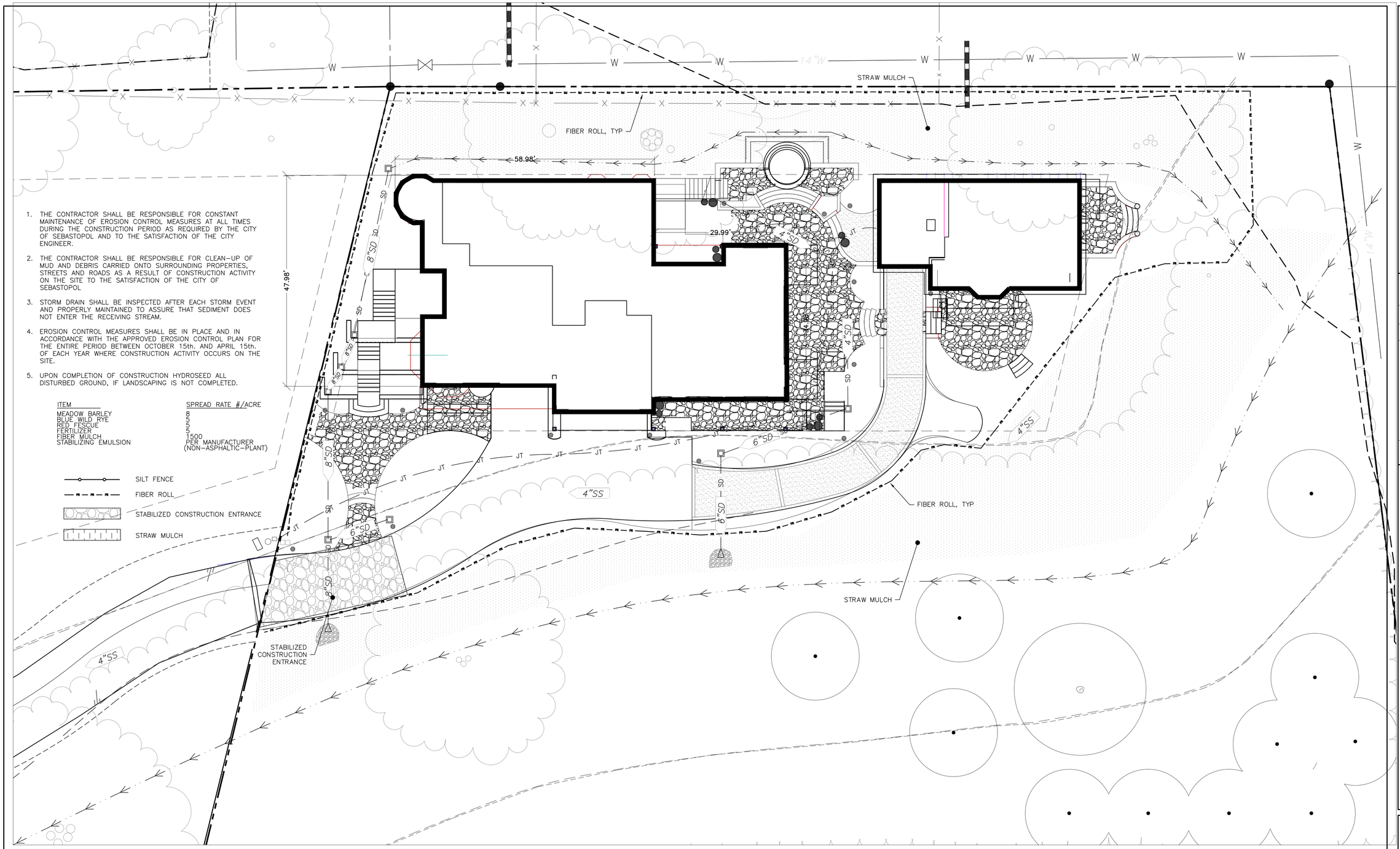

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION CONTROL MEASURES AT ALL TIMES DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE CITY OF SEBASTOPOL AND TO THE SATISFACTION OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING PROPERTIES, STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SEBASTOPOL
3. STORM DRAIN SHALL BE INSPECTED AFTER EACH STORM EVENT AND PROPERLY MAINTAINED TO ASSURE THAT SEDIMENT DOES NOT ENTER THE RECEIVING STREAM.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN FOR THE ENTIRE PERIOD BETWEEN OCTOBER 15th. AND APRIL 15th. OF EACH YEAR WHERE CONSTRUCTION ACTIVITY OCCURS ON THE SITE.
5. UPON COMPLETION OF CONSTRUCTION HYDROSEED ALL DISTURBED GROUND, IF LANDSCAPING IS NOT COMPLETED.

ITEM	SPREAD RATE #/ACRE
MEADOW BARLEY	8
BLUE WILD RYE	5
RED FESCUE	5
FERTILIZER	5
FIBER MULCH	1500
STABILIZING EMULSION	PER MANUFACTURER (NON-ASPHALTIC-PLANT)

SILT FENCE
FIBER ROLL
STABILIZED CONSTRUCTION ENTRANCE
STRAW MULCH

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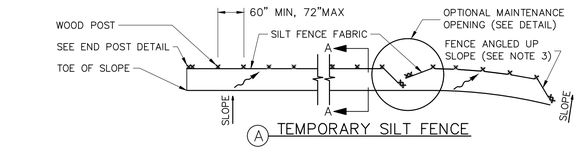
NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

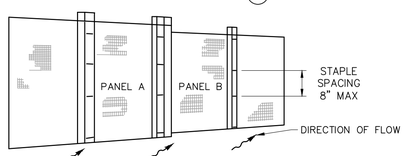
EROSION AND SEDIMENT CONTROL PLAN

DRAFT

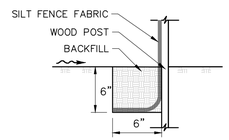
DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	C4.0



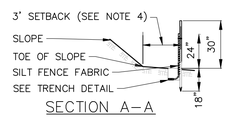
(A) TEMPORARY SILT FENCE



(B) SILT FENCE PANELS AT JOINTS

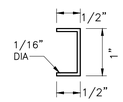


(C) TRENCH DETAIL

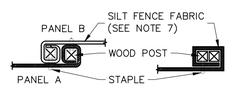


SECTION A–A

(D) TEMPORARY SILT FENCE



(E) STAPLE DETAIL (SEE NOTE 8)



PLAN — (F) POST AT JOINTS

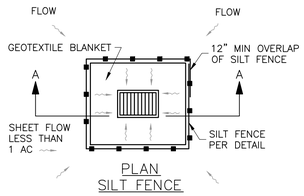
PLAN — (G) END POST DETAIL

NOTES:

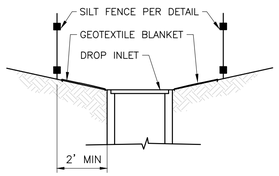
1. INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC. THEN BACKFILL AND TAMP.
2. REACH LENGTH NOT TO EXCEED 500 FEET.
3. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE.
4. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW–THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7. FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
9. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

1 SE-1 SILT FENCE DETAIL

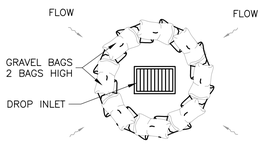
SE = SEDIMENT CONTROL PER CASQA (TYP) NOT TO SCALE



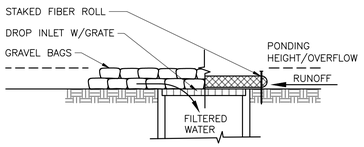
PLAN
SILT FENCE



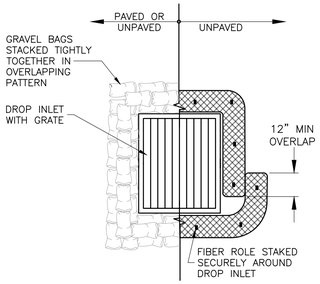
SECTION A–A



PLAN
GRAVEL BAG BARRIER



SECTION
FIBER ROLL/GRAVEL BAG FILTER



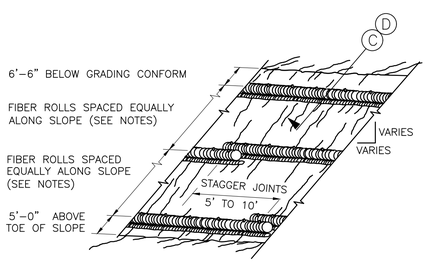
PLAN VIEW
FIBER ROLL/GRAVEL BAG FILTER

NOTES:

1. FOR USE IN ARGRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE WITH CONCENTRATED FLOWS.
3. IMPLEMENTATION, SPECIFICATIONS, AND MAINTENANCE PER CASQA BMP HANDBOOK STANDARD SE–10.
4. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

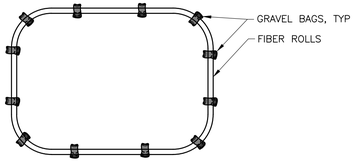
2 DROP INLET PROTECTION

NOT TO SCALE



PERSPECTIVE

(A) FIBER ROLL (TYPE 1)



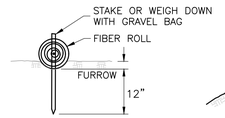
(B) TYPICAL FIBER ROLL AT PROTECTED AREA DETAIL

NOTES:

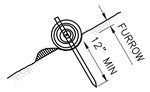
1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION, BUT NOT TO EXCEED 10 FOOT AS MEASURED ALONG THE SLOPE INCLINATION.
2. INSTALLATIONS SHOWN IN THE PERSPECTIVES ARE FOR SLOPE INCLINATION OF 10:1 AND STEEPER.
3. IF TRENCHING WORK IS TO PROCEED IN A PIECE–MEAL FASHION, SECTION BY SECTION. BMP'S ARE ONLY REQUIRED AROUND THOSE SECTIONS OF OPEN TRENCHING.

3 SE-5 TYPICAL FIBER ROLL INSTALLATION DETAIL

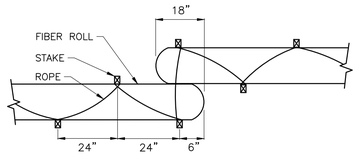
SE = SEDIMENT CONTROL PER CASQA (TYP) NOT TO SCALE



(C) SECTION 1

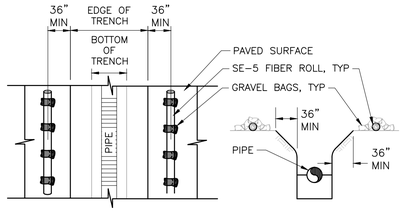


(D) SECTION 2

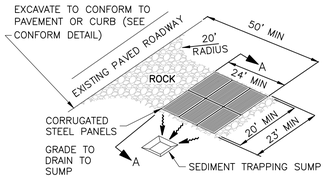


PLAN

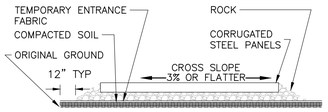
(E) JUTE TYPE TWINE INSTALLATION



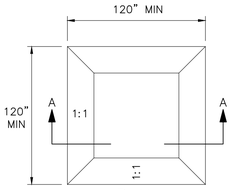
(F) TYPICAL FIBER ROLL AT TRENCH DETAIL



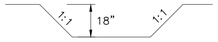
PERSPECTIVE



SECTION A–A



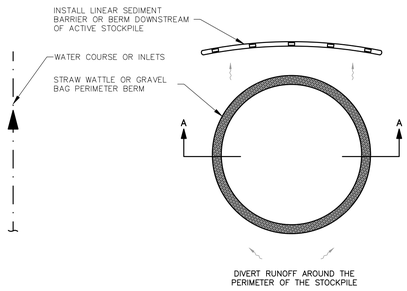
PLAN



ELEVATION
SEDIMENT TRAPPING SUMP

4 CONSTRUCTION ENTRANCE

NOT TO SCALE



SECTION A–A

NOTES:

1. IMPLEMENTATION, SPECIFICATIONS AND MAINTENANCE PER CASQA WM–3 BMP.
2. HAZARDOUS MATERIALS AND REFUSE MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT NOT DIRECTLY ON SOIL.
3. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
4. STOCKPILES NEED TO BE PROTECTED IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS.

5 STOCKPILE BMP DETAIL

NOT TO SCALE

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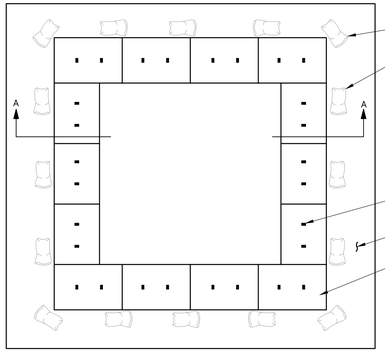
NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

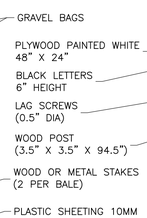
EROSION AND SEDIMENT CONTROL DETAILS

DRAFT

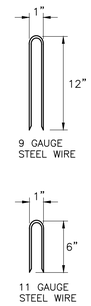
DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	C4.1

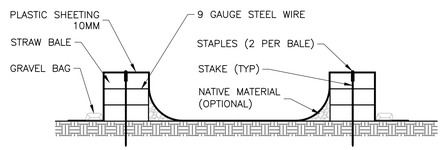


PLAN TYPE "ABOVE GRADE"
WITH STRAW BALES



CONCRETE WASHOUT SIGN
DETAIL (OR EQUIVALENT)





SECTION A–A

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIGURE 4–15) SHALL BE INSTALLED WITHIN 32 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

6 CONCRETE WASTE MANAGEMENT

NOT TO SCALE

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NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

EROSION AND SEDIMENT CONTROL DETAILS

DRAFT

DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	7/19/2021
JOB NUMBER	9884.00
DRAWING	C4.2

LEGEND/ABBREVIATIONS

	BOUNDARY LINE		FIRE HYDRANT
	ADJOINER BOUNDARY LINE		SANITARY SEWER MANHOLE
	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
	EASEMENT LINE	WV	WATER VALVE
	BUILDING ENVELOPE/CREEK SETBACK LINE		FOUND MONUMENT AS NOTED
285	MAJOR CONTOUR	RCP	REINFORCED CONCRETE PIPE
	MINOR CONTOUR	CONC	CONCRETE
X	FENCE	DW	DRIVEWAY
	BUILDING LINE	EL	ELEVATION
	STORM DRAIN PIPE W/ SIZE & TYPE	INV	INVERT
	FLOWLINE		
GAS	UNDERGROUND GAS LINE		
W	UNDERGROUND WATER LINE		
	EDGE OF ASPHALT CONCRETE		
	CONCRETE SURFACE		
	ROCK/RIP RAP SURFACE		
	TREE DRIPLINE/EDGE OF VEGETATED AREA		
15" OAK	TREE W/ SIZE & TYPE		

NOTES

BOUNDARY LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA PER BOOK 647 OF MAPS AT PAGES 31–33.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DERIVED FROM STATIC GPS OCCUPATION PROCESSED USING NGS OPUS

CONTOUR INTERVAL IS ONE FOOT

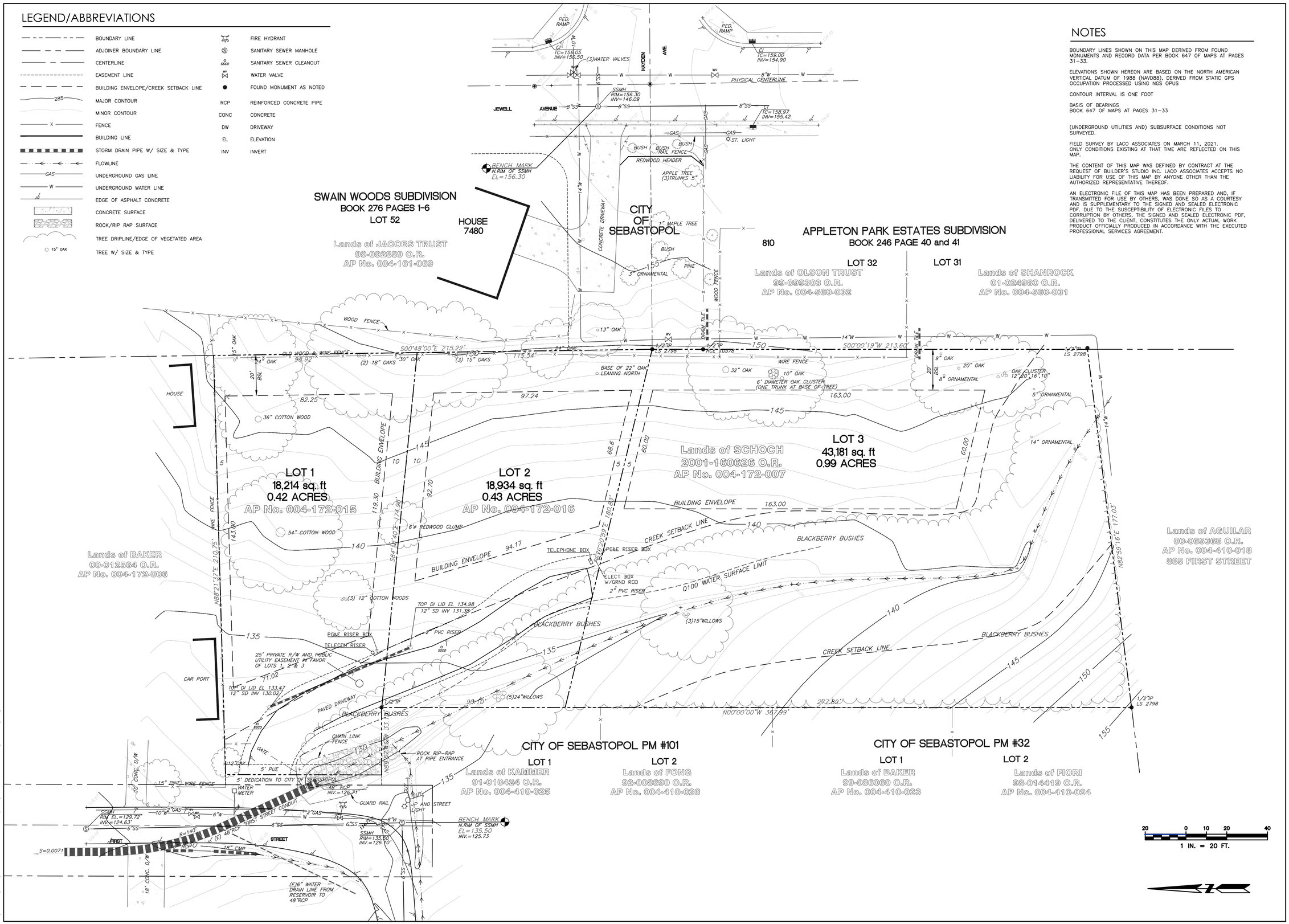
BASIS OF BEARINGS
BOOK 647 OF MAPS AT PAGES 31–33

(UNDERGROUND UTILITIES AND) SUBSURFACE CONDITIONS NOT SURVEYED.

FIELD SURVEY BY LACO ASSOCIATES ON MARCH 11, 2021. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS MAP.

THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE REQUEST OF BUILDER'S STUDIO INC. LACO ASSOCIATES ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANYONE OTHER THAN THE AUTHORIZED REPRESENTATIVE THEREOF.

AN ELECTRONIC FILE OF THIS MAP HAS BEEN PREPARED AND, IF TRANSMITTED FOR USE BY OTHERS, WAS DONE SO AS A COURTESY AND IS SUPPLEMENTARY TO THE SIGNED AND SEALED ELECTRONIC PDF. DUE TO THE SUSCEPTIBILITY OF ELECTRONIC FILES TO CORRUPTION BY OTHERS, THE SIGNED AND SEALED ELECTRONIC PDF, DELIVERED TO THE CLIENT, CONSTITUTES THE ONLY ACTUAL WORK PRODUCT OFFICIALLY PRODUCED IN ACCORDANCE WITH THE EXECUTED PROFESSIONAL SERVICES AGREEMENT.



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NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
7XX FIRST STREET
SEBASTOPOL, CA 95472

TOPOGRAPHIC SURVEY MAP

PROFESSIONAL LAND SURVEYOR BRADLEY A. FIORIS No. 5820 STATE OF CALIFORNIA

DRAWN	ELT
CHECK	BAT
APPROVED	BAT
DATE	07-19-2021
JOB NUMBER	9884.00
SHEET	S1.0
OF	1

Jul 20,2021-1:00pm
F:\Leaflines\9800\9884.00 Builders Studio\DWG\ 9884.00 SRV BASE(UPDATED).dwg

Paver Volumes

Name	*Area (sf)*	*depth (in)*	*Volume (CY)*
Main Driveway	2070	3.5	22.4
ADU Driveway	1090	5	16.8
House Patio main	1200	6	22.2
Spa Patio A	65	6	1.2
Spa Patio B	55	6	1.0
Spa Patio C	95	6	1.8
ADU Patio	320	6	5.9
Main Ent Pathway	540	6	10.0
			0.0
			81 C.Y. cut

Total Grading Area (sf): *15,397*

Main House Footings

2 x-section (sf)
812 Length
60 C.Y. Cut

ADU Footings

2 x-section (sf)
163 Length
12 C.Y. Cut

Utility Trench Spoils

30 C.Y. Cut

Strip and grub 3"

143 C.Y. Fill

Recompact top 12" (Assume 30% loss)

171 C.Y. Fill

AutoCAD Cut/Fill Report:	**367** C.Y. Cut
Pavers:	**81** C.Y. Cut
Main House Footings:	**60** C.Y. Cut
ADU Footings:	**12** C.Y. Cut
Utility Trench Spoils:	**30** C.Y. Cut
Strip top 3":	**143** C.Y. Fill
Recompact top 12":	**171** C.Y. Fill

Totals:	237 C.Y. Cut	Off-haul
	143 C.Y. Cut	Off-haul top 3" (possible re-use as topsoil)
	380 C.Y. Cut	

NOTE: These values are estimates, actual earthwork volumes may vary

RESOLUTION NO. _____

A RESOLUTION OF THE SEBASTOPOL CITY COUNCIL
APPROVING A MINOR TENTATIVE PARCEL MAP
TO ALLOW THE 3-LOT SUBDIVISION OF
763 FIRST STREET,
APN 004-172-007

WHEREAS, an application for Minor Tentative Parcel Map was filed by Paul Schoch on May 10, 2000, to divide a 1.86 acre parcel located at 763 First Street (APN 004-172-007) into 3 lots;

WHEREAS, the Environmental Coordinator has prepared a Mitigated Negative Declaration for the project, based on an Initial Study dated May 22, 2001, performed pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, on June 19th, 2001, the Planning Commission of the City of Sebastopol held a duly noticed Public Hearing to consider the application of Paul Schoch for the 3-lot subdivision of the property located at 763 First Street, heard public testimony and considered the staff report;

WHEREAS, the Planning Commission of the City of Sebastopol, at their meeting of June 19, 2001, reviewed and adopted said Mitigated Negative Declaration, along with all recommended Mitigation Measures contained therein, finding it to be appropriate for the project as conditioned;

WHEREAS, after hearing said application for subdivision, staff report, and public testimony, and after finding adequate and adopting the Mitigated Negative Declaration, the Planning Commission did find and determine that the proposed Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the Sebastopol General Plan, the State Subdivision Map Act, and with the Sebastopol Subdivision and Zoning Ordinances;

WHEREAS, having made the necessary findings of consistency, the Planning Commission did adopt Resolution No. 02-2001, recommending to the City Council adoption of the Mitigated Negative Declaration and approval of the Minor Tentative Parcel Map, together with the provisions for its design and improvements, subject to the conditions set forth therein; and,

WHEREAS, on July 18, 2001, the Sebastopol Tree Board held duly noticed public hearing to consider the separate request of Paul Schoch for removal of a 49" d.b.h. Black Oak tree from just beyond the Hayden Avenue Extension on the easterly side of this same property, said request having been filed as a separate application from that of the proposed subdivision of land, and thus to be considered on its own merits, pursuant to the Sebastopol Tree Protection Ordinance;

WHEREAS, after due consideration of the facts, findings, analysis, staff report, expert

testimony and recommendations, and public testimony, the Tree Board found that the subject tree, having been declared hazardous, did qualify for the issuance of a Tree Removal Permit under the requirements of the Tree Protection Ordinance, and having so found, the Sebastopol Tree Board did grant the requested Tree Removal Permit, subject to conditions to ensure the adequate and timely planting of the required replacement trees; and,

WHEREAS, the Sebastopol City Council held a duly noticed public hearing on September 18th, 2001, received public testimony and considered the environmental document, staff report, and the recommendations of the Planning Commission;

WHEREAS, the City Council has determined and hereby declares that the proposed Mitigated Negative Declaration is both adequate and appropriate for this project;

WHEREAS, the City Council finds that the application for Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the goals, policies and objectives of the Sebastopol General Plan;

WHEREAS, the City Council finds that the application is consistent with the State Subdivision Map Act, and with the Land Use Designation of the Sebastopol General Plan; and that it meets all requirements and development standards of the Subdivision and Zoning Ordinances;

WHEREAS, the City Council finds that the granting of the Tree Removal Permit by the Sebastopol Tree Board eliminates the necessity of the design and access limitations imposed by the Planning Commission in the absence of such an approval for tree removal, and also eliminates the necessity of certain conditions recommended by the Planning Commission related to the placement of the proposed Jewell Avenue driveway and the protection of the subject tree;

WHEREAS, the City Council further finds that the subject division of property represents a residential infill project, such as is encouraged by the policies and programs set forth in the 1994 Sebastopol General Plan; and further, that it maintains consistency with the land use type and scale of adjacent development, and as such is consistent with the intent of the Land Use Chapter of the General Plan, and compatible with adjacent and surrounding land uses.

NOW, THEREFORE BE IT RESOLVED, after due consideration of the facts and analysis, and finding the proposal to be consistent with the Sebastopol General Plan, the State Subdivision Map Act, the Sebastopol Zoning Ordinance No. 913, and the Subdivision Ordinance No. 944, the Sebastopol City Council hereby approves the Minor Tentative Parcel Map application, together with the provisions for its design and improvements, subject to the conditions of approval set forth below:

Conditions of Approval
Tentative Parcel Map
763 First Street

<u>Planning Department Conditions of Approval</u>:

<u>General Conditions</u>

P1. Approval is granted for the application date stamped May 10, 2000, except as amended herein.

P2. Alignment of the driveway across the Hayden Avenue Extension (HAE) to access Lot 3 shall be made to the satisfaction of the Sebastopol Tree Board, Design Review Board, and the City Arborist and City Engineer. An Arborist's Report containing a Tree Inventory for the entirety of the subject parcel, and including any trees on adjacent properties whose driplines overhang or are near the subject parcel, as well as a Tree Protection Plan setting forth the measures required to afford maximum protection to all protected trees during and after construction, shall be submitted with the Improvement Plans.

<u>Prior to Issuance of a Grading Permit</u>

P3. A Tree Protection Plan (TPP), including a TPP Map Sheet, is required to be submitted as a part of the Grading and/or Improvement Plans. The Map Sheet containing the Grading Plan shall reference the TPP Sheet with the following large, boxed note:

> "NOTE: Contractor is responsible for compliance with the approved Tree Protection Plan (Sheet *x*). Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, as reflected on Sheet *x*, may result in the issuance of a stop-work order, or the imposition of fines and penalties, or both."

P4. The Grading and Improvement Plans, including the Tree Protection Plan Sheet (TPP Map Sheet), shall be reviewed and approved by the City Engineer, the City Planning Director, and the City Arborist prior to issuance of a Grading Permit. The Grading Plans may be referred to the Design Review Boards, the Sebastopol Tree Board, or both, if, in the sole opinion of the Planning Director, the proposed site grading is excessive, and/or will impact the privacy of surrounding residents, and/or does not afford the maximum level of protection to existing trees.

P5. Any tree shown to be removed which is 8" or larger d.b.h. (unless named as exempt under the Sebastopol Tree Protection Ordinance) shall receive a Tree Removal Permit from the Sebastopol Tree Board prior to issuance of a Grading Permit.

<u>Prior to Issuance of a Building Permit</u>

P6. The new residential development shall be subject to the review and approval of the Design Review Board. Design Review shall include consideration of the

maintenance of privacy for adjacent properties, as well as compatibility with the existing neighborhood. Fencing materials at project boundaries shall also be subject to Design Review.

P7. Prior to issuance of a Building Permit for Lot #3, the applicant for a Building Permit for this Lot shall file an application for a Second Dwelling Unit that is consistent with all applicable provisions of the City's Second Dwelling Unit Ordinance; if approved, the unit may be provided either simultaneous to the primary home, and rented out; or, it may be provided as a finished-space extension of the primary home, in such a manner that the provision of kitchen appliances and the construction of a simple firewall division between the units shall render it fully self-contained as a separate unit; or, it may be framed, plumbed, wired, ducted & insulated and closed in, but left unfinished until such time as the property owner elects to finish it and provide it as a rental unit, whether for a family member, or for any other person or household of approximately one to three persons, as the unit may be provided to, so long as the availability, advertisement, and rental or lease terms and practices associated therewith prohibit discrimination of any kind, and comply with all other applicable Fair Housing Laws.

P8. A Traffic Impact Fee shall be paid prior to issuance of a building permit on each lot. The amount of the fee shall be determined by the City Traffic Engineer.

P9. A Park In-lieu Fee shall be paid prior to issuance of a building permit on each lot.

P10. Access to Lot 3 only shall be provided through the Hayden Avenue Extension right-of-way, and shall be located as approved herein.

P11. The potential impacts associated with increased traffic along First Street shall be reviewed by the City Traffic Engineer, with recommendations made to address any increased impacts.

P12. Adjacent residents Mr. Jacobs and Mr. Olson shall be provided with a minimum of 90 days' written notice prior to any work being performed on the Hayden Avenue Extension. This is to allow those private property owners so named to remove from the Hayden Avenue Extension right-of-way their previous installation(s) of fencing, irrigation, and/or landscaping materials.

P13. A determination shall be made by the City in consultation with applicant and adjacent property owners as to the party having primary responsibility for the maintenance and upkeep of the Hayden Avenue Extension.

P14. The applicant and future property owner(s) are encouraged to work with the City and the adjacent property owners to provide for the continuing maintenance and replacement as needed of landscaping along the Hayden Avenue Extension.

Mitigation Measures.

M 1. A Geotechnical/Soils Report shall be submitted with the application for Final Map, if appropriate, or with each individual application for Building Permit, if applicable.

The Report shall identify and discuss site soils, slopes, geological features and any other site conditions, and shall make recommendations as to the type of construction best suited for the site conditions; the recommendations shall be followed, and shall become conditions of approval of the project to be incorporated into the plans submitted with the Building Permit application, to the satisfaction of the Building Official. Notwithstanding, if circumstances and conditions so warrant, the soils report requirement may be duly waived, in writing with a copy of said waiver provided to the Environmental Coordinator, by the Building Official pursuant to and consistent with all applicable provisions of the UBC and the Subdivision Map Act, provided that the Building Official verifies that he has sufficient knowledge of soils in the area, such data having been previously provided by Geotechnical and/or soils reports for construction in the general area, and having had experience with similar or proximate sites, and appropriate knowledge of appropriate construction requirements, as specified in the UBC. In the case that no engineering-level soils report is required to be submitted with the application for Building Permit, then prior to the acceptance of an application for Design Review as complete, the applicant shall submit written verification from the Soils Engineer that the proposed type and size of construction is consistent with standard Geotechnical or Soils Report recommendations, as well as with any specific recommendation made for the particular Lot, as applicable.

M 2. The Final Map shall indicate the approved areas upon which building may occur for each Lot ("building envelopes"), in order to reflect the following, as applicable:

a) the exclusion of building construction within the SCWA-required 30' creek setback;

b) the required front, rear, and/or side yard setbacks for each future home on each Lot, being those yards required in the Rural Residential (RR) Zone District unless another set of requirements are established as a part of the project and approved by the City Council, with only those approved shown and labeled;

c) the area to remain undisturbed, if any, within the root protection zone of any protected tree or trees, as may be required by the approved Tree Protection Plan; or, if there be no approved Tree Protection Plan for any particular Lot, as may be determined to be necessary and appropriate by the City Arborist; and

d) such other specific construction limit(s), restriction(s) or allowance(s), as may be applicable, whether requested by the applicant and approved by the Council, or by request of the Council and agreed to by the applicant, or as a condition of project approval, without which there would be no approval. The intent of this measure is to delineate, in an appropriate format, such specific criteria as are or may be established for any or all Lot(s) as may be related to building footprint limitations or allowances; reduced or increased setback(s), whether in general or as may be imposed for second stories; limitation(s) and/or allowance(s) as may be related to rooflines, such as ridge heights, roof slopes, and the like.

M3. All project-related grading, excavation, trenching, backfilling, compaction, and the like shall be conducted in strict accordance with City design specifications, and

shall be approved in advance of work by the City Engineer. In general, all grading and excavation activities shall be limited to the "dry" season (between April 15 and October 15) in order to minimize wind or water erosion; any exceptions to the above time period shall only be allowed with the express written advance approval of the City Engineer upon his review and approval of the appropriate Engineered Grading Plans, including a weatherization plan; if applicable, such winterization plan shall be submitted as a part of the application for Grading Permit, and shall be approved as a part thereof. The winterization plan(s), if used, shall include specifications for the seeding and/or re-seeding of all exposed soil surfaces, both on-site and off-side, prior to the onset of normal winter rains, with supplemental fill-ins following any new exposure of soil surface area. Specifications shall adhere to the requirements that:

a) native grasses are to be used whenever possible; and,
b) in no case shall any seed or seed mix containing greater than 0.1% noxious weeds be used for this purpose.

M4. For any home proposed on any Lot(s)within this subdivision, if the proposal includes a fireplace/chimney, and said fireplace is not intended (and gas service provided for) decorative use only, the following requirement shall be made, and shall be noted on the plans submitted for Building Permit: Woodstoves, pellet stoves, and/or fireplace inserts are required to be installed in all non-decorative (i.e., not solely gas-serviced) fireplaces within the home(s). All stoves and inserts used shall be of the maximum efficiency type, certified as meeting or exceeding the requirements of the BAAQMD, or as otherwise deemed satisfactory by the Building Official. This restriction shall continue to apply to each Lot(s) until such time as the applicable standard is no longer valid, or the BAAQMD ceases to exist and there is no similar successor agency.

M5. Prior to issuance of any Grading Permit or Building Permit for any particular Lot within this project, the Sebastopol Tree Board shall review and approve a Tree Removal and Tree Protection Plan, or, if applicable, a Specific Tree Protection/Contingent Removal Plan and Permit, unlesssuch Plan does not involve removal or contingent removal of any protected tree such that the Tree Board has delegated review authority of the Tree Protection Plan to staff. The Tree Protection Plan and/ or Tree Removal Permit/Contingent Removal Permit shall meet all submittal requirements of the Tree Ordinance and the Tree Board. The Tree Protection Plan shall reflect any tree-related limitations to building envelope, as required by Measure #4c, above. If site development will involve the removal of any protected tree, the Tree Removal Permit shall be required to be approved, with performance and protective bonds (if any) set and paid, prior to the commencement of any site clearing or site work on that Lot, and prior to issuance of any grading or building permit for that Lot, including a foundation-only permit.

M6. A tree replacement plan consistent with the minimum replacement requirements

discussed herein, and any required tree protection bonding or other performance/ protection guarantees as may be required, shall be in place prior to issuance of any permit for grading or construction activities, to the satisfaction of the Planning Director. If the Tree Removal Permit is denied such that a re-design of site improvements is required, the re-design shall not be subject to further discretionary reviews so long as the changes are limited to those needed in order to provide tree protection.

M7. For each tree heritage tree, if any, approved to be removed, the Tree Board shall require Tree Replacement at a rate equal to or exceeding the ratio established by the Ordinance, as provided for within the Ordinance, when a different requirement is warranted related to the size and age of the subject tree. The replacement program shall consist of a variety of tree sizes, including but not limited to the use of at least one 24" box tree (or equivalent) and two 15 gallon trees for each protected heritage-size tree removed; and of a variety of types and sizes to mitigate both short- and long-term effects of the loss of protected trees.

M8. The homes to the built within this project shall be subject to the review and approval of the Sebastopol Design Review Board. The Board will be guided in their review of the proposal by their adopted Project Review Guidelines; by the design criteria set forth in the General Plan, and by the following infill development standard: In general, the size and height of the homes to be constructed within this subdivision shall not exceed those of similar homes of more recent construction in the general area, including both the First Street area and the Swain Woods neighborhood (Jewell near Hayden).

M9. Garages and other off-street parking areas planned to serve the new residential development shall be located in such a way that vehicles entering or existing the site from Jewell Avenue or First Street will not unduly produce direct, sustained headlight glare into the living areas of surrounding homes. If necessary, screening devices and/or plantings may be used to help dissipate any such direct glare, to the satisfaction of the Design Review Board.

Fire Department Conditions of Approval:

General

F1. Fire protection for the homes to be built on Lots 2 and 3 shall be to the satisfaction of the City Fire Chief.

Engineering Department Conditions of Approval:

General

E1 Submittals for Engineering Plan Check shall be made at the Engineering Department. Plan Check deposit shall be paid at the time of submittal. Call 823-2151 for information.

E2 Any exceptions or variances from the conditions stated herein will require the

written approval of the City Engineer or approval of the City Council if required by the City Code.

E3 No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or designee.

E4 All construction shall conform with the City Standard Details and Standard Specifications dated July 1998, all City Ordinances, the State Subdivision Map Act, and the approved plans.

E5 Public Utility easements shall be provided as requested by the Public Utility Agencies and shall be offered for dedication on the map.

E6 All underground utilities within the private access street shall be installed prior to street construction.

E7 All utility distribution facilities, within the Hayden Street access and in the new private access from First Street, shall be placed underground except for surface mounted transformers, pedestal mounted terminal boxes, meter cabinets, fire hydrants, and street lights. Appropriate easements shall be provided to facilitate these installations. Existing overhead utilities on the First Street frontage of the project are not required to be placed underground because this requirement would result in an additional pole and guy wires, defeating the intended purpose.

E8 Any existing septic tank(s) shall be abandoned under permit and inspection by the Sonoma County Health Department prior to map recordation.

E9 Any existing well(s) shall be abandoned under permit and inspection of the Sonoma County Health Department.

E10 The applicant shall submit to the City of Sebastopol for review and approval by the City Engineer, improvement plans prepared by a Registered Civil Engineer. Plans shall show all street, drainage, water, wastewater and grading improvements.

E11 The following notes shall appear on the improvement plan cover sheet:

"All utilities on site shall be placed underground".

"During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets".

E12 The subdivider shall either complete the required construction or enter into an Improvement Agreement and post security with the City of Sebastopol prior to the filing of the Parcel Map, agreeing to complete the required construction within 24 months after the filing of the map. The Improvement Agreement shall be

recorded with the map.

E13 The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater system.

Grading and Site Work

E14 All grading work shall be shown on a grading plan to be incorporated into the improvement plans.

E15 Grading plan shall include the location and size of all existing trees to be removed, and trees to remain. The plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.

E16 Improvement plans shall be submitted showing all proposed improvements including grading, paving, utilities, drainage, structures to be built, lighting and trash collection. Improvement plans shall include a winterization and erosion protection plan.

E17 The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.

Streets

E18 Construction of curb, gutter, and sidewalk on First Street shall be deferred to such time as other portions of First Street are improved. The Subdivider shall guarantee eventual construction of these improvements through an agreement, to be recorded against the lots taking access from First Street. The Subdivider shall also provide a preliminary design, including plan, profile and cross-sections, for the future improvements on First Street.

E19 Driveway entrances shall meet the requirements of the City Traffic Engineer.

E20 The access easement on Lot 1 in favor of Lot 2 shall be a minimum width of 25 feet.

Storm Drainage/Flood Damage Protection

E21 Drainage facilities shall be provided within the subdivision to eliminate the effects of additional stormwater runoff on adjacent properties.

E22 Calder Creek shall be protected from water quality impacts due to additional stormwater runoff. Subject to feasibility (as determined by the geotechnical engineer, the Sonoma County Water Agency, the Regional Water Quality Control Board, and/or the State Department of Fish & Game, as applicable), drainage shall be filtered by natural vegetation or infiltration prior to entering Calder Creek.

E23 If any work is necessary in Calder Creek, the subdivider shall be responsible for obtaining any and all permits deemed necessary, including but not limited to the

following:

State Department of Fish and Game, Streambed Alteration Permit
Regional Water Quality Control Board, Section 401 Permit

Water Distribution

E24 Fire protection facilities shall be in accord with the requirements of Sebastopol Fire Department.

E25 Backflow prevention devices will be required in accordance with the requirements of the City of Sebastopol's Backflow Prevention Ordinance.

E26 Water services to serve this development shall be connected to the existing mains. Meter locations shall be subject to approval by the Sebastopol Public Works Department.

Sewer Collection

E27 Sanitary sewer to serve this development shall be extended from the existing mains.

E28 New sewer laterals shall be constructed in accordance with City Standards.

Parcel Map

E29 A Parcel Map as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing at all parcel rights-of-way and easements, shall be filed with the City of Sebastopol Engineer's Office. The Parcel Map shall conform to the requirements of the State Subdivision Map Act and the City Subdivision Ordinance. Upon recordation of the Map, the Subdivision is valid.

E30 All property corners of lots within the subdivision shall be monumented with no less than 3' long by ½" diameter galvanized steel pipe imbedded no less than 24" into the earth except as expressly permitted in writing by the City Engineer.

E31 The Parcel Map shall show: The assessor's parcel number
Total area of land being subdivided (in acres)
Total number of lots being created

E32 NOTE ON PARCEL MAP: "Building permits shall be subject to payment of development fees in effect at time of permit issuance."

E33 The following covenant shall be recorded with each lot: An approved Grading, Drainage, and Erosion Control Plan shall be required for each lot (if such a plan has not already been approved for the entirely of this minor subdivision). The Grading, Drainage and Erosion Control Plan shall be submitted to the Engineering Department and shall be approved by the City Engineer, and by any other body as may be applicable as set forth herein, prior to issuance of a Grading Permit or a Building Permit, including but not limited to a foundation-only permit. (Note, recordation of this covenant may be waived if an inclusive Grading, Drainage, and Erosion

Control Plan has been approved for the entirety of this subdivision, and work to be performed is consistent with the approved Plan.)

E34 The owner shall record contemporaneously with the Parcel Map an irrevocable offer of dedication to the City of Sebastopol to provide additional right-of-way along the First Street frontage as necessary to provide a width of 25 feet from the centerline of the street. Additionally, a 5-foot-wide public utility easement shall be provided outside of (and adjacent to) the right-of-way.

DULY ADOPTED by the Sebastopol City Council on this 18th day of September, 2001, by the following vote:

VOTING AYE:

VOTING NO:

ABSENT:

ABSTAIN:

ATTEST: _____
City Clerk

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RESOLUTION NO. _____

A RESOLUTION OF THE SEBASTOPOL CITY COUNCIL
APPROVING A MINOR TENTATIVE PARCEL MAP
TO ALLOW THE 3-LOT SUBDIVISION OF
763 FIRST STREET,
APN 004-172-007

WHEREAS, an application for Minor Tentative Parcel Map was filed by Paul Schoch on May 10, 2000, to divide a 1.86 acre parcel located at 763 First Street (APN 004-172-007) into 3 lots;

WHEREAS, the Environmental Coordinator has prepared a Mitigated Negative Declaration for the project, based on an Initial Study dated May 22, 2001, performed pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, on June 19th, 2001, the Planning Commission of the City of Sebastopol held a duly noticed Public Hearing to consider the application of Paul Schoch for the 3-lot subdivision of the property located at 763 First Street, heard public testimony and considered the staff report;

WHEREAS, the Planning Commission of the City of Sebastopol, at their meeting of June 19, 2001, reviewed and adopted said Mitigated Negative Declaration, along with all recommended Mitigation Measures contained therein, finding it to be appropriate for the project as conditioned;

WHEREAS, after hearing said application for subdivision, staff report, and public testimony, and after finding adequate and adopting the Mitigated Negative Declaration, the Planning Commission did find and determine that the proposed Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the Sebastopol General Plan, the State Subdivision Map Act, and with the Sebastopol Subdivision and Zoning Ordinances;

WHEREAS, having made the necessary findings of consistency, the Planning Commission did adopt Resolution No. 02-2001, recommending to the City Council adoption of the Mitigated Negative Declaration and approval of the Minor Tentative Parcel Map, together with the provisions for its design and improvements, subject to the conditions set forth therein; and,

WHEREAS, on July 18, 2001, the Sebastopol Tree Board held duly noticed public hearing to consider the separate request of Paul Schoch for removal of a 49" d.b.h. Black Oak tree from just beyond the Hayden Avenue Extension on the easterly side of this same property, said request having been filed as a separate application from that of the proposed subdivision of land, and thus to be considered on its own merits, pursuant to the Sebastopol Tree Protection Ordinance;

WHEREAS, after due consideration of the facts, findings, analysis, staff report, expert

testimony and recommendations, and public testimony, the Tree Board found that the subject tree, having been declared hazardous, did qualify for the issuance of a Tree Removal Permit under the requirements of the Tree Protection Ordinance, and having so found, the Sebastopol Tree Board did grant the requested Tree Removal Permit, subject to conditions to ensure the adequate and timely planting of the required replacement trees; and,

WHEREAS, the Sebastopol City Council held a duly noticed public hearing on September 18th, 2001, received public testimony and considered the environmental document, staff report, and the recommendations of the Planning Commission;

WHEREAS, the City Council has determined and hereby declares that the proposed Mitigated Negative Declaration is both adequate and appropriate for this project;

WHEREAS, the City Council finds that the application for Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the goals, policies and objectives of the Sebastopol General Plan;

WHEREAS, the City Council finds that the application is consistent with the State Subdivision Map Act, and with the Land Use Designation of the Sebastopol General Plan; and that it meets all requirements and development standards of the Subdivision and Zoning Ordinances;

WHEREAS, the City Council finds that the granting of the Tree Removal Permit by the Sebastopol Tree Board eliminates the necessity of the design and access limitations imposed by the Planning Commission in the absence of such an approval for tree removal, and also eliminates the necessity of certain conditions recommended by the Planning Commission related to the placement of the proposed Jewell Avenue driveway and the protection of the subject tree;

WHEREAS, the City Council further finds that the subject division of property represents a residential infill project, such as is encouraged by the policies and programs set forth in the 1994 Sebastopol General Plan; and further, that it maintains consistency with the land use type and scale of adjacent development, and as such is consistent with the intent of the Land Use Chapter of the General Plan, and compatible with adjacent and surrounding land uses.

NOW, THEREFORE BE IT RESOLVED, after due consideration of the facts and analysis, and finding the proposal to be consistent with the Sebastopol General Plan, the State Subdivision Map Act, the Sebastopol Zoning Ordinance No. 913, and the Subdivision Ordinance No. 944, the Sebastopol City Council hereby approves the Minor Tentative Parcel Map application, together with the provisions for its design and improvements, subject to the conditions of approval set forth below:

Conditions of Approval
Tentative Parcel Map
763 First Street

<u>Planning Department Conditions of Approval</u>:

<u>General Conditions</u>

P1. Approval is granted for the application date stamped May 10, 2000, except as amended herein.

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maintenance of privacy for adjacent properties, as well as compatibility with the existing neighborhood. Fencing materials at project boundaries shall also be subject to Design Review.

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The Report shall identify and discuss site soils, slopes, geological features and any other site conditions, and shall make recommendations as to the type of construction best suited for the site conditions; the recommendations shall be followed, and shall become conditions of approval of the project to be incorporated into the plans submitted with the Building Permit application, to the satisfaction of the Building Official. Notwithstanding, if circumstances and conditions so warrant, the soils report requirement may be duly waived, in writing with a copy of said waiver provided to the Environmental Coordinator, by the Building Official pursuant to and consistent with all applicable provisions of the UBC and the Subdivision Map Act, provided that the Building Official verifies that he has sufficient knowledge of soils in the area, such data having been previously provided by Geotechnical and/or soils reports for construction in the general area, and having had experience with similar or proximate sites, and appropriate knowledge of appropriate construction requirements, as specified in the UBC. In the case that no engineering-level soils report is required to be submitted with the application for Building Permit, then prior to the acceptance of an application for Design Review as complete, the applicant shall submit written verification from the Soils Engineer that the proposed type and size of construction is consistent with standard Geotechnical or Soils Report recommendations, as well as with any specific recommendation made for the particular Lot, as applicable.

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a) the exclusion of building construction within the SCWA-required 30' creek setback;

b) the required front, rear, and/or side yard setbacks for each future home on each Lot, being those yards required in the Rural Residential (RR) Zone District unless another set of requirements are established as a part of the project and approved by the City Council, with only those approved shown and labeled;

c) the area to remain undisturbed, if any, within the root protection zone of any protected tree or trees, as may be required by the approved Tree Protection Plan; or, if there be no approved Tree Protection Plan for any particular Lot, as may be determined to be necessary and appropriate by the City Arborist; and

d) such other specific construction limit(s), restriction(s) or allowance(s), as may be applicable, whether requested by the applicant and approved by the Council, or by request of the Council and agreed to by the applicant, or as a condition of project approval, without which there would be no approval. The intent of this measure is to delineate, in an appropriate format, such specific criteria as are or may be established for any or all Lot(s) as may be related to building footprint limitations or allowances; reduced or increased setback(s), whether in general or as may be imposed for second stories; limitation(s) and/or allowance(s) as may be related to rooflines, such as ridge heights, roof slopes, and the like.

M3. All project-related grading, excavation, trenching, backfilling, compaction, and the like shall be conducted in strict accordance with City design specifications, and

shall be approved in advance of work by the City Engineer. In general, all grading and excavation activities shall be limited to the "dry" season (between April 15 and October 15) in order to minimize wind or water erosion; any exceptions to the above time period shall only be allowed with the express written advance approval of the City Engineer upon his review and approval of the appropriate Engineered Grading Plans, including a weatherization plan; if applicable, such winterization plan shall be submitted as a part of the application for Grading Permit, and shall be approved as a part thereof. The winterization plan(s), if used, shall include specifications for the seeding and/or re-seeding of all exposed soil surfaces, both on-site and off-side, prior to the onset of normal winter rains, with supplemental fill-ins following any new exposure of soil surface area. Specifications shall adhere to the requirements that:

a) native grasses are to be used whenever possible; and,
b) in no case shall any seed or seed mix containing greater than 0.1% noxious weeds be used for this purpose.

M4. For any home proposed on any Lot(s)within this subdivision, if the proposal includes a fireplace/chimney, and said fireplace is not intended (and gas service provided for) decorative use only, the following requirement shall be made, and shall be noted on the plans submitted for Building Permit: Woodstoves, pellet stoves, and/or fireplace inserts are required to be installed in all non-decorative (i.e., not solely gas-serviced) fireplaces within the home(s). All stoves and inserts used shall be of the maximum efficiency type, certified as meeting or exceeding the requirements of the BAAQMD, or as otherwise deemed satisfactory by the Building Official. This restriction shall continue to apply to each Lot(s) until such time as the applicable standard is no longer valid, or the BAAQMD ceases to exist and there is no similar successor agency.

M5. Prior to issuance of any Grading Permit or Building Permit for any particular Lot within this project, the Sebastopol Tree Board shall review and approve a Tree Removal and Tree Protection Plan, or, if applicable, a Specific Tree Protection/Contingent Removal Plan and Permit, unlesssuch Plan does not involve removal or contingent removal of any protected tree such that the Tree Board has delegated review authority of the Tree Protection Plan to staff. The Tree Protection Plan and/ or Tree Removal Permit/Contingent Removal Permit shall meet all submittal requirements of the Tree Ordinance and the Tree Board. The Tree Protection Plan shall reflect any tree-related limitations to building envelope, as required by Measure #4c, above. If site development will involve the removal of any protected tree, the Tree Removal Permit shall be required to be approved, with performance and protective bonds (if any) set and paid, prior to the commencement of any site clearing or site work on that Lot, and prior to issuance of any grading or building permit for that Lot, including a foundation-only permit.

M6. A tree replacement plan consistent with the minimum replacement requirements

discussed herein, and any required tree protection bonding or other performance/ protection guarantees as may be required, shall be in place prior to issuance of any permit for grading or construction activities, to the satisfaction of the Planning Director. If the Tree Removal Permit is denied such that a re-design of site improvements is required, the re-design shall not be subject to further discretionary reviews so long as the changes are limited to those needed in order to provide tree protection.

M7. For each tree heritage tree, if any, approved to be removed, the Tree Board shall require Tree Replacement at a rate equal to or exceeding the ratio established by the Ordinance, as provided for within the Ordinance, when a different requirement is warranted related to the size and age of the subject tree. The replacement program shall consist of a variety of tree sizes, including but not limited to the use of at least one 24" box tree (or equivalent) and two 15 gallon trees for each protected heritage-size tree removed; and of a variety of types and sizes to mitigate both short- and long-term effects of the loss of protected trees.

M8. The homes to the built within this project shall be subject to the review and approval of the Sebastopol Design Review Board. The Board will be guided in their review of the proposal by their adopted Project Review Guidelines; by the design criteria set forth in the General Plan, and by the following infill development standard: In general, the size and height of the homes to be constructed within this subdivision shall not exceed those of similar homes of more recent construction in the general area, including both the First Street area and the Swain Woods neighborhood (Jewell near Hayden).

M9. Garages and other off-street parking areas planned to serve the new residential development shall be located in such a way that vehicles entering or existing the site from Jewell Avenue or First Street will not unduly produce direct, sustained headlight glare into the living areas of surrounding homes. If necessary, screening devices and/or plantings may be used to help dissipate any such direct glare, to the satisfaction of the Design Review Board.

Fire Department Conditions of Approval:

General

F1. Fire protection for the homes to be built on Lots 2 and 3 shall be to the satisfaction of the City Fire Chief.

Engineering Department Conditions of Approval:

General

E1 Submittals for Engineering Plan Check shall be made at the Engineering Department. Plan Check deposit shall be paid at the time of submittal. Call 823-2151 for information.

E2 Any exceptions or variances from the conditions stated herein will require the

written approval of the City Engineer or approval of the City Council if required by the City Code.

E3 No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or designee.

E4 All construction shall conform with the City Standard Details and Standard Specifications dated July 1998, all City Ordinances, the State Subdivision Map Act, and the approved plans.

E5 Public Utility easements shall be provided as requested by the Public Utility Agencies and shall be offered for dedication on the map.

E6 All underground utilities within the private access street shall be installed prior to street construction.

E7 All utility distribution facilities, within the Hayden Street access and in the new private access from First Street, shall be placed underground except for surface mounted transformers, pedestal mounted terminal boxes, meter cabinets, fire hydrants, and street lights. Appropriate easements shall be provided to facilitate these installations. Existing overhead utilities on the First Street frontage of the project are not required to be placed underground because this requirement would result in an additional pole and guy wires, defeating the intended purpose.

E8 Any existing septic tank(s) shall be abandoned under permit and inspection by the Sonoma County Health Department prior to map recordation.

E9 Any existing well(s) shall be abandoned under permit and inspection of the Sonoma County Health Department.

E10 The applicant shall submit to the City of Sebastopol for review and approval by the City Engineer, improvement plans prepared by a Registered Civil Engineer. Plans shall show all street, drainage, water, wastewater and grading improvements.

E11 The following notes shall appear on the improvement plan cover sheet:

"All utilities on site shall be placed underground".

"During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets".

E12 The subdivider shall either complete the required construction or enter into an Improvement Agreement and post security with the City of Sebastopol prior to the filing of the Parcel Map, agreeing to complete the required construction within 24 months after the filing of the map. The Improvement Agreement shall be

recorded with the map.

E13 The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater system.

Grading and Site Work

E14 All grading work shall be shown on a grading plan to be incorporated into the improvement plans.

E15 Grading plan shall include the location and size of all existing trees to be removed, and trees to remain. The plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.

E16 Improvement plans shall be submitted showing all proposed improvements including grading, paving, utilities, drainage, structures to be built, lighting and trash collection. Improvement plans shall include a winterization and erosion protection plan.

E17 The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.

Streets

E18 Construction of curb, gutter, and sidewalk on First Street shall be deferred to such time as other portions of First Street are improved. The Subdivider shall guarantee eventual construction of these improvements through an agreement, to be recorded against the lots taking access from First Street. The Subdivider shall also provide a preliminary design, including plan, profile and cross-sections, for the future improvements on First Street.

E19 Driveway entrances shall meet the requirements of the City Traffic Engineer.

E20 The access easement on Lot 1 in favor of Lot 2 shall be a minimum width of 25 feet.

Storm Drainage/Flood Damage Protection

E21 Drainage facilities shall be provided within the subdivision to eliminate the effects of additional stormwater runoff on adjacent properties.

E22 Calder Creek shall be protected from water quality impacts due to additional stormwater runoff. Subject to feasibility (as determined by the geotechnical engineer, the Sonoma County Water Agency, the Regional Water Quality Control Board, and/or the State Department of Fish & Game, as applicable), drainage shall be filtered by natural vegetation or infiltration prior to entering Calder Creek.

E23 If any work is necessary in Calder Creek, the subdivider shall be responsible for obtaining any and all permits deemed necessary, including but not limited to the

following:

State Department of Fish and Game, Streambed Alteration Permit
Regional Water Quality Control Board, Section 401 Permit

Water Distribution

E24 Fire protection facilities shall be in accord with the requirements of Sebastopol Fire Department.

E25 Backflow prevention devices will be required in accordance with the requirements of the City of Sebastopol's Backflow Prevention Ordinance.

E26 Water services to serve this development shall be connected to the existing mains. Meter locations shall be subject to approval by the Sebastopol Public Works Department.

Sewer Collection

E27 Sanitary sewer to serve this development shall be extended from the existing mains.

E28 New sewer laterals shall be constructed in accordance with City Standards.

Parcel Map

E29 A Parcel Map as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing at all parcel rights-of-way and easements, shall be filed with the City of Sebastopol Engineer's Office. The Parcel Map shall conform to the requirements of the State Subdivision Map Act and the City Subdivision Ordinance. Upon recordation of the Map, the Subdivision is valid.

E30 All property corners of lots within the subdivision shall be monumented with no less than 3' long by ½" diameter galvanized steel pipe imbedded no less than 24" into the earth except as expressly permitted in writing by the City Engineer.

E31 The Parcel Map shall show: The assessor's parcel number
Total area of land being subdivided (in acres)
Total number of lots being created

E32 NOTE ON PARCEL MAP: "Building permits shall be subject to payment of development fees in effect at time of permit issuance."

E33 The following covenant shall be recorded with each lot: An approved Grading, Drainage, and Erosion Control Plan shall be required for each lot (if such a plan has not already been approved for the entirely of this minor subdivision). The Grading, Drainage and Erosion Control Plan shall be submitted to the Engineering Department and shall be approved by the City Engineer, and by any other body as may be applicable as set forth herein, prior to issuance of a Grading Permit or a Building Permit, including but not limited to a foundation-only permit. (Note, recordation of this covenant may be waived if an inclusive Grading, Drainage, and Erosion

Control Plan has been approved for the entirety of this subdivision, and work to be performed is consistent with the approved Plan.)

E34 The owner shall record contemporaneously with the Parcel Map an irrevocable offer of dedication to the City of Sebastopol to provide additional right-of-way along the First Street frontage as necessary to provide a width of 25 feet from the centerline of the street. Additionally, a 5-foot-wide public utility easement shall be provided outside of (and adjacent to) the right-of-way.

DULY ADOPTED by the Sebastopol City Council on this 18th day of September, 2001, by the following vote:

VOTING AYE:

VOTING NO:

ABSENT:

ABSTAIN:

ATTEST: _____
City Clerk

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File

RESOLUTION NO. 5220

A RESOLUTION OF THE SEBASTOPOL CITY COUNCIL
APPROVING A MINOR TENTATIVE PARCEL MAP
TO ALLOW THE 3-LOT SUBDIVISION OF
763 FIRST STREET,
APN 004-172-007

WHEREAS, an application for Minor Tentative Parcel Map was filed by Paul Schoch on May 10, 2000, to divide a 1.86 acre parcel located at 763 First Street (APN 004-172-007) into 3 lots;

WHEREAS, the Environmental Coordinator has prepared a Mitigated Negative Declaration for the project, based on an Initial Study dated May 22, 2001, performed pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, on June 19th, 2001, the Planning Commission of the City of Sebastopol held a duly noticed Public Hearing to consider the application of Paul Schoch for the 3-lot subdivision of the property located at 763 First Street, heard public testimony and considered the staff report;

WHEREAS, the Planning Commission of the City of Sebastopol, at their meeting of June 19, 2001, reviewed and adopted said Mitigated Negative Declaration, along with all recommended Mitigation Measures contained therein, finding it to be appropriate for the project as conditioned;

WHEREAS, after hearing said application for subdivision, staff report, and public testimony, and after finding adequate and adopting the Mitigated Negative Declaration, the Planning Commission did find and determine that the proposed Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the Sebastopol General Plan, the State Subdivision Map Act, and with the Sebastopol Subdivision and Zoning Ordinances;

WHEREAS, having made the necessary findings of consistency, the Planning Commission did adopt Resolution No. 02-2001, recommending to the City Council adoption of the Mitigated Negative Declaration and approval of the Minor Tentative Parcel Map, together with the provisions for its design and improvements, subject to the conditions set forth therein; and,

WHEREAS, on July 18, 2001, the Sebastopol Tree Board held duly noticed public hearing to consider the separate request of Paul Schoch for removal of a 49" d.b.h. Black Oak tree from just beyond the Hayden Avenue Extension on the easterly side of this same property, said request having been filed as a separate application from that of the proposed subdivision of land, and thus to be considered on its own merits, pursuant to the Sebastopol Tree Protection Ordinance;

WHEREAS, after due consideration of the facts, findings, analysis, staff report, expert testimony and recommendations, and public testimony, the Tree Board found that the subject tree, having been declared hazardous, did qualify for the issuance of a Tree Removal Permit under the requirements of the Tree Protection Ordinance, and having so found, the Sebastopol Tree Board did grant the requested Tree Removal Permit, subject to conditions to ensure the adequate and timely planting of the required replacement trees; and,

WHEREAS, the Sebastopol City Council held a duly noticed public hearing on September 18th, 2001, received public testimony and considered the environmental document, staff report, and the recommendations of the Planning Commission; and

WHEREAS, the City Council continued its discussion and deliberations on the project to October 16, 2001; and

WHEREAS, the City Council has determined and hereby declares that the proposed Mitigated Negative Declaration is both adequate and appropriate for this project;

WHEREAS, the City Council finds that the application for Minor Tentative Parcel Map, together with the provisions for its design and improvements, as conditioned, is consistent with the goals, policies and objectives of the Sebastopol General Plan;

WHEREAS, the City Council finds that the application is consistent with the State Subdivision Map Act, and with the Land Use Designation of the Sebastopol General Plan; and that it meets all requirements and development standards of the Subdivision and Zoning Ordinances;

WHEREAS, the City Council finds that the granting of the Tree Removal Permit by the Sebastopol Tree Board eliminates the necessity of the design and access limitations imposed by the Planning Commission in the absence of such an approval for tree removal, and also eliminates the necessity of certain conditions recommended by the Planning Commission related to the placement of the proposed Jewell Avenue driveway and the protection of the subject tree;

WHEREAS, the City Council further finds that the subject division of property represents a residential infill project, such as is encouraged by the policies and programs set forth in the 1994 Sebastopol General Plan; and further, that it maintains consistency with the land use type and scale of adjacent development, and as such is consistent with the intent of the Land Use Chapter of the General Plan, and compatible with adjacent and surrounding land uses.

NOW, THEREFORE BE IT RESOLVED, after due consideration of the facts and analysis, and finding the proposal to be consistent with the Sebastopol General Plan, the State Subdivision Map Act, the Sebastopol Zoning Ordinance No. 913, and the

Subdivision Ordinance No. 944, the Sebastopol City Council hereby approves the Minor Tentative Parcel Map application, together with the provisions for its design and improvements, subject to the conditions of approval set forth below:

Conditions of Approval
Tentative Parcel Map
763 First Street
APN 004-172-007

October 16, 2001

Planning Department Conditions of Approval:

General Conditions

P1. Approval is granted for the application date stamped May 10, 2000, except as amended herein.

P2. All access for the subdivision shall be provided from First Street, and the subdivision map shall be revised to so indicate. No access shall be provided from the Hayden Avenue Extension.

Prior to Issuance of a Grading Permit

P3. A Tree Protection Plan (TPP), including a TPP Map Sheet, is required to be submitted as a part of the Grading and/or Improvement Plans. The Map Sheet containing the Grading Plan shall reference the TPP Sheet with the following large, boxed note:

> "NOTE: Contractor is responsible for compliance with the approved Tree Protection Plan (Sheet *x*). Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, as reflected on Sheet *x*, may result in the issuance of a stop-work order, or the imposition of fines and penalties, or both."

P4. The Grading and Improvement Plans, including the Tree Protection Plan Sheet (TPP Map Sheet), shall be reviewed and approved by the City Engineer, the City Planning Director, and the City Arborist prior to issuance of a Grading Permit. The Grading Plans may be referred to the Design Review Boards, the Sebastopol Tree Board, or both, if, in the sole opinion of the Planning Director, the proposed site grading is excessive, and/or will impact the privacy of surrounding residents, and/or does not afford the maximum level of protection to existing trees.

P5. Any tree shown to be removed which is 8" or larger d.b.h. (unless named as exempt under the Sebastopol Tree Protection Ordinance) shall receive a Tree Removal Permit from the Sebastopol Tree Board prior to issuance of a Grading

Permit.

Prior to Issuance of a Building Permit

P6. The new residential development shall be subject to the review and approval of the Design Review Board. Design Review shall include consideration of the maintenance of privacy for adjacent properties, as well as compatibility with the existing neighborhood. Fencing materials at project boundaries shall also be subject to Design Review.

P7. Prior to issuance of a Building Permit for Lot #3, the applicant for a Building Permit for this Lot shall file an application for a Second Dwelling Unit that is consistent with all applicable provisions of the City's Second Dwelling Unit Ordinance; if approved, the unit may be provided either simultaneous to the primary home, and rented out; or, it may be provided as a finished-space extension of the primary home, in such a manner that the provision of kitchen appliances and the construction of a simple firewall division between the units shall render it fully self-contained as a separate unit; or, it may be framed, plumbed, wired, ducted & insulated and closed in, but left unfinished until such time as the property owner elects to finish it and provide it as a rental unit, whether for a family member, or for any other person or household of approximately one to three persons, as the unit may be provided to, so long as the availability, advertisement, and rental or lease terms and practices associated therewith prohibit discrimination of any kind, and comply with all other applicable Fair Housing Laws.

P8. A Traffic Impact Fee shall be paid prior to issuance of a building permit on each lot. The amount of the fee shall be determined by the City Traffic Engineer.

P9. A Park In-lieu Fee shall be paid prior to issuance of a building permit on each lot.

P10. Access to Lot 1-3 shall be provided to the satisfaction of the City Engineer, Fire Chief, and Planning Director.

P11. The potential impacts associated with increased traffic along First Street shall be reviewed by the City Traffic Engineer, with recommendations made to address any increased impacts.

P12. This condition deleted.

P13. This condition deleted.

P14. This condition deleted.

Mitigation Measures.

M 1. A Geotechnical/Soils Report shall be submitted with the application for Final Map, if appropriate, or with each individual application for Building Permit, if

applicable. The Report shall identify and discuss site soils, slopes, geological features and any other site conditions, and shall make recommendations as to the type of construction best suited for the site conditions; the recommendations shall be followed, and shall become conditions of approval of the project to be incorporated into the plans submitted with the Building Permit application, to the satisfaction of the Building Official. Notwithstanding, if circumstances and conditions so warrant, the soils report requirement may be duly waived, in writing with a copy of said waiver provided to the Environmental Coordinator, by the Building Official pursuant to and consistent with all applicable provisions of the UBC and the Subdivision Map Act, provided that the Building Official verifies that he has sufficient knowledge of soils in the area, such data having been previously provided by Geotechnical and/or soils reports for construction in the general area, and having had experience with similar or proximate sites, and appropriate knowledge of appropriate construction requirements, as specified in the UBC. In the case that no engineering-level soils report is required to be submitted with the application for Building Permit, then prior to the acceptance of an application for Design Review as complete, the applicant shall submit written verification from the Soils Engineer that the proposed type and size of construction is consistent with standard Geotechnical or Soils Report recommendations, as well as with any specific recommendation made for the particular Lot, as applicable.

M 2. The Final Map shall indicate the approved areas upon which building may occur for each Lot ("building envelopes"), in order to reflect the following, as applicable:

a) the exclusion of building construction within the SCWA-required 30' creek setback;

b) the required front, rear, and/or side yard setbacks for each future home on each Lot, being those yards required in the Rural Residential (RR) Zone District unless another set of requirements are established as a part of the project and approved by the City Council, with only those approved shown and labeled;

c) the area to remain undisturbed, if any, within the root protection zone of any protected tree or trees, as may be required by the approved Tree Protection Plan; or, if there be no approved Tree Protection Plan for any particular Lot, as may be determined to be necessary and appropriate by the City Arborist; and

d) such other specific construction limit(s), restriction(s) or allowance(s), as may be applicable, whether requested by the applicant and approved by the Council, or by request of the Council and agreed to by the applicant, or as a condition of project approval, without which there would be no approval. The intent of this measure is to delineate, in an appropriate format, such specific criteria as are or may be established for any or all Lot(s) as may be related to building footprint limitations or allowances; reduced or increased setback(s), whether in general or as may be imposed for second stories; limitation(s) and/or allowance(s) as may be related to rooflines, such as ridge heights, roof slopes, and the like.

M3. All project-related grading, excavation, trenching, backfilling, compaction, and the like shall be conducted in strict accordance with City design specifications, and shall be approved in advance of work by the City Engineer. In general, all grading and excavation activities shall be limited to the "dry" season (between April 15 and October 15) in order to minimize wind or water erosion; any exceptions to the above time period shall only be allowed with the express written advance approval of the City Engineer upon his review and approval of the appropriate Engineered Grading Plans, including a weatherization plan; if applicable, such winterization plan shall be submitted as a part of the application for Grading Permit, and shall be approved as a part thereof. The winterization plan(s), if used, shall include specifications for the seeding and/or re-seeding of all exposed soil surfaces, both on-site and off-side, prior to the onset of normal winter rains, with supplemental fill-ins following any new exposure of soil surface area. Specifications shall adhere to the requirements that:

a) native grasses are to be used whenever possible; and,

b) in no case shall any seed or seed mix containing greater than 0.1% noxious weeds be used for this purpose.

M4. For any home proposed on any Lot(s)within this subdivision, if the proposal includes a fireplace/chimney, and said fireplace is not intended (and gas service provided for) decorative use only, the following requirement shall be made, and shall be noted on the plans submitted for Building Permit: Woodstoves, pellet stoves, and/or fireplace inserts are required to be installed in all non-decorative (i.e., not solely gas-serviced) fireplaces within the home(s). All stoves and inserts used shall be of the maximum efficiency type, certified as meeting or exceeding the requirements of the BAAQMD, or as otherwise deemed satisfactory by the Building Official. This restriction shall continue to apply to each Lot(s) until such time as the applicable standard is no longer valid, or the BAAQMD ceases to exist and there is no similar successor agency.

M5. Prior to issuance of any Grading Permit or Building Permit for any particular Lot within this project, the Sebastopol Tree Board shall review and approve a Tree Removal and Tree Protection Plan, or, if applicable, a Specific Tree Protection/Contingent Removal Plan and Permit, unless such Plan does not involve removal or contingent removal of any protected tree such that the Tree Board has delegated review authority of the Tree Protection Plan to staff. The Tree Protection Plan and/ or Tree Removal Permit/Contingent Removal Permit shall meet all submittal requirements of the Tree Ordinance and the Tree Board. The Tree Protection Plan shall reflect any tree-related limitations to building envelope, as required by Conditions above. If site development will involve the removal of any protected tree, the Tree Removal Permit shall be required to be approved, with performance and protective bonds (if any) set and paid, prior to the commencement of any site clearing or site work on that Lot, and prior to

issuance of any grading or building permit for that Lot, including a foundation-only permit.

M6. A tree replacement plan consistent with the minimum replacement requirements discussed herein, and any required tree protection bonding or other performance/protection guarantees as may be required, shall be in place prior to issuance of any permit for grading or construction activities, to the satisfaction of the Planning Director. If the Tree Removal Permit is denied such that a re-design of site improvements is required, the re-design shall not be subject to further discretionary reviews so long as the changes are limited to those needed in order to provide tree protection.

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M9. Garages and other off-street parking areas planned to serve the new residential development shall be located in such a way that vehicles entering or existing the site from Jewell Avenue or First Street will not unduly produce direct, sustained headlight glare into the living areas of surrounding homes. If necessary, screening devices and/or plantings may be used to help dissipate any such direct glare, to the satisfaction of the Design Review Board.

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General

F1. Fire protection for the homes to be built on Lots 2 and 3 shall be to the satisfaction of the City Fire Chief.

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General

E1 Submittals for Engineering Plan Check shall be made at the Engineering Department. Plan Check deposit shall be paid at the time of submittal. Call 823-2151 for information.

E2 Any exceptions or variances from the conditions stated herein will require the written approval of the City Engineer or approval of the City Council if required by the City Code.

E3 No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or designee.

E4 All construction shall conform with the City Standard Details and Standard Specifications dated July 1998, all City Ordinances, the State Subdivision Map Act, and the approved plans.

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E11 The following notes shall appear on the improvement plan cover sheet: "All utilities on site shall be placed underground".
"During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets".

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E14 All grading work shall be shown on a grading plan to be incorporated into the improvement plans.

E15 Grading plan shall include the location and size of all existing trees to be removed, and trees to remain. The plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.

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Streets

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E23 If any work is necessary in Calder Creek, the subdivider shall be responsible for obtaining any and all permits deemed necessary, including but not limited to the following:

State Department of Fish and Game, Streambed Alteration Permit
Regional Water Quality Control Board, Section 401 Permit

Water Distribution

E24 Fire protection facilities shall be in accord with the requirements of Sebastopol Fire Department.

E25 Backflow prevention devices will be required in accordance with the requirements of the City of Sebastopol's Backflow Prevention Ordinance.

E26 Water services to serve this development shall be connected to the existing mains. Meter locations shall be subject to approval by the Sebastopol Public Works Department.

Sewer Collection

E27 Sanitary sewer to serve this development shall be extended from the existing mains.

E28 New sewer laterals shall be constructed in accordance with City Standards.

Parcel Map

E29 A Parcel Map as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing at all parcel rights-of-way and easements, shall be filed with the City of Sebastopol Engineer's Office. The Parcel Map shall conform to the requirements of the State Subdivision Map Act and the City Subdivision Ordinance. Upon recordation of the Map, the Subdivision is valid.

E30 All property corners of lots within the subdivision shall be monumented with no less than 3' long by ½" diameter galvanized steel pipe imbedded no less than 24" into the earth except as expressly permitted in writing by the City Engineer.

E31 The Parcel Map shall show: The assessor's parcel number

Total area of land being subdivided (in acres)
Total number of lots being created

E32 NOTE ON PARCEL MAP: "Building permits shall be subject to payment of development fees in effect at time of permit issuance."

E33 The following covenant shall be recorded with each lot:
An approved Grading, Drainage, and Erosion Control Plan shall be required for each lot (if such a plan has not already been approved for the entirely of this minor subdivision). The Grading, Drainage and Erosion Control Plan shall be submitted to the Engineering Department and shall be approved by the City Engineer, and by any other body as may be applicable as set forth herein, prior to issuance of a Grading Permit or a Building Permit, including but not limited to a foundation-only permit. (Note, recordation of this covenant may be waived if an inclusive Grading, Drainage, and Erosion Control Plan has been approved for the entirety of this subdivision, and work to be performed is consistent with the approved Plan.)

E34 The owner shall record contemporaneously with the Parcel Map an irrevocable offer of dedication to the City of Sebastopol to provide additional right-of-way along the First Street frontage as necessary to provide a width of 25 feet from the centerline of the street. Additionally, a 5-foot-wide public utility easement shall be provided outside of (and adjacent to) the right-of-way.

DULY ADOPTED by the Sebastopol City Council on this 16th day of October, 2001, by the following vote:

APPROVED: _____
Mayor

VOTING AYE: Councilmembers Roventini, Spooner and Mayor Robinson
VOTING NO: Councilmember Litwin
ABSENT: None
ABSTAIN: Councilmember Anderson

ATTEST: _____
City Clerk