

City Council

Mayor Sarah Glade Gurney

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John Eder

Robert Jacob

Patrick Slayter



Planning Director

Kenyon Webster

Assistant Planner

Jonathan Atkinson

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: January 26, 2016
Agenda Item: 8A
To: Planning Commission
From: Kenyon Webster, Planning Director
Jonathan Atkinson, Assistant Planner
Subject: Use Permit: Automotive Repair and Service Use in CG: District
Recommendation: Approval with Conditions
Applicant/Owner: Jayme and Jen Patterson
File Number: 2015-115
Address: 720 South Main Street
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: General Commercial
Zoning: CG: General Commercial

Introduction:

This is a Use Permit application, requesting approval to operate an automotive repair and service shop at 720 South Main Street. A Use Permit is required because the shop is classified as an 'Automotive Repair and Service' use, which is a Conditionally Permitted Use in the CG: General Commercial District.

The site was formerly home to a gas station that offered various automotive services, which closed several years ago. The site was contaminated but environmental remediation has since removed hazardous materials.

Project Description:

The shop is proposed to operate Monday to Saturday from 9:00 A.M. until 6:00 P.M. The shop will include an office, which will open at 9:00 A.M. but the garage will open at 10:00 A.M. The shop will offer the following services: Engine repair, automatic transmissions, suspension and steering, brakes, electrical systems, heating and air conditioning, engine and advanced engine performance, natural gas vehicles, and exhaust systems. The shop will utilize the existing building, which has an approximate floor area of 1,200 square feet, and require minor improvements. The applicants prepared a written statement, which is attached to this staff report.

Environmental Review:

The proposed use is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The application is consistent with this categorical exemption in that it involves the reuse of an existing structure and will require minor improvements to make it operational as a shop.

General Plan Consistency:

The General Plan Land Use designation for this site is General Commercial. The General Plan describes General Commercial as the following: “This designation provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This designation permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels and business and personal services. This designation is typically assigned to parcels, located on a major arterial street that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes.”

The proposed use is consistent with this designation in that it is an automotive repair and service use located along a corridor that contains several commercial uses.

Zoning Ordinance Consistency:

The site is located in the CG: General Commercial District. The Zoning Ordinance states the following: “The CG District provides areas for commercial uses with offstreet parking and/or clusters of street-front stores. This zone permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, and business and personal services that are typically appropriate along major thoroughfares. The following types of retail uses are discouraged: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes.”

The proposed use is consistent with the CG District in that it is classified as an ‘Automotive Repair and Service’ use, which is conditionally permitted.

Parking: Section 17.220.020 of the Zoning Ordinance requires that the net floor area of a structure be used to calculate the required number of off-street street parking spaces. Net floor area is the exterior gross floor area of the structure minus 15 percent of the total area.

Automotive repair and service uses are subject to the following parking requirement as set forth in Section 17.220.030.B (3) of the Zoning Ordinance: One (1) space per 300 square feet.

The structure has a net floor area of 1,020 square feet based on the following calculation:
1,200 square feet x 85 Percent = 1,020 square feet

The shop has a parking requirement of 3 spaces. The shop proposes to have 7 spaces, which is consistent the off-street parking requirement as set forth in the Zoning Ordinance.

Public Comment:

The Planning Department did the following to comply with Section 17.260.030.B (5) of the Zoning Ordinance: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property. The Planning Department has not received any comments on the application from the public as of writing this staff report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Engineering, Fire, and Public Works. The Planning Department has not received any City department comments on the application as of writing this staff report.

Required Findings:

Section 17.260.030.C of the Zoning Ordinance establishes the following General Use Permit Criteria:

“A Use Permit may be granted only if the establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.”

Analysis:

The application involves a request to establish an automotive repair and service shop at 720 South Main Street, a site that was formerly home to a gas station for several decades and experienced contamination from leaking underground tanks, as a result. The site has since undergone environmental remediation and the leaking tanks have been removed. The site, which abuts Highway 116, another automotive service use, and residences, has been abandoned for several years now. The Commission could find the proposed use to be suitable for the site and compatible with surrounding uses for several reasons.

Establishment of the shop would revitalize a site with a prominent location, which has been in a state of disrepair for years, and would be located in an existing structure with service doors that are oriented towards the highway and away from the abutting residences, helping to mitigate any noises associated with the operation of the shop. There is a similar automotive service and repair use currently located on an abutting parcel, which has operated for years in close proximity to residential uses without any documented issues. The shop will not operate on Sunday or during the evening, which will help minimize the possibility of an undue impact on residences within vicinity, and is less intensive than the previous use at the site as it is a small shop with limited hours, and not a gas station.

The Commission should review the proposed application, and consider whether it is an appropriate and compatible use.

Recommendation:

Staff recommends that the Commission approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the proposed use is compatible with the site.

**USE PERMIT: 2015-115
Automotive Repair and Service Shop
720 South Main Street**

Findings for Approval:

1. That the proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which includes the operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
2. That the proposed use is consistent with the General Plan and Zoning Ordinance in that it is an automotive repair and service shop located along a corridor, which contains an array of commercial uses.
3. That the establishment of the automotive service and repair shop will not be injurious to property and improvements in that it will revitalize an existing site with a prominent location, which has been in a state of disrepair for years.
4. That the proposed use will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing in the neighborhood in that repairs will be conducted within the existing building, and the shop will not operate on Sunday or during the evening, which will help minimize the possibility of an undue impact on residences within vicinity.
5. That there is a similar automotive service and repair use currently located on an abutting parcel, which has operated for years in close proximity to residential uses without any documented issues.
6. That the proposed use will be located in an existing structure with service doors that are oriented towards the highway and away from the abutting residences, helping to mitigate any noises associated with the operation of the shop.
7. That the proposed use is less intensive than the previous use at the site in that it is a small automotive service and repair shop with limited hours, and not a gas station.

Recommended Conditions of Approval:

1. Approval is granted for the Use Permit described in the application date-stamped November 30, 2015, except as modified by the conditions of approval, and is valid for a period of two (2) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. 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.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
4. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
5. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
6. Hours of operation shall be consistent with the hours stated in the application. The Planning Director shall have the authority to modify the hours of operation.
7. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Fire Department, and Health Department.
8. All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, water and sewer, shall be paid prior to issuance of a Certificate of Occupancy.
9. The applicant may be required to obtain approval of improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit, prior to approval of any site improvements or Building Permits. The applicant may need to return to the Planning Commission and/or the Design Review Board for review at City staff's discretion, if any site changes are necessary, as a result of improvement plans.
10. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use Permit.
11. A Business License is required and shall be obtained prior to operation of the use.
12. Any required deeds shall be submitted to the Public Works Department for review by the City Engineer.
13. A Fire Inspection is required prior to issuance of a Business License.

14. Permits shall be required for a fire alarm, control panel, smoke and heat detection system, horns and strobes, and 24 hour monitoring by an alarm company.
15. A bicycle rack shall be provided at the location and approved by the Planning Director.
16. A minimum of three (3) potted trees shall be provided at a location approved by the Planning Director.
17. A six (6) foot solid wooden fence shall be installed on the south property line. Fence heights shall be reduced to three and a half (3½) feet within twenty (20) feet of Litchfield Avenue. This condition may be modified by the Planning Director based on site conditions or request of the residential neighbor.
18. The business owner shall conduct regular weed abatement. Building rust or stains shall be removed or the building shall be painted to the satisfaction of the Planning Director.

Attachments:

- Master Planning Application Form
- Location Map
- Written Statement
- Environmental Assessment Form
- Site Photographs
- Site Plan
- Floor Plan
- Preliminary Sign Plan
- Natural Hazard Report



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

Planning File # 2015 - 115
Date Filed: 11/30/15
Total Fee Paid = \$ 960 Deposit
Received by: JA
Date Application Deemed Complete: 11/30/15

PROJECT INFORMATION

ADDRESS: 720 S. Main Street
ASSESSOR'S PARCEL #: 004-102-017-000
PARCEL AREA: .23 acres

APPLICANT OR AGENT:

Name: Jayne + Jen Patterson
Email Address: jupiterfruit@yahoo.com
Mailing Address: 1971 yellowrose lane
City, State, Zip: Santa Rosa Ca 95407
Phone: 415 440 8927
Fax: _____
Business License #: _____
Signature: J Patterson
Date: 11/12/15

OWNER OF PROPERTY, IF OTHER

THAN APPLICANT:

Name: Lakeland West Capital II LLC
Email Address: malcolm.duncan@LWestCap.com
Mailing Address: PO Box 8152
City, State, Zip: Waco, TX 76714
Phone: 254.296.8011
Fax: 254.741.1777
Business License #: _____
Signature: _____
I certify that this application is being made with my consent.
Date: 11/19/2015

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

Name: _____ Name: _____
Email Address: _____ Email Address: _____
Mailing Address: _____ Mailing Address: _____
City, State, Zip: _____ City, State, Zip: _____
Phone: _____ Phone: _____
Fax: _____ Fax: _____

Project Description (attach additional pages if needed): **DESCRIBE IN DETAIL** the proposed project and permit request: request for use permit to run and own an auto repair shop. The shop would provide diagnostic service, standard maintenance, oil changes, + smog certification, and basic repairs.

RECEIVED
NOV 30 2015
BY: JA

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

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc): Use Permit for 720 S.

Main Street.

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

The building is currently empty.

Square Feet Building Existing: 1200 sqft
Square Feet Building Demolished: na
Square Feet Building New: na
Net Change in Building Square Feet: na

Number of Dwelling Units Existing: na
_____ 0 Bedrooms _____ 1 Bedroom _____ 2 Bedrooms _____ 3 Bedrooms _____ 4+ Bedrooms

Number of Dwelling Units Proposed: na
_____ 0 Bedrooms _____ 1 Bedroom _____ 2 Bedrooms _____ 3 Bedrooms _____ 4+ Bedrooms

Net Change in Dwelling Units: na

Existing: Front Yard Setback _____ Side Yard Setback _____ Rear Yard Setback _____

Proposed: Front Yard Setback _____ Side Yard Setback _____ Rear Yard Setback _____

Existing Lot Dimensions: Front 157.78 ft Left Side 97.94 ft
Rear 166.45 ft Right Side 29.32 ft

Proposed Lot Dimensions: Front _____ Left Side _____
Rear _____ Right Side _____

Existing Lot Area: 10,000 Square Feet
Proposed Lot Area: _____ Square Feet

Building Height: 13 ft. Existing Number Stories: 1 Existing
Proposed Proposed

Parking Spaces: unspecified Existing 0 Proposed

Existing Zoning: _____

Proposed Zoning: _____

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

Are there existing easements on the property? Yes No
pge transformer on corner of property.

Will Trees be removed? _____ Yes* No

*If yes, please describe (example; type, size, location on property, etc)

Will Existing Landscaping be revised? _____ Yes No

Will Signs be Changed or Added? Yes _____ No

Hours of operation: M-Sat, 9am - 6 PM Is alcohol service proposed? _____ Yes No

If restaurant, cafe, bar or nightclub, number of seats: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

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


Applicant's Signature

11/12/15
Date Signed

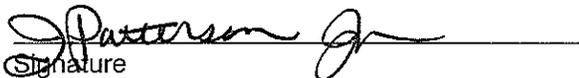
2015 - 115
Planning File Number

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

NOTICE OF MAILING:

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

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


Signature

Jen Patterson / Jayme Patterson
Printed Name

NOTE: It is the responsibility of the applicant and their representative 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, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

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

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

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

If yes, or if you will inform neighbors in the future, please describe outreach efforts: Door to door outreach on 10/29/15 to closest neighbors. Planning to follow up w/ mailed Notice before 11/30/15.

WEB SITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (involving proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units) are required to create a project web site 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 web site address shall be provided as part of the application. The web site shall be maintained and updated as needed until final discretionary approvals are obtained for the project.

Such web site 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

November 30, 2015

Hi Neighbor,

We have applied for a use permit to have a small family owned and operated auto shop at 720 S. Main Street in Sebastopol. Patterson Automotive plans to provide a friendly and efficient neighborhood auto garage that specializes in high level diagnostic service and repair, standard maintenance, oil changes, and smog certification and are planning for normal business hours of Monday – Saturday, 10-6pm. Owner and mechanic Jayme Patterson holds a degree in design from CSU Chico as well a contractor's license in ornamental metal fabrication and is an ASE Certified as an Advance Level Specialist, Under Car Specialist, and Master Automobile Technician that specializes in the following: Engine Repair, Automatic Transmissions, Suspension and Steering, Brakes, Electrical Systems, Heating and Air Conditioning, Engine Performance, Compressed Natural Gas Vehicles, Advanced Engine Performance, and Exhaust Systems.

Patterson's Automotive is a dream years in the making; our goal has always been to help our local customers maintain the most efficient and safe vehicles as possible. By maintaining a vehicle in good working condition they will experience increases in fuel economy as well as reduced emissions, ensuring a positive impact on the environment.

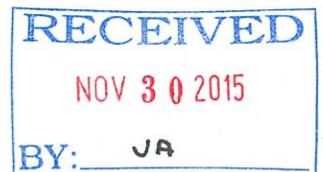
We feel that we have a gift to share with the Sebastopol community. We know that you are a community of genuine and nurturing minds, a group that is mindful of intention and processes, one that pays homage to the beauty found in simple honest and natural exchanges. We have knocked on the doors of the property neighbors and talked with them about their concerns and their reception to us has been warm and welcoming. We would like to join you and provide a resource that will benefit the community for years to come

The current condition of the property at 720 S. Main Street is one of neglect. What was once a busy and thriving automotive shop, now sits neglected and full of debris. The grounds are scattered with over grown weeds and litter. We would like to make this property a space that we can be proud of. We plan to start with cleaning and painting the interior. The exterior needs to be cleaned and touch up painted, in addition new signs will need to be posted as well. The bones of the property are great and just really need the consistent grounds attention from an owner who cares.

We are committed to making sure that our business supports this community; please send any questions or concerns to jupiterfruit@yahoo.com.

Truly,

The Pattersons



COUNTY ASSESSOR'S PARCEL MAP
WIGHTMAN PLACE
BLOCK 7

TAX RATE AREA
5-001
5-014

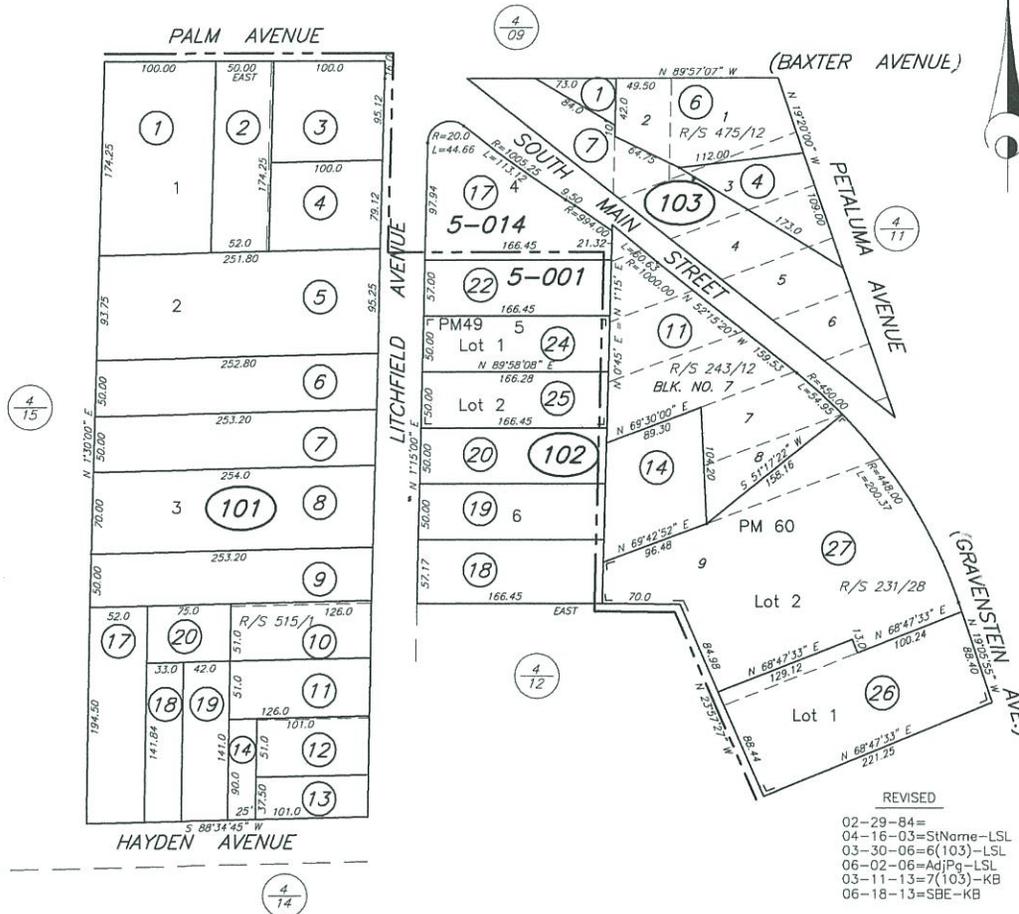
4-10

Parcel Map No. 49
REC. 06-20-1977 IN BK. 253, MAPS, PGS. 27-00

Parcel Map No. 60
REC. 03-22-1978 IN BK. 266, MAPS, PGS. 44-00

REC. 09-10-1902 IN BK. 14, MAPS, PGS. 24

SC-1L: 1"=100'



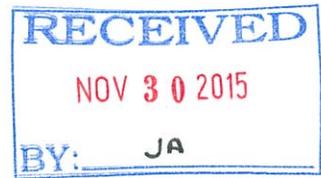
NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
02-29-84=
04-16-03=StNorre-LSL
03-30-06=6(103)-LSL
06-02-06=AdjPg-LSL
03-11-13=7(103)-KB
06-18-13=SBE-KB

Assessor's Map Bk. 004, Pg. 10
Sonoma County, Calif. (ACAD)

KEY 3-11-13 KB



Use Permit Application: Written Statement

Patterson Automotive plans to provide a friendly and efficient neighborhood auto garage that specializes in high level diagnostic service and repair, standard maintenance, oil changes, and smog certification. Owner and mechanic Jayme Patterson holds a degree in design from CSU Chico as well a contractor's license in ornamental metal fabrication and is an ASE Certified as an Advance Level Specialist, Under Car Specialist, and Master Automobile Technician that specializes in the following: Engine Repair, Automatic Transmissions, Suspension and Steering, Brakes, Electrical Systems, Heating and Air Conditioning, Engine Performance, Compressed Natural Gas Vehicles, Advanced Engine Performance, and Exhaust Systems.

Patterson's Automotive is a dream years in the making; our goal has always been to help our customers maintain the most efficient and safe vehicles as possible. By maintaining a vehicle in good working condition they will experience increases in fuel economy as well as reduced emissions, ensuring a positive impact on the environment.

We feel that we have a gift to share with the Sebastopol community. We know that you are a community of genuine and nurturing minds, a group that is mindful of intention and processes, one that pays homage to the beauty found in simple honest and natural exchanges. We have knocked on the doors of the property neighbors and talked with them about their concerns and their reception to us has been warm and welcoming. We would like to join you and provide a resource that will benefit the community for years to come

The current condition of the property at 720 S. Main Street is one of neglect. What was once a busy and thriving automotive shop, now sits neglected and full of debris. The grounds are scattered with over grown weeds and litter. We would like to make this property a space that we can be proud of. We plan to start with cleaning and painting the interior. The exterior needs to be cleaned and touch up painted as well. New signs will need to be posted as well. The bones of the property are great and just really need the consistent grounds attention from an owner who cares.

Jayme Patterson
Print

Jayme Patterson Jayme Patterson
Sign

11/12/15
Date



Applicants Statement Regarding Containment:

720 S. Main Street has been a subject of environmental concern for the community of Sebastopol. In planning to purchase this property we have been researching to better understand the environmental history that the property holds for the community. We have spoken to the property's neighbors as well as the water board regarding the impact.

We understand the following to be true:

In 1960, the site began operating as a gasoline service station. In 1986 four underground storage tanks (USTs) and associated piping were removed and found to be leaking. In 1989, the USTS were replaced and the station continued to operate. The City of Sebastopol operates City Well No. 4 approximately 200 feet from the site. Sampling of City Well No. 4 detected 1,2-Dichloroethane, a constituent contained in gasoline.

Actions completed in response to this information, Regional Water Board staff requested a soil and groundwater investigation. Approximately 34 groundwater monitoring wells were installed over time to define the extent of contamination, a free product removal system was installed, soils were excavated in 1997, a soil vapor extraction (SVE) system was installed and operated for seven years, and a SVE and air sparging system was installed and operated in 2006, 2010, and 2012-2013. Approximately 36,519 pounds of total petroleum hydrocarbon mass was removed from the site. In addition, because detections of a petroleum constituent were detected in the City of Sebastopol's Municipal Well No. 4, a well head treatment system was installed on City Well No. 4. Ownership and operation of the treatment system was transferred to the City of Sebastopol after construction was completed.

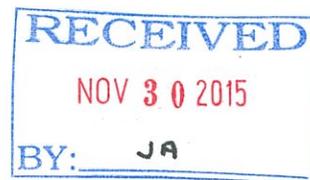
In 2014, the USTs and associated piping, fuel dispensers, and the canopy were removed. Petroleum hydrocarbons were detected in soil beneath one of the dispenser islands, and the contamination was excavated to below the laboratory reporting limits. Groundwater has been cleaned up at the site, and no detectable levels remain in groundwater. In addition, there have been no detections of petroleum constituents in City Well No. 4 for many years.

The Regional Water Board records for the site are contained in the file known as Alliance Service Station, 720 South Main Street, Sebastopol, Case No. 1TSO016. The file may be reviewed at the North Coast Regional Water Quality Control Board office from 8:00 am to 5:00 pm Monday through Friday. Appointments are recommended and can be arranged by calling (707) 576-2220.


Signature

Jayme Patterson
Print

11/12/15
Date





City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 11/12/15

General Information:

1. Name of developer or project sponsor: Jen + Jayme Patterson
Address of developer or project sponsor: 1971 Yellow Rose Lane Santa Rosa Ca 95407

2. Address of project: 720 S. Main St. Sebastopol Ca

Assessor's Block and Lot Number: 004-102-017-000

3. Name of person to be contacted concerning this project: Jen Patterson
Address of person to be contacted concerning this project: 1971 Yellow Rose Lane Santa Rosa Ca 95407
Telephone Number of person to be contacted concerning this project: 4154468927

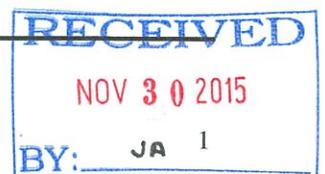
4. Indicate number of the permit application for the project to which this form pertains:
1

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

na

6. Existing Zoning District: General Commercial Existing General Plan Designation: Commercial

7. Propose Use of Site (Project for which this form is filed): use permit for automotive repair business.



PROJECT DESCRIPTION:

- 8. Site Size: .23 acres
- 9. Square Footage: 10,000 ft² lot
1,200 building square feet
- 10. Number of floors of construction: 1 floor
- 11. Amount of off-street parking: 6 spaces
- 12. Attach plans Site plans included.
- 13. Proposed scheduling NA
- 14. Associated project NA
- 15. Anticipated incremental development: none
- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. NA
- 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
no loading facilities
- 18. If industrial, indicate type, estimated employment per shift, and loading facilities.
owner run, no employees at this time
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. use permit for auto repair.

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

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

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

Environmental Setting:

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

photos included.

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

no new development, photos included.

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

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

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

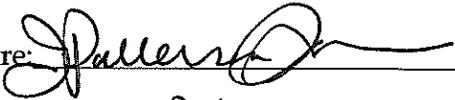
Applicant Signature

Date

Certification:

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

Date: 11/12/15

Signature: 

Printed Name: Jen Patterson
Jayne Patterson

For: Patterson Automotive



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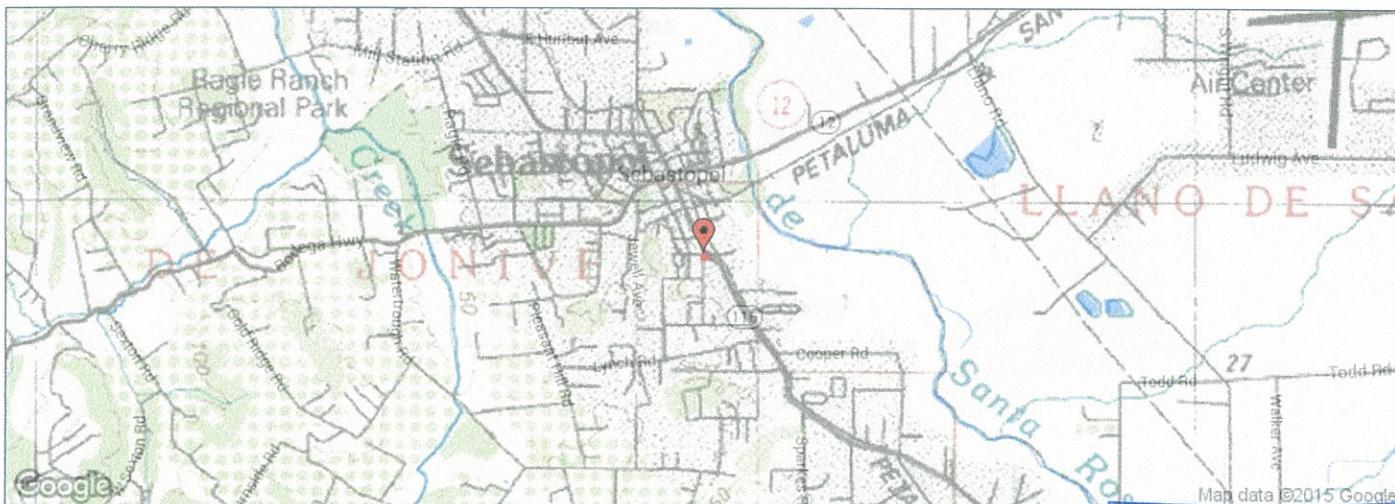
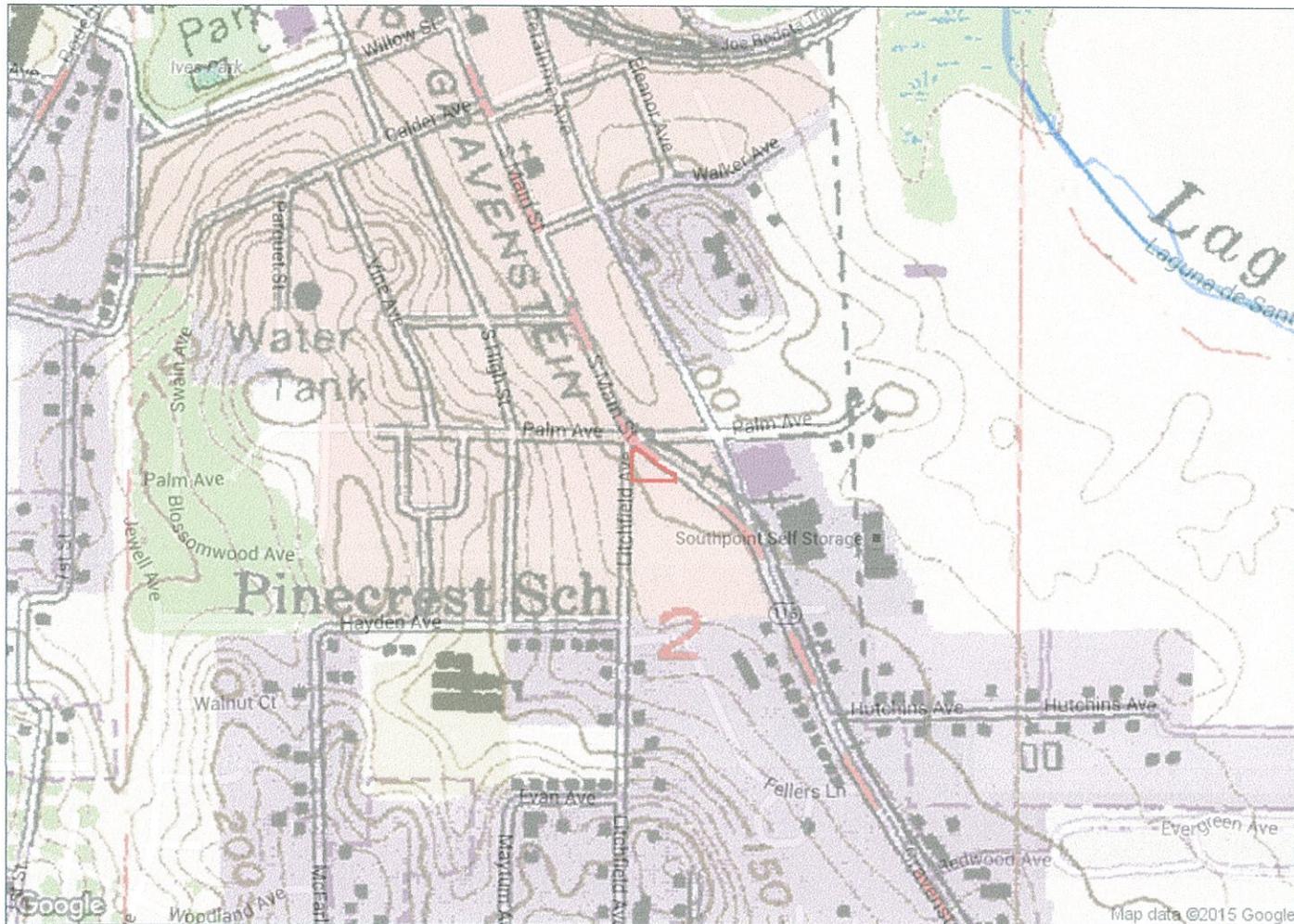
Topography Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

004-102-017-000



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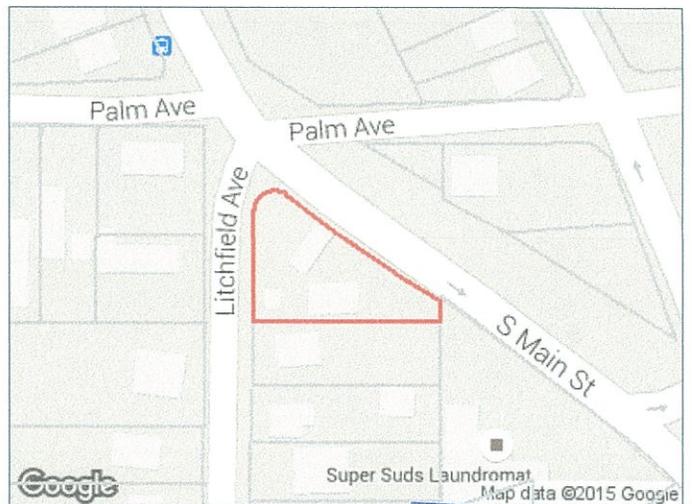
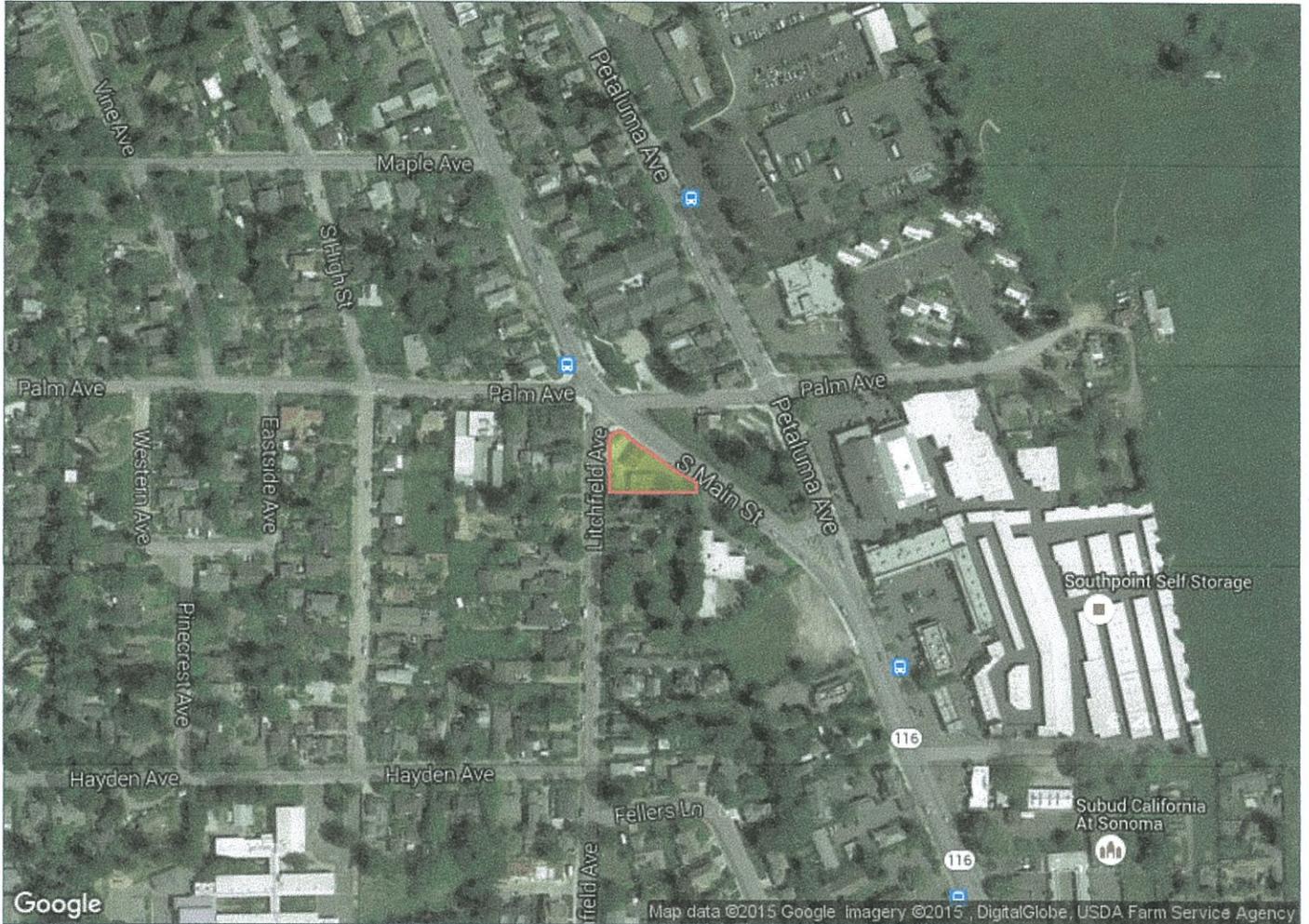
Soils Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

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Soils Report

Property Address:

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Parcel # (APN):

004-102-017-000

USDA Soils Legend

Symbol	Name	Slope Grad	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
■	0Sbc SEBASTOPOL SANDY LOAM, 2 TO 9 PERCENT	6	2	3	69	.275	100.00%
						Total Acres: .275	



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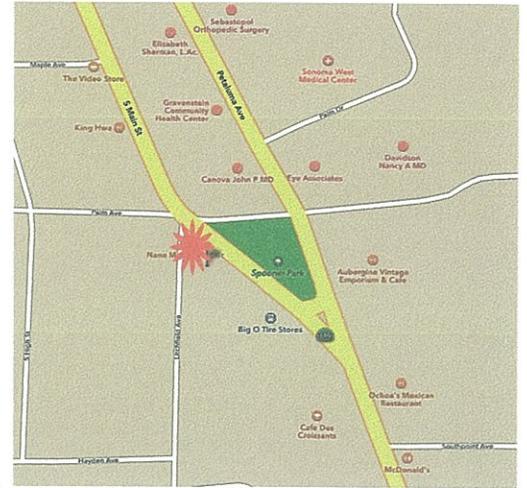
JOURNET

Coca-Cola

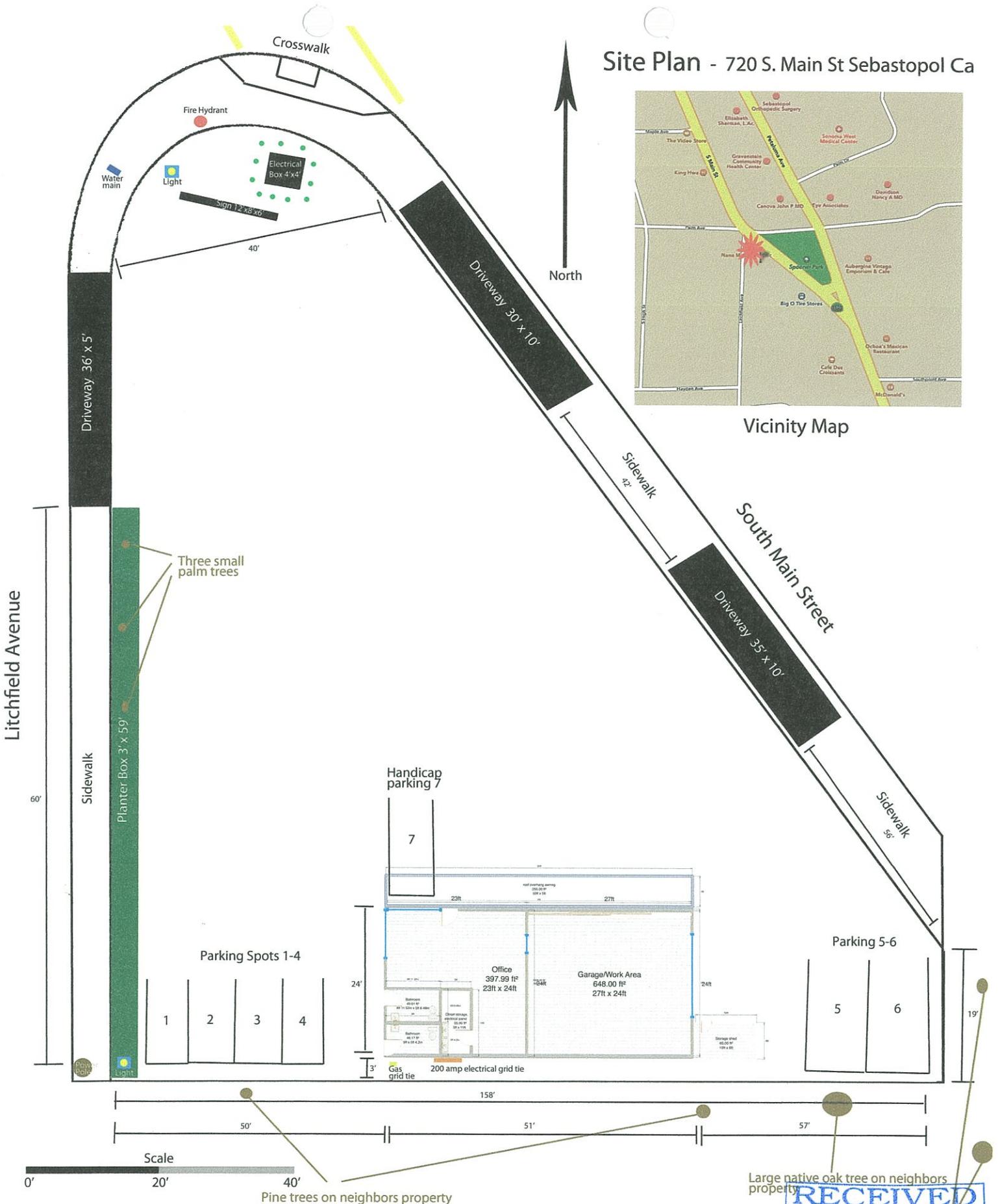
Aludine

GOB
TROP
VA
TRC

Site Plan - 720 S. Main St Sebastopol Ca

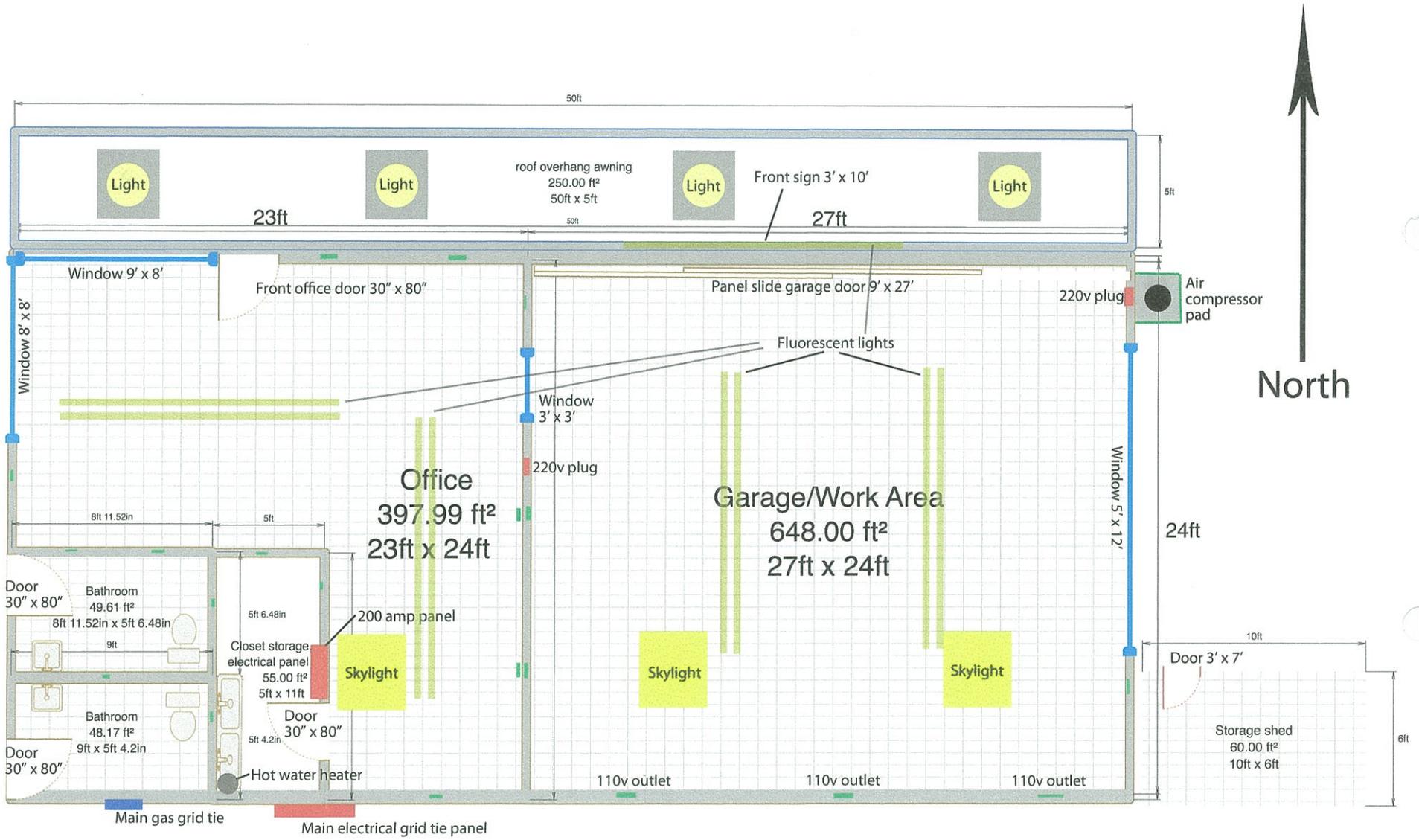


Vicinity Map



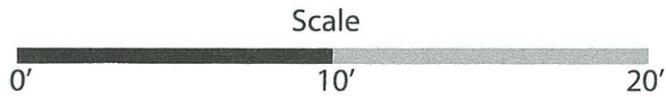
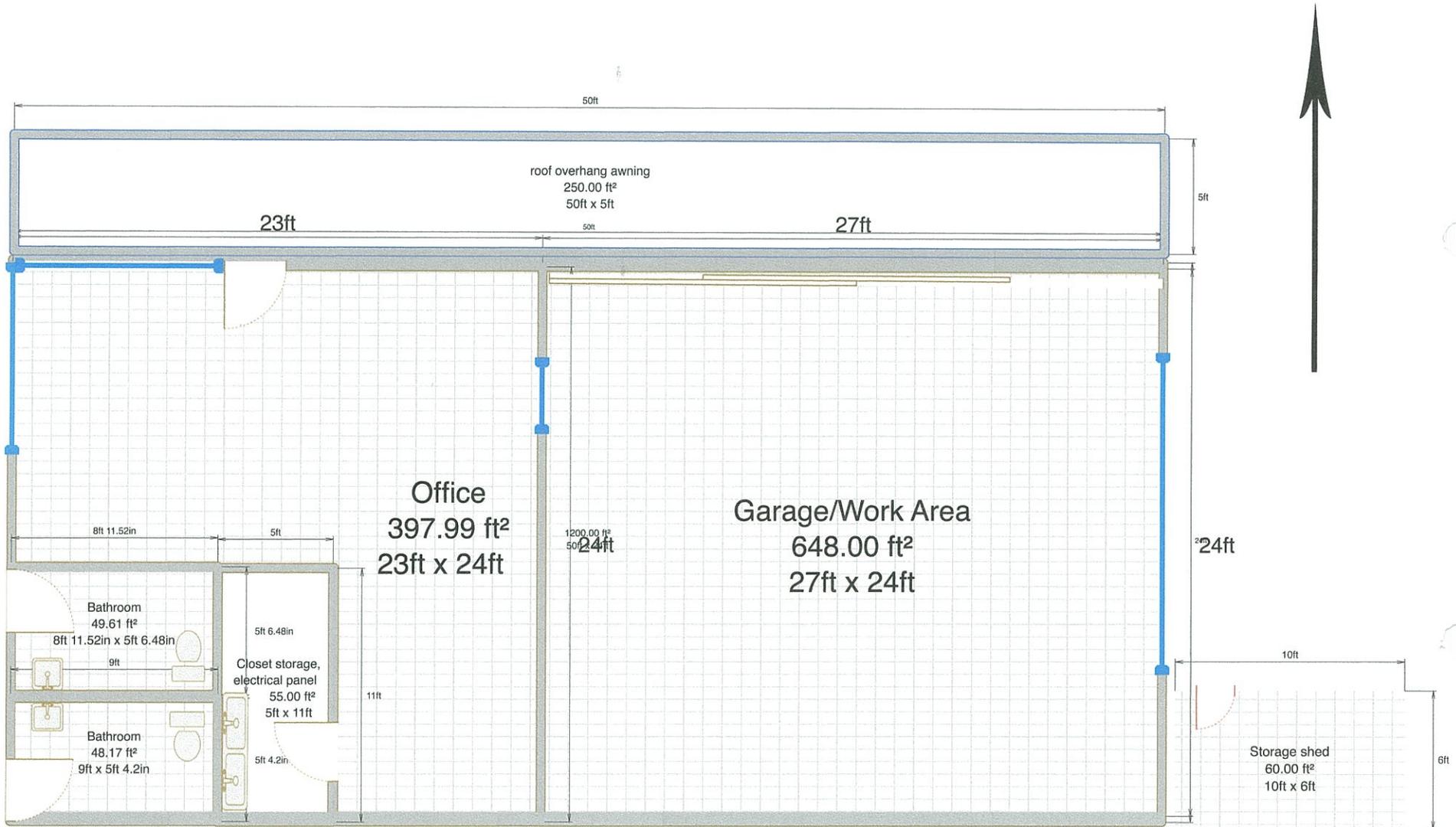
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 Small trees on neighbors property
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Floor Plan - 720 S. Main St., Sebastopol Ca



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Floor Plan - 720 South Main Street, Sebastopol Ca



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NATURAL HAZARD REPORT PACKAGE



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Subject Property

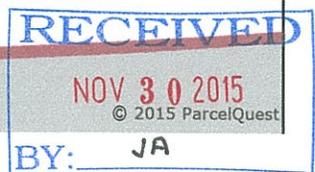
County: Sonoma
APN: 004-102-017-000
Address: 720 S MAIN ST
SEBASTOPOL CA 95472-4275
Report Generated: Thursday, November 12, 2015



Natural Hazard Report Package contents:

1. Google Images Report
2. Special Flood Hazard Report
3. Dam Inundation Report
4. Fire Hazard Severity Report
5. Wildland Fire Hazard Report
6. Earthquake Fault Zone Report
7. Seismic Hazard Report

This ParcelQuest Hazard Report Package has been prepared based on proprietary information and information provided by public agencies. The content of this report is for informational purposes only. It is not a substitute for a report prepared by a licensed engineer, land surveyor, geologist, or expert in natural hazard discovery, nor is it intended to satisfy a transferor or listing agency's disclosure requirements under California Civil Code Section 1103.4.



Google Images Report

Property Address:
720 S MAIN ST SEBASTOPOL CA 95472-4275
Parcel # (APN):
004-102-017-000

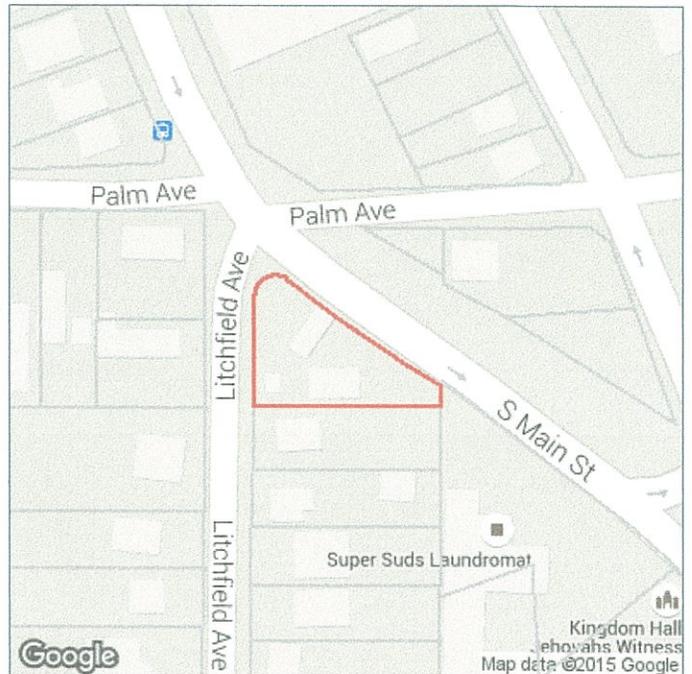
Vertical Aerial Photo



Street Photo



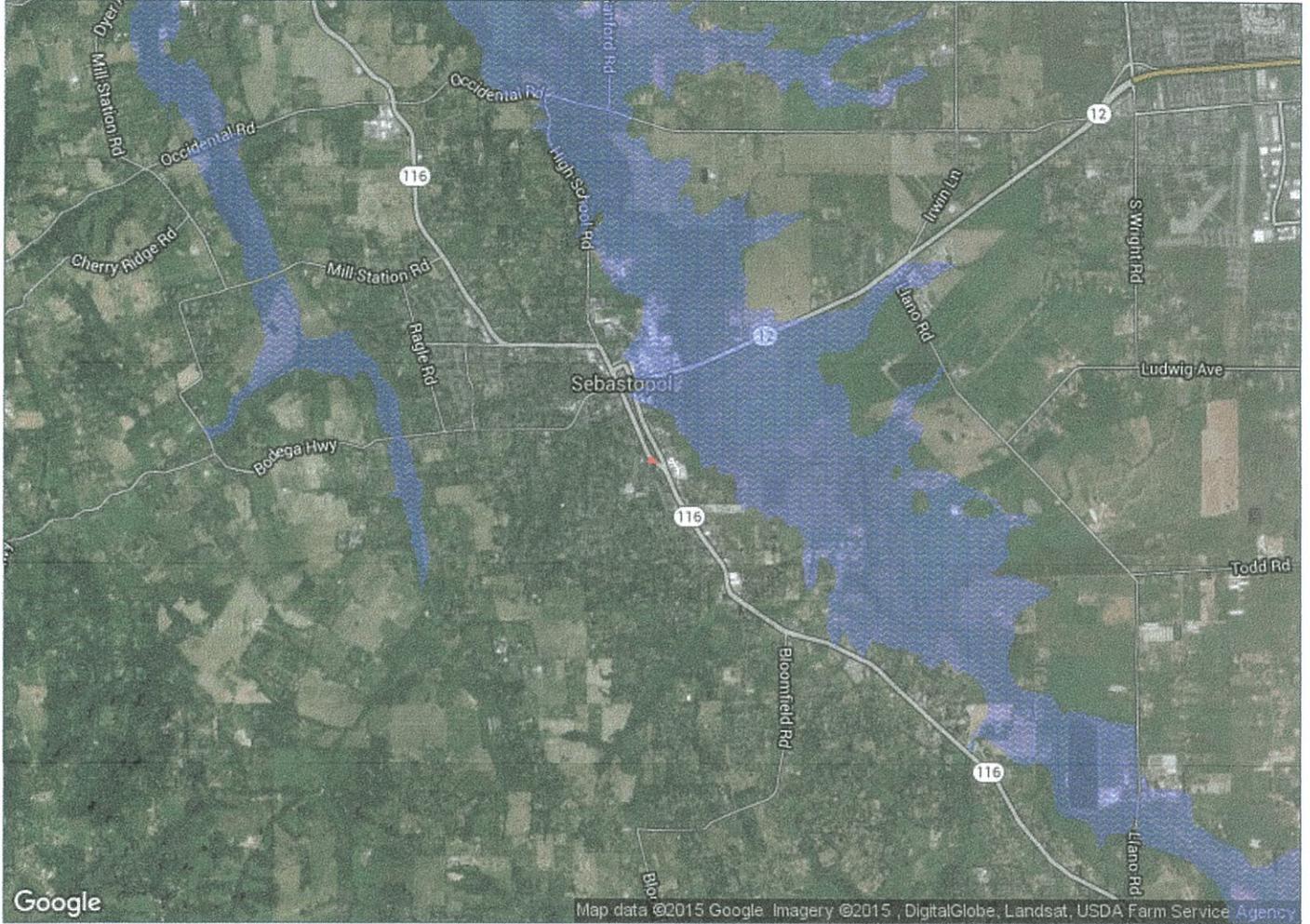
Street Map





Special Flood Hazard Report

Property Address:
720 S MAIN ST SEBASTOPOL CA 95472-4275
Parcel # (APN):
004-102-017-000



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FEMA Flood Zone Legend

 FEMA Flood Zones type 'A' or 'V'



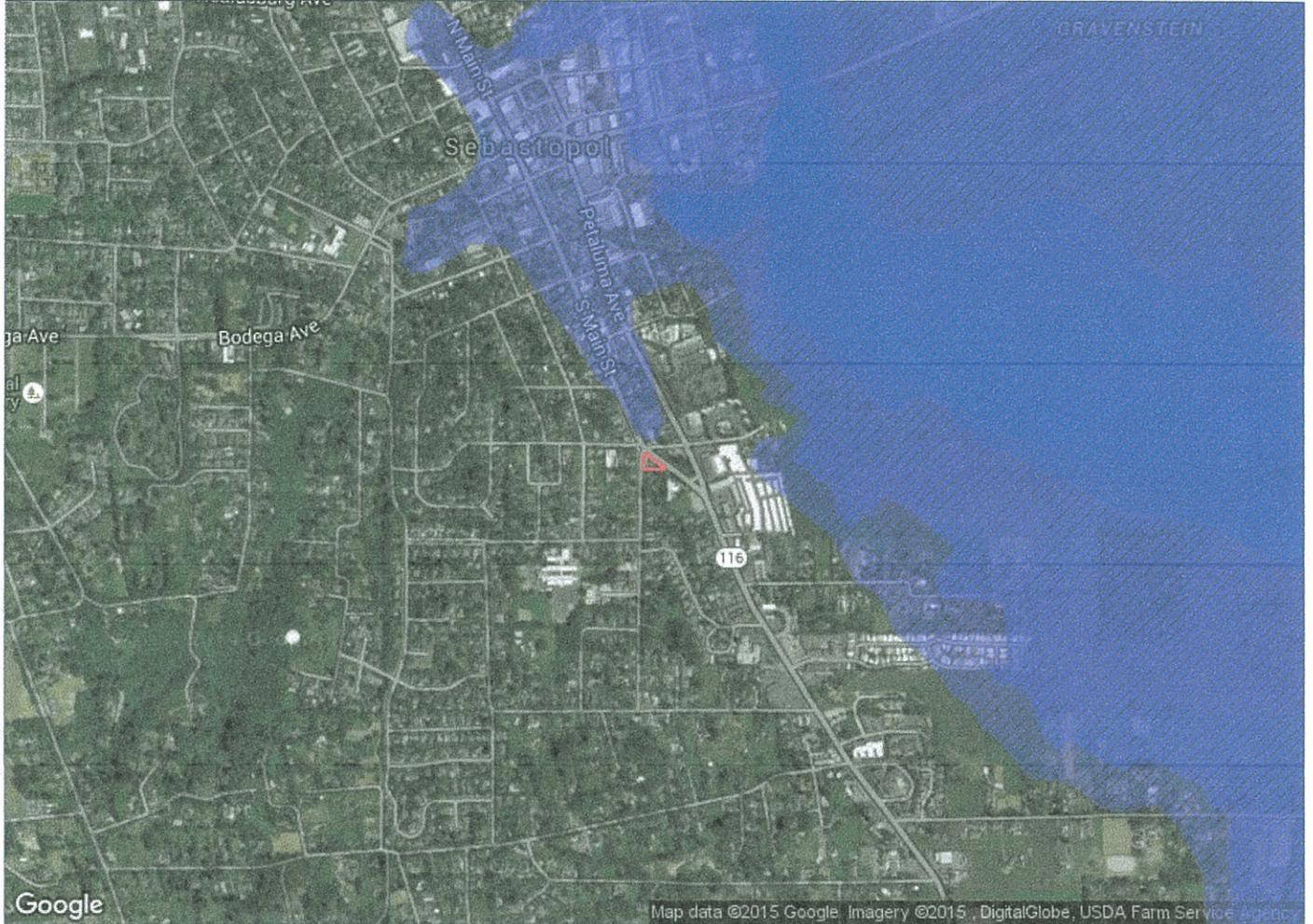
Dam Inundation Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

004-102-017-000



CEMA Dam Inundation Legend

-  CEMA Dam Inundation Zone(s)



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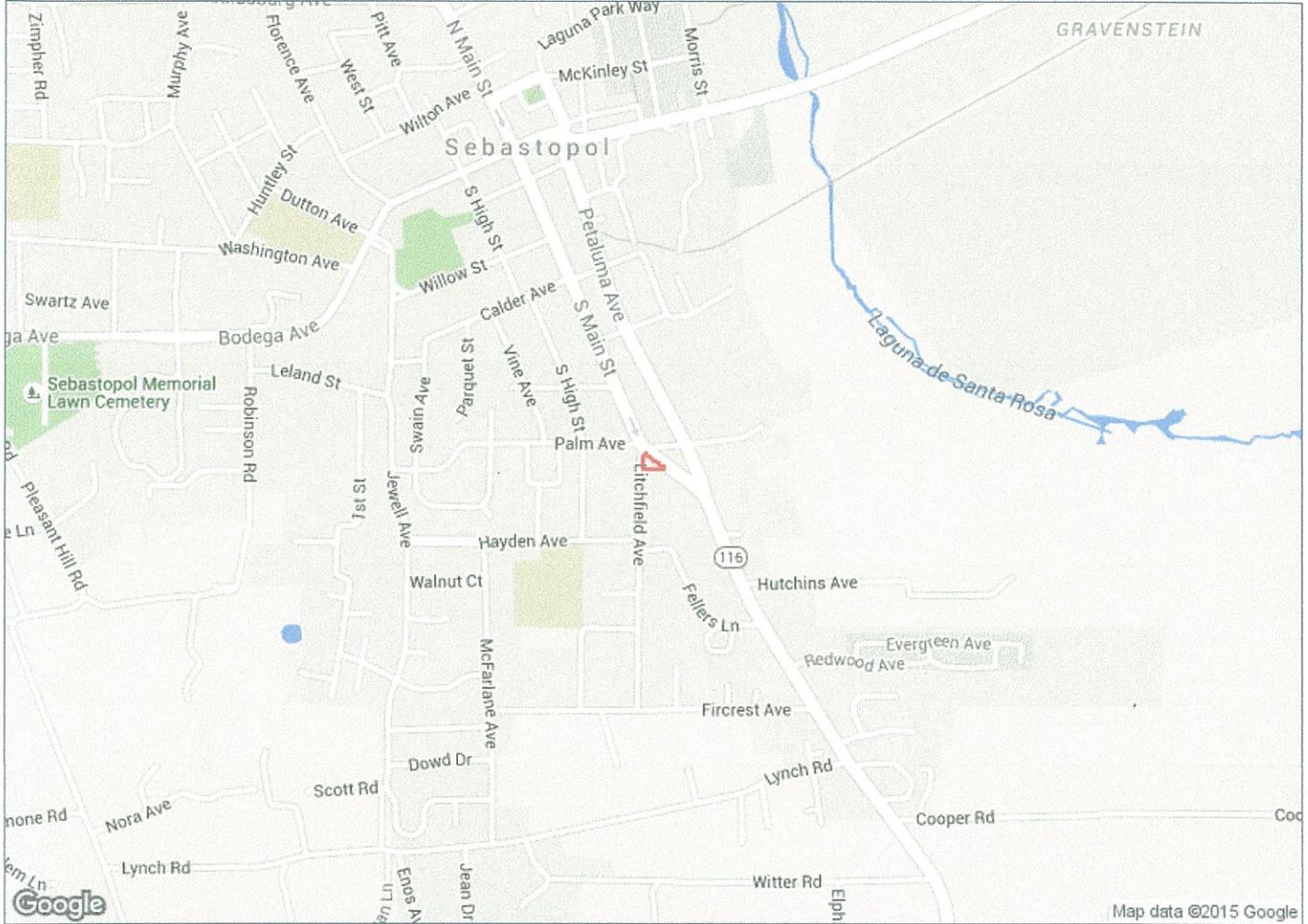
Fire Hazard Severity Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

004-102-017-000



Cal Fire Hazard Severity Legend

- Moderate Fire Hazard Severity
- High Fire Hazard Severity
- Very High Fire Hazard Severity
- Fire Hazard Severity Not Reported

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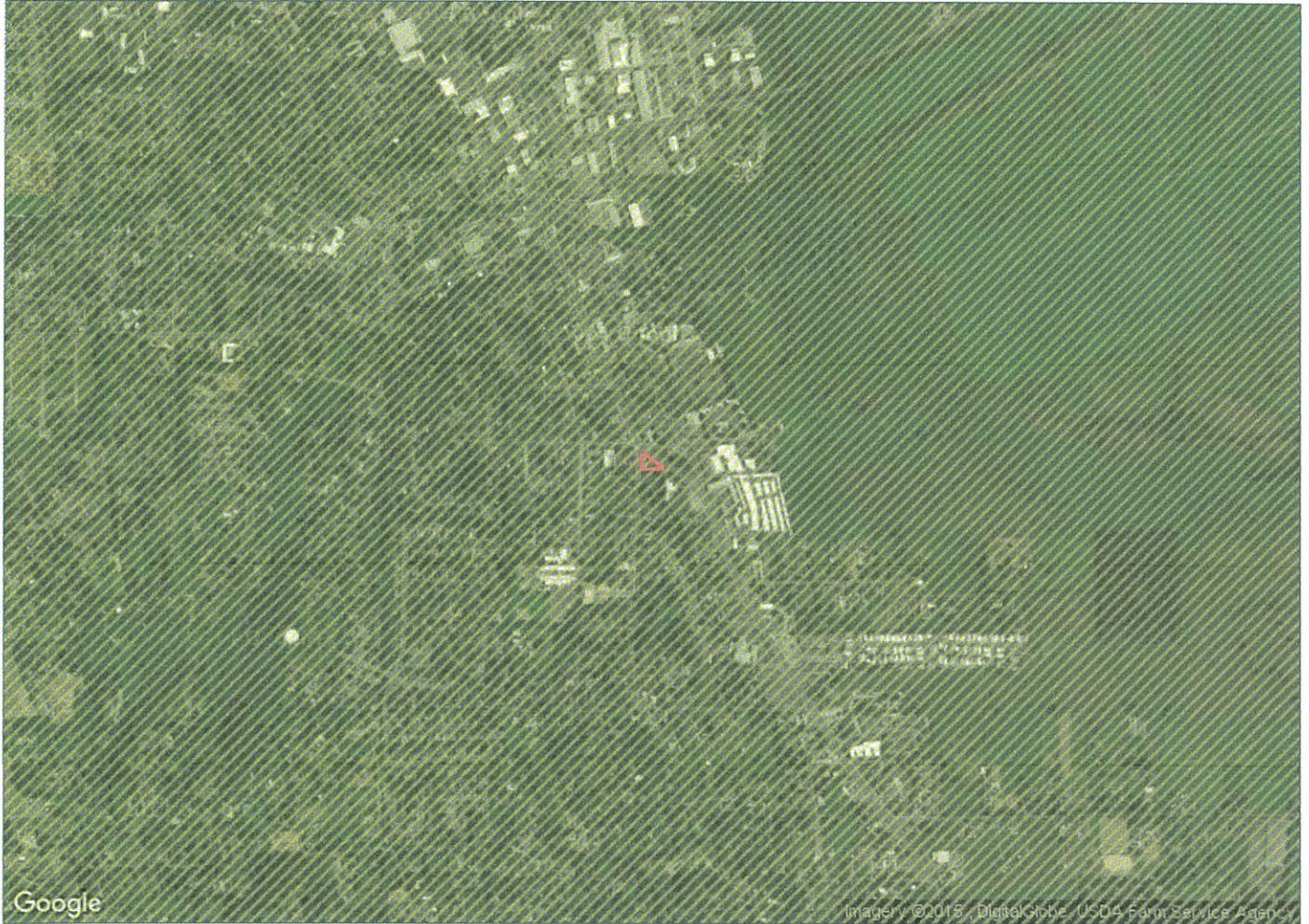
Wildland Fire Hazard Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

004-102-017-000



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Cal Fire Wildland Fire Hazard Legend

-  Local Responsibility Area
-  State Responsibility Area
-  Federal Responsibility Area



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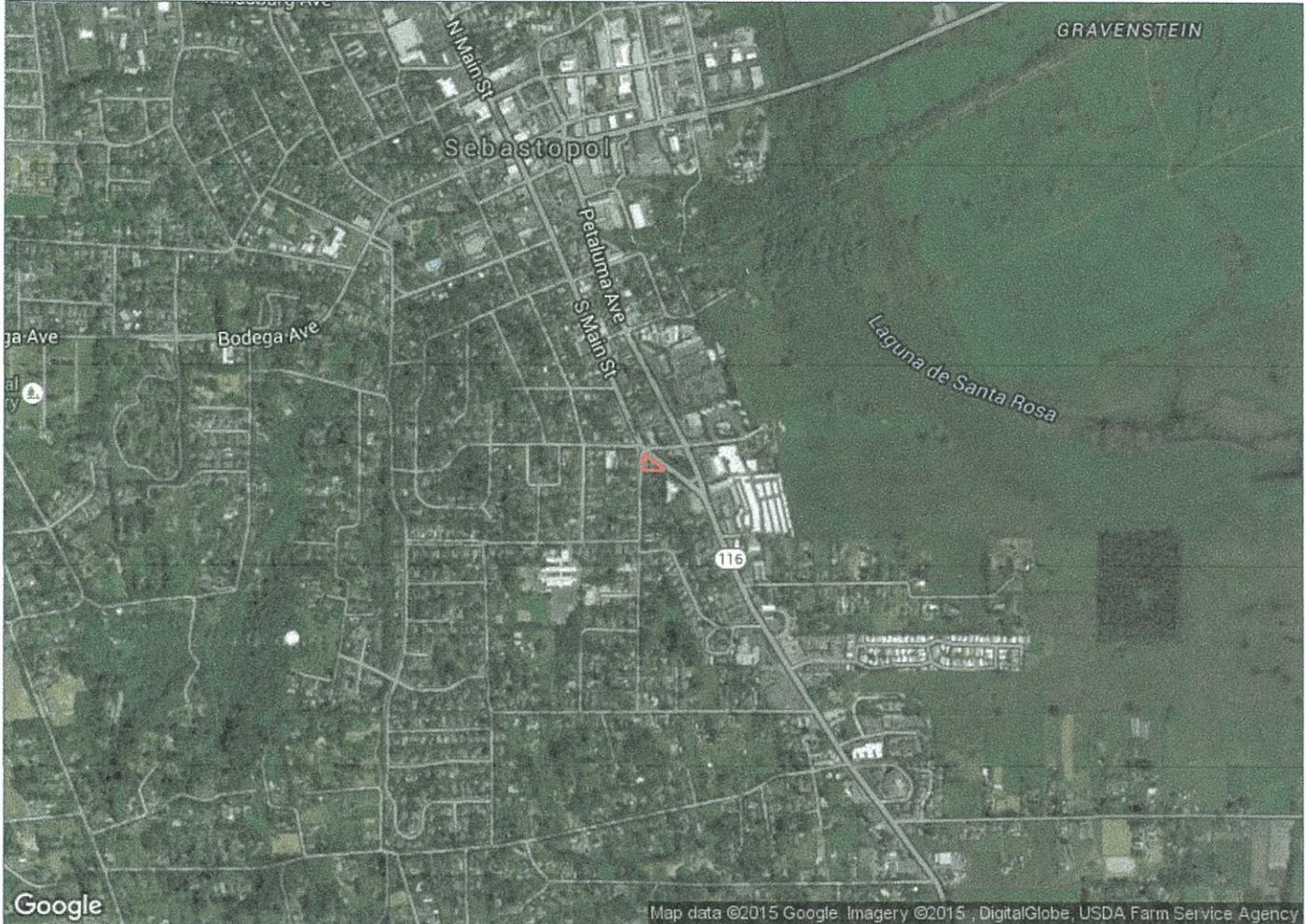
Earthquake Fault Zone Report

Property Address:

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Parcel # (APN):

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CA Geological Survey Earthquake Legend

 Earthquake Fault Zone(s)



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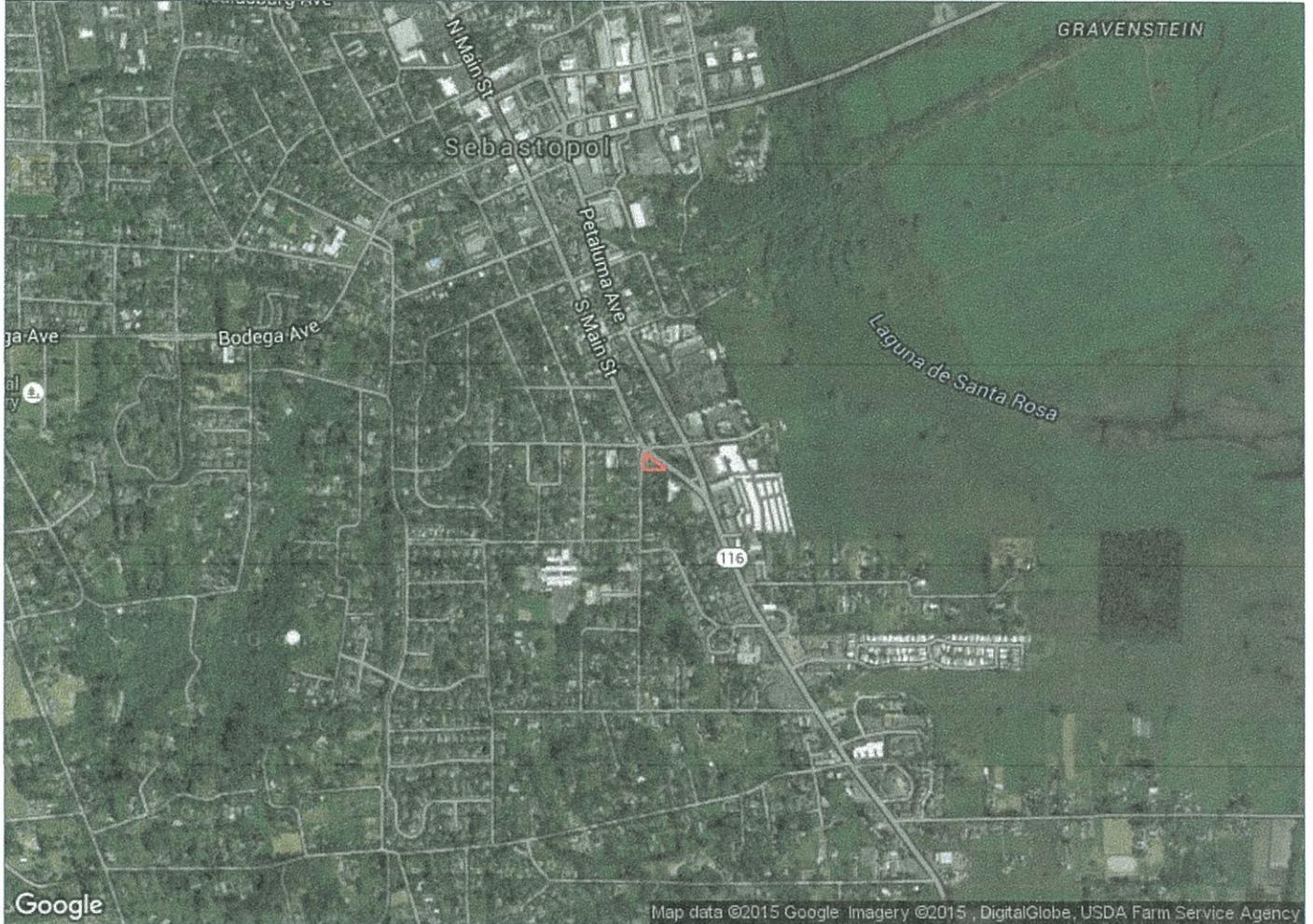
Seismic Hazard Report

Property Address:

720 S MAIN ST SEBASTOPOL CA 95472-4275

Parcel # (APN):

004-102-017-000



CA Geological Survey Seismic Legend

-  Landslide Zone
-  Liquefaction Zone

Statement of Liability, Limitations, Conditions, Terms and Assumptions

The content of this report, herein referred to as "Report" concerns the property identified in the Report, herein referred to as "Property" which does NOT include any property beyond the lines of the area described, or referred to in this Report, nor any real property described as an easement, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways, or waterways. ParcelQuest has not made a physical inspection of the Property. This Report is not a substitute for a physical inspection of the Property, examination of its physical conditions, and/or its surroundings, and is not a substitute for a title report or title insurance and may not be relied upon as such. ParcelQuest is not a licensed engineer, land surveyor, geologist, or expert in natural hazard discovery.

ParcelQuest reviewed only those records and information, herein referred to as "Records", specifically referred to in this Report, which are readily available for public inspection and are provided by private and public Government sources. Conditions frequently change, and changes occurring after the date of this report are not disclosed, nor does ParcelQuest have any responsibility or liability to disclose such changes. ParcelQuest relies upon the information embodied in the Records. No responsibility is assumed for the accuracy of information in the Records.

ParcelQuest is not responsible for the accuracy of the address or APN in this report. No opinion is rendered, nor responsibility assumed, and no representation is made as to whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto.

ParcelQuest assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for earthquake, flood, casualty and/or liability insurance. The decision to insure or not to insure is a personal one of the owner and should be made in consultation with an insurance advisor.

This Report does not purport, either explicitly or by implication to include or provide information regarding any other matters not specifically addressed herein.

This Report is issued as of the date specified herein. ParcelQuest has no obligation to advise the purchaser of this report or any other interested party of any relevant fact, circumstance or change that occurs after the date specified herein which pertains to the Property or which modified or otherwise affects the information provided in this Report.

Acceptance of, and/or use of this Report constitutes acceptance of the above limitations, conditions, terms and assumptions. ParcelQuest's liability extends only to the original purchaser of this Report, not to any other interested party or user(s). Furthermore, the original purchaser's sole remedy, and ParcelQuest's sole liability shall be limited to the original purchase price of this Report. ParcelQuest is not liable for any special, indirect or consequential damages in connection with or arising out of the preparation, issuance or use of this report.

Special Flood Hazard Report

The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps, which delineate flood zones based on estimated flood risk. The zones pertinent to this report are Zone A and V (Special Flood Hazard Areas). Zone V is for coastal areas and Zone A is for inland areas. These zones are located within a 100-year flood plain. A 100-year flood has a one-percent chance of occurrence in any given year. Flood insurance is required by federally regulated lending institutions for the properties located within Zones A or V. Local flood control projects to mitigate flood hazard potential can change the flood risk of a specific area or property. The flood risk of a specific area or property may be updated through a Letter of Map Change filed with FEMA. Specific updated flood risk information, not included on the Flood Insurance Rate Maps, is not provided in this report. If a property is located within a Special Flood Hazard Area, ParcelQuest recommends contacting FEMA for the updated risk assessment of the property and the current flood insurance requirements. It should be noted that properties within a Special Flood Hazard Zone may never experience flooding, and conversely, properties not located within a Special Flood Hazard Zone may experience flooding. This report is not meant to predict flooding, but rather to identify properties for which flood insurance may be required by federally regulated lending institutions.

Dam Inundation Report

The California Office of Emergency Services (CA OES), also known as the California Emergency Management Agency (CEMA), has provided Inundation Maps, which delineate areas subject to flooding from a sudden, catastrophic failure of a dam with a full reservoir. Maps are not available for all dams in the state. Additional maps may become available subsequent to approval by the OES. Inundation from reservoir, dam, or dike failure can pose serious risks to large segments of the population. Cities and counties within the mapped areas are required to adopt emergency procedures for the evacuation of populated areas.

Fire Hazard Severity Report

The California Department of Forestry and Fire Protection (CDF), also known as Cal Fire, under the Bates Bill (AB 337) established Very High Fire Hazard Severity Zones (VHFHSZ) in the Local Responsibility Areas (LRA) of California. The maps prepared by Cal Fire show zones based on State criteria. Local agencies, by law, are allowed to make changes to the zones. Fire defense improvements are mandated for properties located within the zones under section 51178 and 51179 of the Government Code. Mandated improvements include a Class A roof for new development or replacement of an existing roof and brush clearing within 30 feet of a structure. For a complete listing of the mandated fire defense improvements and local zone changes, contact the local fire department. The Very High Fire Hazard Severity Zone Maps were prepared at a scale that does not always allow a conclusive determination to be made at zone boundaries. In these cases, the local fire department should be contacted to determine if the property is located within the zone.

Wildland Fire Hazard Report

The California Department of Forestry and Fire Protection (CDF), also known as Cal Fire, has established State Responsibility Areas (SRAs) for which the primary financial responsibility for prevention and suppression of fires is that of the State. However, the State is not responsible for protecting structures within these areas. The property owner is subject to certain maintenance requirements and may be responsible for fire protection of structures under Section 4291 of the Public Resources Code. If the property is located within a State Responsibility Area, ParcelQuest recommends contacting the county fire department to obtain a full listing of property owner maintenance and fire protection requirements. Public Resources Code Section 4326 reads, "A seller of real property which is located within a state responsibility area determined by the board, pursuant to Section 4125, shall disclose to any prospective purchase the fact that the property is located within a wild land area which may contain substantial forest fire risks and hazards and is subject to the requirements of Section 4291." The State Responsibility Area Maps were prepared as a scale that does not always allow a conclusive determination to be made at zone boundaries. In these cases, the county fire department should be contacted to determine if the property is located within the zone.

Earthquake Fault Zone Report

The state geologist has established regulatory zones around the mapped surface traces of active faults. These zones, typically one-quarter mile or less in width, have been delineated on maps around "sufficiently active and well-defined" faults and fault segments that "constitute a potential hazard to structures from surface faulting or fault creep." Faults that demonstrate movement during the past 11,000 years are considered active. The purpose of the Act under Section 2621-2630 of the Public Resources Code is to assist cities and counties in land use planning and development permit requirements. The State Mining and Geology Board provide additional regulations to guide cities and counties in their implementation of the law under California Code of Regulations, Title 14, and Division 2. Local agencies must regulate most types of development projects located within the zones. If this report indicates the subject property is located within an Earthquake Fault Zone, ParcelQuest recommends consulting a Certified Engineering Geologist to assess the site-specific potential for surface fault rupture. It should be noted that the State Earthquake Fault Zoning Program is ongoing and properties currently not situated in a zone may be located in a zone established in the future.

Seismic Hazard Report

The California Division of Mines and Geology under the Seismic Hazards Mapping Act has prepared maps delineating zones of potential seismic hazards. The legislation for the Act may be found in the California Public Resources Code, Division 2, Chapter 7.8, Sections 2690-2699.6 and Chapter 8, Article 10, Sections 3720-3725. The purpose of the Act is to provide cities and counties with zones where site-specific geo-technical studies are required prior to development. Local agencies must regulate most types of development projects located within the zones. The currently available Official Maps of Seismic Hazard Zones contains zones for the seismic hazards of liquefaction and earthquake induce land sliding for limited geographic areas only. However, future maps may contain additional seismic hazards and may cover the entire state. Due to limitations of the state Seismic Hazards Mapping Program, ParcelQuest recommends hiring a Certified Engineering Geologist to address any concerns regarding the seismic hazard potential of the subject site.

The Liquefaction Hazard Zones delineate areas where liquefaction has been recorded in the past and areas where local soil and groundwater conditions indicate a potential for permanent ground displacement from liquefaction that would require mitigation. Site-specific geo-technical studies are required prior to new development. Liquefaction is a process whereby saturated, unconsolidated, sandy soils, temporarily become liquefied as a result of strong ground shaking. Liquefaction is considered most likely when the ground water table is located less than 50 feet below the ground surface. Ground displacement may occur and buildings may be damaged as a result of liquefaction.

Earthquake-induced Landslide Zones include areas where geologic materials are considered susceptible to slope failure during strong earthquake ground shaking. Also included are areas with identified past landslide movement and areas with known earthquake-induced slope failure during historic earthquakes. Site-specific geo-technical studies are required prior to new development. It should be noted that the maps may not show all areas of potential liquefaction or earthquake-induced land sliding. In addition, the mapped areas within each zone will not be affected uniformly during an earthquake. As noted on the maps, "Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream beds."