

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Design Review and Tree Protection Plan
7950 Bodega Avenue
004-350-024, 2020-005

1. Plans and elevations shall be in substantial conformance with plans prepared by Beth Farley/Healthy Buildings, and stamped received on April 6th, 2022, and on file at the City of Sebastopol Planning Department, except as modified herein.
1. All Mitigations included in the Mitigation Monitoring and Reporting Program (MMRP) as adopted by City Council Resolution No. 6410-2022 shall remain applicable.
2. All conditions of approval for Zoning Amendment, Tentative Map, approval for City Council Resolution No 6411-2022 shall remain applicable.
3. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
4. Tree Protection Plan shall conform to the following conditions, in addition to the requirements of SMC 8.12.050:
 - a. Trees #773-776 shall be irrigated weekly during the dry construction months.
 - b. The natural grade shall be preserved within eight feet of the Redwood (773) and six feet of the Douglas Fir (774). This grade can be built upon but shall not be compacted.
 - c. The Contractor is responsible for compliance with Tree Protection Plan (Sheet T1). Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, as reflected on (Sheet T1), will result in the issuance of a stop-work order, and may also result in the imposition of fines, penalties, or both.
 - d. Tree protection fencing shall be metal, not plastic.
5. Replacement trees shall be required to be planted prior to final inspection, unless approved otherwise by the Planning Department and with an appropriate landscape bond.
6. 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.
7. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
8. Approval is valid for three (3) 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.