



Type



Plans

UP E14-0022

Permit Number

645

Street Number

SEBASTOPOL RD

Street Name

BEL

Community Code

125-111-047

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: UPE14-0022**

**Project Address:** 645 SEBASTOPOL RD BEL

**Cross Street:** DUTTON AVE

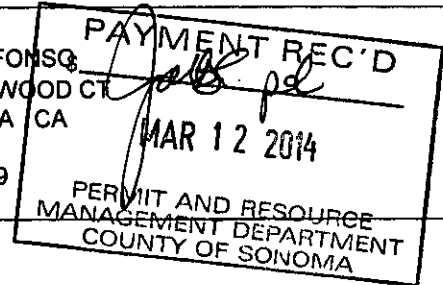
**APN:** 125-111-047

**Description:** RELOCATE GROCERY STORE WITH ALCOHOL SALES

**Printed:** Tuesday, March 11, 2014  
**Initialized by:** KELLISON  
**Activity Type:** C-USE 1301  
**PCAS #:**

**Owner:** ROSELAND VILLAGE  
 C/O JOHN C PAULSEN  
 P.O. BOX 748  
 SANTA ROSA CA 95407  
 707 9747304

**Applicant:** GALVEZ ALFONSO  
 197 MEADOWOOD CT  
 SANTA ROSA CA  
 95409  
 707 620 3479



**Fees:**

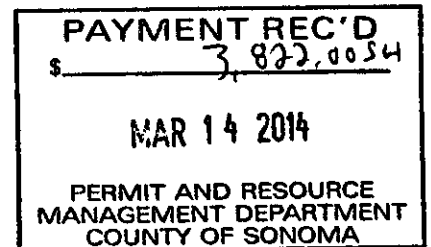
Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
119	FIRE COMM'L REVIEW	649129-3661	346.00	.00	.00
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
334	EH REVIEW PUB SEW & WAT	025015-3355	189.00	.00	.00
435	PLNG REF TO SANITATION	025015-1465	389.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	34.00	.00	.00
1130	USE PERMIT LEVEL I	025015-3823	2,816.00	.00	.00
			<b>\$3,822.00</b>	<b>\$0.00</b>	

**Total Fees:** \$3,822.00  
**Total Paid:** \$0.00

**Balance Due:** \$3,822.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Planning Application

## PJR-001

File#: WPE 14-0022

**Type of Application:**

- |   |  |  |                                      |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance       | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision                       | <input type="checkbox"/> Variance    |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit               | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance          | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation                | <input type="checkbox"/> Other:      |
| <input type="checkbox"/> Cert. of Modification        | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit                      |                                      |
| <input type="checkbox"/> Coastal Permit               | <input type="checkbox"/> Lot Line Adjustment       | <input checked="" type="checkbox"/> Specific/Area Plan Amendment |                                      |
| <input type="checkbox"/> Design Review Admin.         | <input type="checkbox"/> Major Subdivision         | <input checked="" type="checkbox"/> Use Permit                   |                                      |

**Applicant (Contact Person):**

Name: ALFONSO GALVEZ  
 Mailing Address: 197 HEADOWOOD CT. Santa Rosa, CA 95409  
 City/Town: Santa Rosa State: CA Zip: 95409  
 Phone: 707-620-3479 Fax: \_\_\_\_\_  
 email: alfonsogalvez@hotmail.com  
 Signature: [Signature] Date: 3/10/14

**Property Owner, if other than Applicant:**

Name: John C. Paulson, P  
 Mailing Address: P.O. Box 748 Santa Rosa, CA 95407  
 City/Town: Santa Rosa State: CA Zip: 95407  
 Phone: 707-974-7304 Fax: \_\_\_\_\_  
 email: \_\_\_\_\_  
 Signature: [Signature] Date: 3/11/14

**Other Persons to be Notified:** (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name: <u>Clemente Camacho</u> Mailing Address: <u>617 Sebastopol Rd. Santa Rosa, CA 95407</u> City/Town: <u>Santa Rosa</u> State: <u>CA</u> Zip: <u>95407</u> Title: <u>owner of business</u> Phone: <u>707-799-3282</u> Fax: <u>707-542-7013</u> email: _____	Name: _____ Mailing Address: _____ City/Town: _____ State: _____ Zip: _____ Title: _____ Phone: _____ Fax: _____ email: _____	Name: _____ Mailing Address: _____ City/Town: _____ State: _____ Zip: _____ Title: _____ Phone: _____ Fax: _____ email: _____
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**Project Information:**

Address(es): 645 Sebastopol Rd Santa Rosa, CA 95407 City/Town: \_\_\_\_\_  
 Assessor's Parcel Number(s): 125-111-047 Acreage: 1.18 Ac.  
 Project Description: Use Permit. For Grocery/Retail with Alcohol Sales. Existing Grocery Store Relocating from AP 125-111-046 to AP 125-111-047  
 Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed: \_\_\_\_\_

----- **DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff** -----

Planning Area: 5 Supervisorial District: 5 Current Zoning: PC-UG1H General Plan Land Use: GC  
 Specific Plan: South Santa Rosa S.P. Land Use: NA Needs CEQA Review?  yes  no  
 Commercial/Industrial Uses: (Enter numbers where applicable)  
 Bldg. sq. ft. Existing: 10,000 sq ft Proposed: No Change Existing Employees: 10 New Employees: 10 (20 total with existing)  
 New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_  
 Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor: N/A  
 Previous Files: None  
 Application accepted by: [Signature] KE Date: 3/13/14

**Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

# Supplemental Application Information

Existing use of property: General Commercial (GL)  
Intense Commercial Use. Acreage: 1.18 ac.

Existing structures on property: Metal Frames, structures.

Proximity to creeks, waterways and impoundment areas: NO

Vegetation on site: NO.

General topography: Level / plain.

Surrounding uses to (Note: An adjoining road is not a use.)  
North: EXISTING STRUCTURE. South: Parking Area  
East: EXISTING STRUCTURE. West: EXISTING STRUCTURE.

New structures proposed (size, height, type): NO.

Number of employees: Full time: 20 Part time: \_\_\_\_\_ Seasonal: 2.

Operating days: Monday through Sunday Hours of operation: 9AM - 11:00 PM.

Number of vehicles per day: Passenger: 50 Trucks: 10

Water source: \_\_\_\_\_ Sewage disposal: \_\_\_\_\_

Provider, if applicable: City of Santa Rosa Provider, if applicable: City of Santa Rosa

New noise sources (compressors, power tools, music, etc.): NONE.

Grading proposed: Amount of cut (cu. yds.): \_\_\_\_\_ Amount of fill (cu. yds.): \_\_\_\_\_ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, indicate area of disturbance(acres): \_\_\_\_\_  
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: NONE.

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): ALARM SYSTEM CONNECTED TO FIRE AND POLICE STATIONS. PLUS REQUIRED FIRE EXTINGUISHERS AND EQUIPMENT.

# Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, 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. 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 conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. 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."

ALFONSO GALVEZ.  
Applicant Name

*Alfonso Galvez*  
Applicant Signature

John Paulsen  
Owner Name

*John Paulsen*  
Owner Signature

3/10/2014.  
Date

UPE 14-0022  
File No.

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

# At-Cost Project Reimbursement

PJR-095

PROJECT File: UPE14-0022; request for \_\_\_\_\_

I, \_\_\_\_\_, the undersigned, hereby authorize the County of Sonoma to process the above referenced permit request in accordance with the Sonoma County Code. I am depositing \$ 3,822.00 as a *minimum* deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Sonoma County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Sonoma staff in processing my application and any direct costs will be billed against the available deposit. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Permit and Resource Management Department (PRMD), the Department of Transportation and Public Works and/or the Office of the County Counsel.**
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. This good faith estimate will be included in an At-Cost Fee Agreement. The At-Cost Fee Agreement shall be signed by the party responsible for payment of fees, and the requested additional deposit shall be submitted to PRMD to allow continued processing of the project.
3. If processing costs exceed the available deposit, I will receive quarterly invoices payable within 30 days of billing.
4. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
5. If the final cost is less than any additional deposits requested by the County (deposits that exceed the initial minimum deposit described above), the unused portion of the additional deposit will be refunded to me within 60 days of final project action.
6. If the final cost is more than the available deposit, I agree to pay the difference within 30 days of billing.
7. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, deny my permit application. If I fail to pay any invoices after my application is approved, I understand that my permit may not vest and may expire, or may be subject to revocation. .

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

8. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the PRMD Director or his designee. The estimated cost of the peer review shall be paid prior to the County initiating any peer review by consultant.
9. I agree to pay the actual cost of any public notices for the project as required by State Law and Local Ordinance.
10. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
11. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement.

**Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.**

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all County Processing Fees (*Please Print*):

ALFONSO GALVER

Name of Company or Corporation (*if applicable*):

\_\_\_\_\_

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:  
*If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation*

197 MEADOWOOD CT SANTA ROSA CA 95409.

Signature:\* Alfonso Galver Date: 3/10/14  
 Email Address: alfonsoagalver@hotmail.com Phone Number: 707-620-3479

**\*ATTENTION - The property owner (or Corporate principal) will be held responsible for all charges.**

Santa Rosa, Ca February 26, 2014.

Clemente Camacho

1973 Marsh Creek Ct

Santa Rosa, CA 95403

Tel:(707)542-0163

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PRMD).

2550 Ventura Ave

Santa Rosa, CA 95403

Tel (707)565-1900

Dear Sirs:

I, Clemente Camacho, authorize Mr. Alfonso Galvez to apply for a Use Permit for my business, a grocers-retail store dba Tarasco Market, now located at 617 Sebastopol Rd, Santa Rosa, CA 95403,(Parcel No 125-111-046). The purpose of this application lies in the fact that I am moving from my current location to a new area, 645 Sebastopol Rd (Parcel No 125-111-047), only twenty feet west from where I currently conduct my retail operation.

I am authorizing Mr. Galvez to sign and submit a complete application and to work through all the steps of this process until the PRMD issues the final approval.

I appreciate both PRMD and Mr. Galvez the cooperation on this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Camacho', written in a cursive style.

Clemente Camacho

## 2. Proposal Statement

Tarasco Market, a distributor of grocery products and produce, started out as a small family run business nine years ago with sales receipts amounting only to a few thousand dollars a month. However, thanks to the persistence of my business team, and the confidence of vendors and local customers my sale receipts steadily grew and today are in the neighboring amount of \$200,000.00 a month and still counting. During a nine year span, Tarasco Market has built a reputable business name and has become part of the rapidly expanding business community of Sebastopol Rd.

Tarasco Market has been doing business and steadily growing in the same shopping center, leased area ID No 125-111-046, located on 617 Sebastopol Rd. Our increasing success has caused us to seek a bigger space in order to properly expand. Therefore, I am requesting a Use Permit for a lot located in the Roseland Village Shopping Center. The leased area is approx. 10,000.00 square feet and is identified by the parcel Number 125-111-047. The physical address being 645 Sebastopol Rd, Santa Rosa CA 95407.

Roseland Village Shopping Center is located in the heart of the densely populated area circumvented by major roads: The Joe Rodota Trail in the north side; The Dutton Ave in the east. Sebastopol Rd, known as the main artery of Roseland, connects traffic from HWY 12 and the Stony Point Rd. Most of the demographic is comprised of the Latino population and the "Land Use" is a mix of small businesses, restaurants, schools, churches and banks. Additionally, the area is home to more than 6,400 housing units and a potential for 3,000 more.


Roseland is an unincorporated area teeming with economic opportunity. As a result a major transformation is underway spirited by the community as a whole and the Board of Supervisors. Talks are underway for its annexation and the sharing of public services and infrastructure. As is commonly known, the Roseland Shopping Center has been providing shopping and a host of personal services to a growing segment of working people and small business alike.

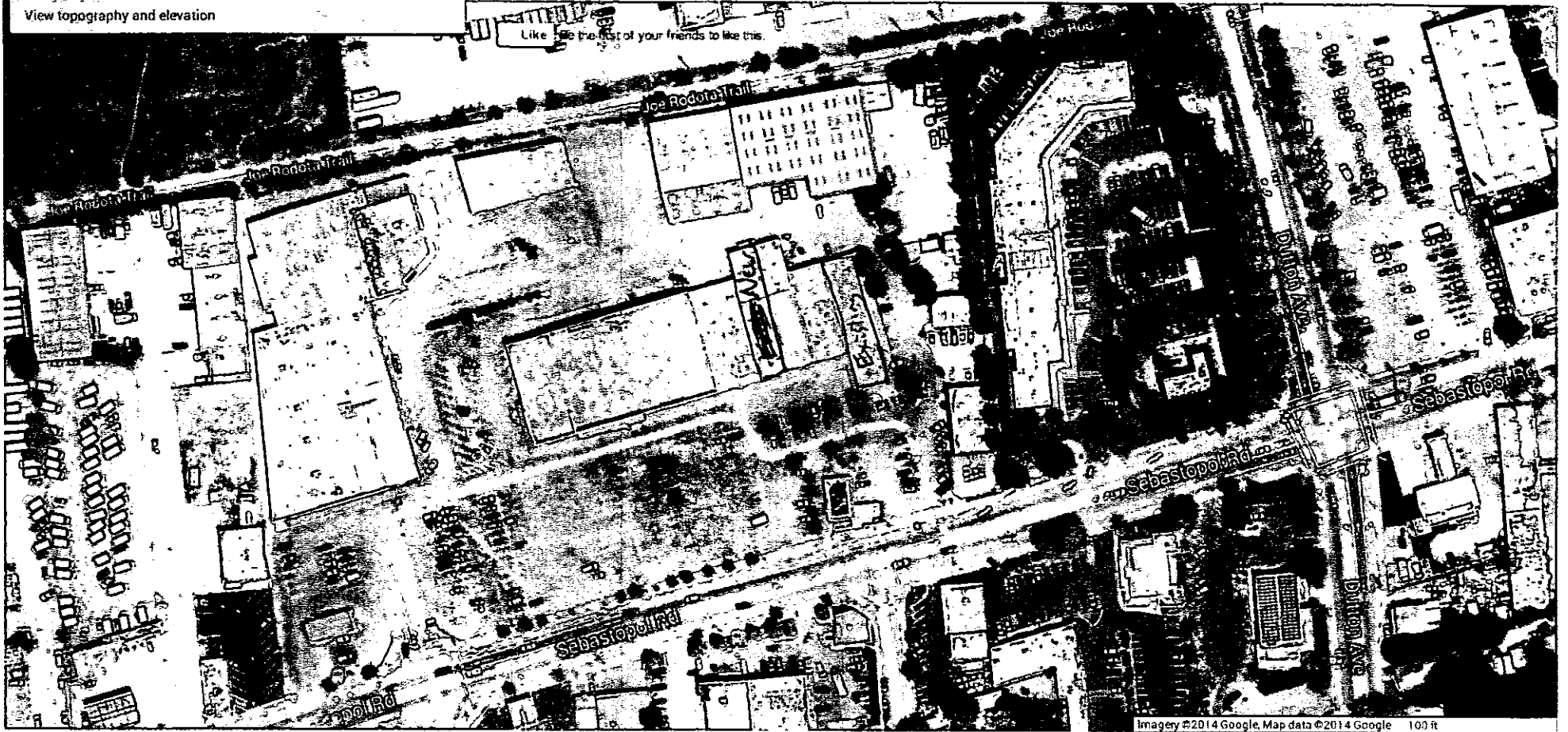
All in all, my business project, that is the expansion into a new lot (parcel Number 125-111-047, 645 Sebastopol Rd, Santa Rosa CA 95407). Will greatly benefit the Roseland Shopping Center, the Latino community and the city. First off I have shown the ability to lease a vacant lot for more than five years and prosper helping to revitalize a depress Shopping Center. I will keep conducting business, in this new location if granted, on a broader scale. I will improve the supply of groceries and produce helping the local economy grow. Secondly, and of utmost importance, I will be able to pay more taxes to the city. Thirdly, I will take on 10 more employees, giving a job opportunity for the unskilled labor of the community.

As I have hopefully demonstrated the expansion of the Tarasco into a new location will greatly benefit all parties involved. I really appreciate your taking the opportunity to study this request.

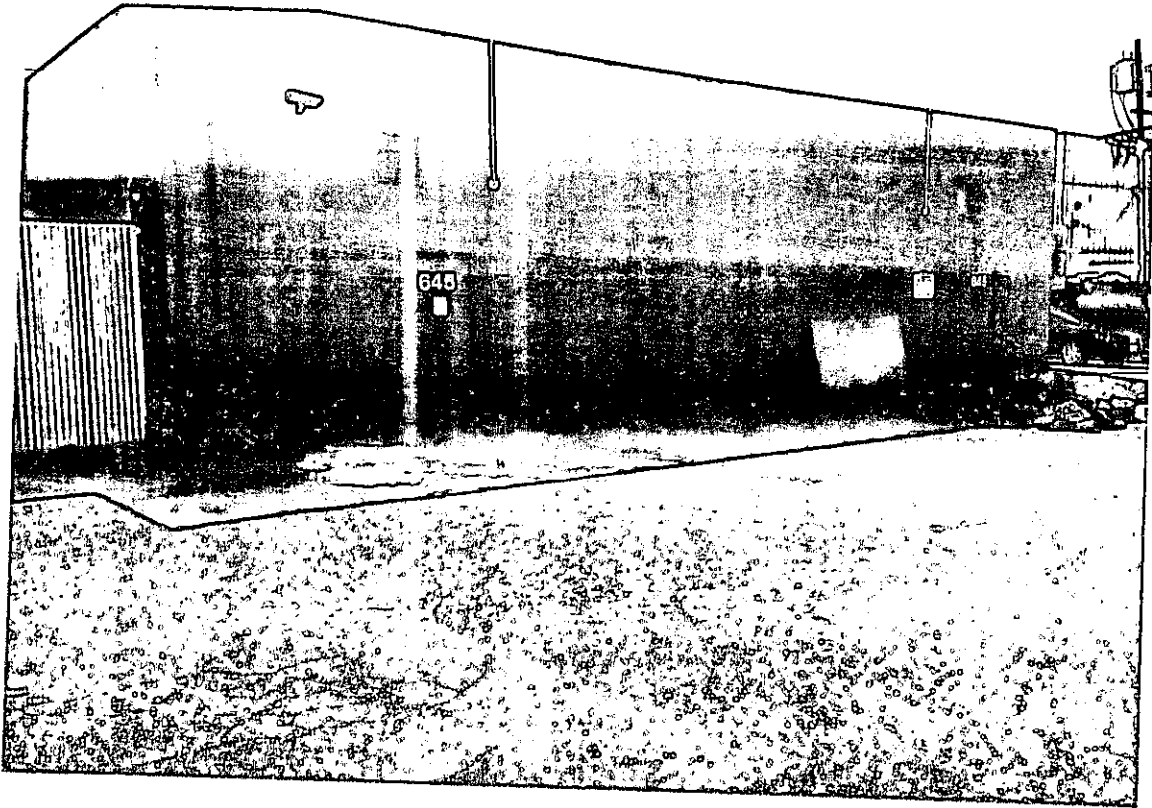
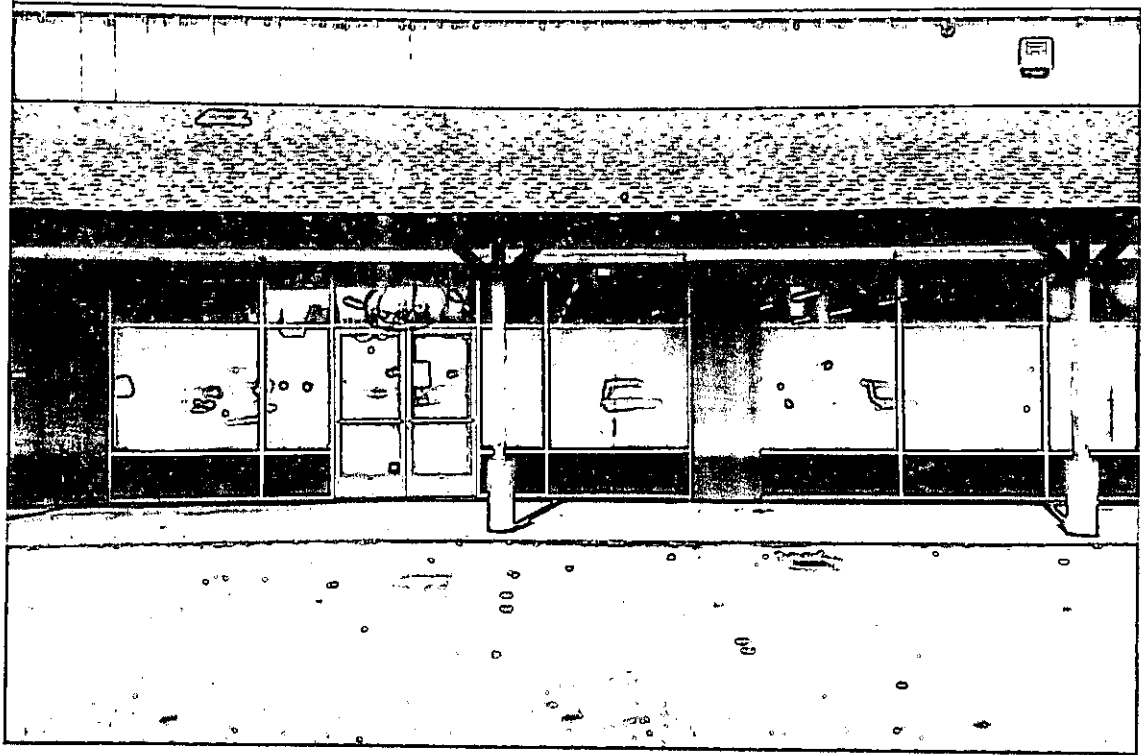


View topography and elevation

Like  the first of your friends to like this.



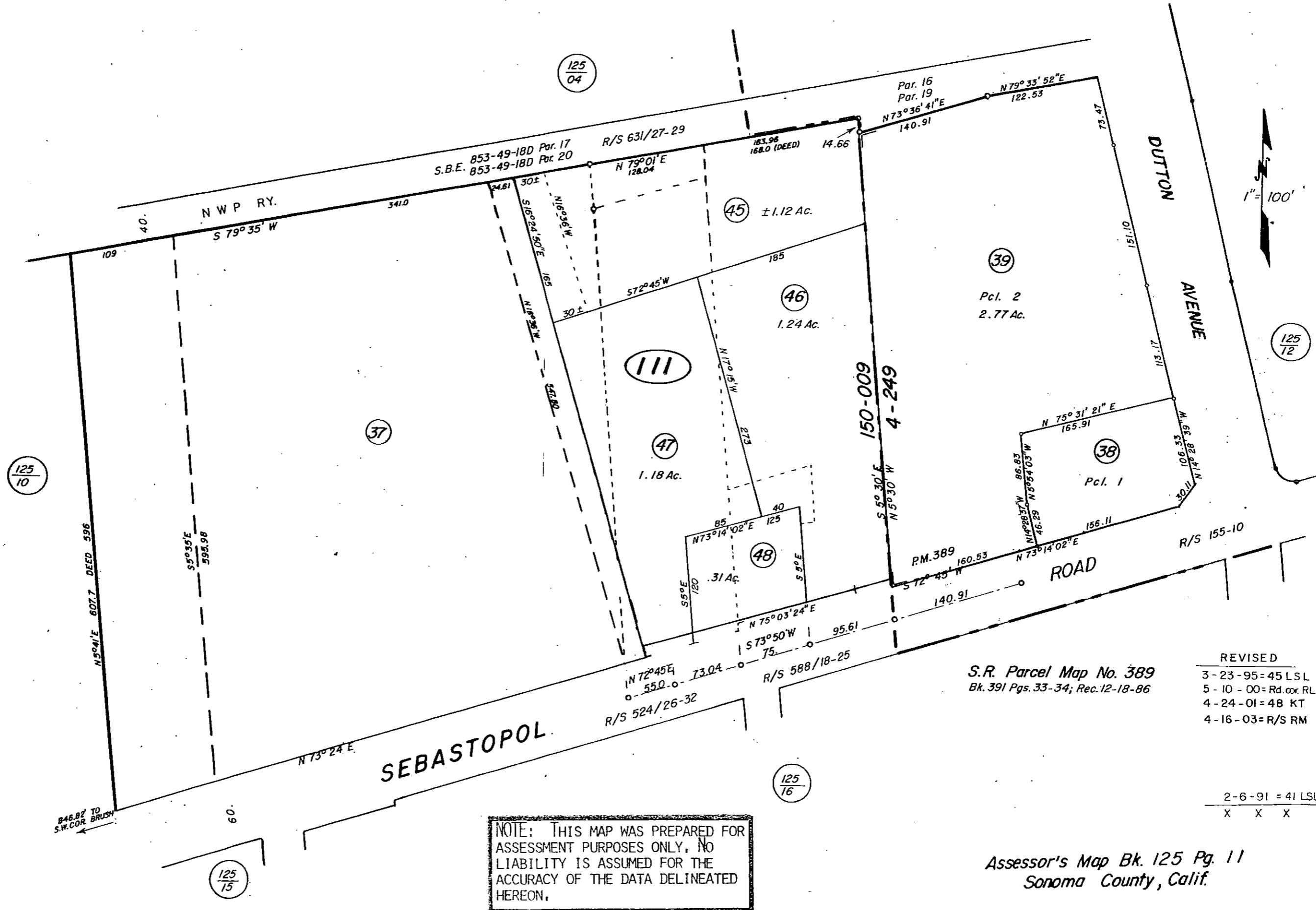
Imagery ©2014 Google, Map data ©2014 Google 100 ft



# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
150-009  
4-249

125-11



125/10

125/04

1" = 100'

125/12

125/16

125/15

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

S.R. Parcel Map No. 389  
Bk. 391 Pgs. 33-34; Rec. 12-18-86

REVISED  
3-23-95 = 45 LSL  
5-10-00 = Rd. Cox RL  
4-24-01 = 48 KT  
4-16-03 = R/S RM

2-6-91 = 41 LSL  
X X X

Assessor's Map Bk. 125 Pg. 11  
Sonoma County, Calif.



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

March 17, 2014

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** UPE14-0022  
**Applicant Name:** Alfonso Galvez  
**Owner Name:** Roseland Village  
**Site Address:** 645 Sebastopol Road, Santa Rosa  
**APN:** 125-111-046 and -047

**Project Description:** Request for a Use Permit to relocate an existing grocery store with alcohol sales from one portion of an existing shopping center building (APN 125-111-046) to another portion of the same building (APN 125-111-047) on a portion of a 1.18 acre parcel.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by April 7, 2014, and should be sent to the attention of:

**UPE14-0022, Ken Ellison (Ken.Ellison@sonoma-county.org).** The Project Planner can also be reached at 707-565-1928.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |  |  |
|--|--|
| <input type="checkbox"/> PRMD County Surveyor                            | <input checked="" type="checkbox"/> BOS Dist 5 Director                          |
| <input checked="" type="checkbox"/> Health Specialist                    | <input type="checkbox"/> BOS Dist 1 Director and SVCAC                           |
| <input checked="" type="checkbox"/> Sanitation                           | <input type="checkbox"/> BOS Dist 4 Director and Jason Liles                     |
| <input type="checkbox"/> Grading and Storm Water                         | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press           |
| <input type="checkbox"/> SUSMP   | <input type="checkbox"/> NW Information Center, S.S.U.                           |
| <input checked="" type="checkbox"/> Building Inspection                  | <input type="checkbox"/> Milo Baker Chapter Conservation Committee               |
| <input type="checkbox"/> Code Enforcement                                | <input type="checkbox"/> PG&E  |
| <input type="checkbox"/> Road Naming                                     | <input type="checkbox"/> School District -                                       |
| <input type="checkbox"/> So County Environmental Health                  | <input type="checkbox"/> Water District -  |
| <input type="checkbox"/> DTPW, Land Development                          | <input checked="" type="checkbox"/> North Bay Corporation (Disposal)             |
| <input type="checkbox"/> DTPW, Drainage                                  | <input type="checkbox"/> U.S. Army Corps of Engineers                            |
| <input type="checkbox"/> Ag Commissioner                                 | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No          |
| <input checked="" type="checkbox"/> Regional Parks Dept                  | <input type="checkbox"/> State Dept of Transportation (Caltrans)                 |
| <input checked="" type="checkbox"/> Fire and Emergency Services          | <input checked="" type="checkbox"/> State Dept of Health, Drinking Water Program |
| <input checked="" type="checkbox"/> Local Fire District - Santa Rosa FPD | <input type="checkbox"/> State Parks and Recreation                              |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment         | <input type="checkbox"/> Regional Water QCB: North Coast / SF Bay                |
| <input checked="" type="checkbox"/> Assessor                             | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM    |
| <input type="checkbox"/> Landmarks Commission                            | <input checked="" type="checkbox"/> City of Santa Rosa Planning, Dept            |
| <input checked="" type="checkbox"/> Transit/BPAC                         | <input checked="" type="checkbox"/> Sonoma MOAG                                  |
| <input type="checkbox"/> Communications                                  | <input checked="" type="checkbox"/> Southwest Design Group                       |
| <input checked="" type="checkbox"/> SCTA/RCPA                            | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria        |
| <input type="checkbox"/> Sheriff Community Service Officer               | <input checked="" type="checkbox"/> CDC Roseland Redevelopment Area              |
| <input checked="" type="checkbox"/> LAFCO                                |  |

FILE: 09E14 0022  
Alfonso Galvez  
Applicant  
645 Sebastopol Rd  
Santa Rosa  
Address

**AFFIDAVIT OF NOTICING**

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ on \_\_\_\_\_  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date) (Signature)

\*\*\*\*\*  
I, Chelsea T. Holup, mailed the attached notice to:  
(Name of responsible person)

the County Clerk's Office on 3-24-14

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on 3-24-14

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

3-24-14 \_\_\_\_\_  
(Date) (Signature)

FILE: UPE14 0022  
Alfonso Galvez  
Applicant  
645 Sebastopol Rd  
Address  
Santa Rosa

**AFFIDAVIT OF NOTICING**

I, Melinda Grosch, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location)

1. At Barber Shop      2. At 645 Sebastopol  
3. At 655 Sebastopol (Music Store)

\_\_\_\_\_ on 3-24-2014  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

3-24-2014      Melinda Grosch  
(Date)      (Signature)

\*\*\*\*\*

I, Chelsea T. Holup, mailed the attached notice to:  
(Name of responsible person)


- \_\_\_\_\_ the County Clerk's Office on \_\_\_\_\_  
\_\_\_\_\_ the newspaper on \_\_\_\_\_  
\_\_\_\_\_ to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on \_\_\_\_\_

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_ (Date)      \_\_\_\_\_ (Signature)

This notice was posted on 3.26.14  
and will remain posted for a period of thirty days  
through 4.27.14

# NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

WILLIAM F. ROUSSEAU, Co. Clerk  
BY:   
DEPUTY CLERK

**APPLICANT:** Alfonso Galvez  
**OWNER:** Roseland Village

**FILE:** UPE14-0022

**DESCRIPTION OF PROJECT & LOCATION:** Request for a Use Permit to relocate an existing grocery store with alcohol sales from one portion of an existing shopping center building (APN 125-111-046) to another portion of the same building (APN 125-111-047) located at 645 Sebastopol Road, Santa Rosa; Zoning PC (Planned Community), VOH (Valley Oak Habitat); Supervisorial District 5.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because it is a minor change in an existing building.

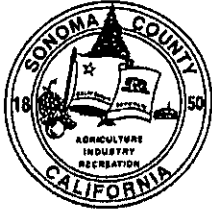
The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on April 7, 2014 unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Ken Ellison via email at [Ken.Ellison@sonoma-county.org](mailto:Ken.Ellison@sonoma-county.org) or at 707-565-1928. In addition, you may contact the project applicant directly Alfonso Galvez at 707- 620-3479 or via email [ALFONSO GALVEZ@HOTMAIL.COM](mailto:ALFONSO GALVEZ@HOTMAIL.COM)

Posting Date: March 24, 2014

Staff: Ken Ellison



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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6/13/14

Alfonso Galvez  
197 Meadowood Ct  
Santa Rosa, CA 95409

Re: UPE14-0022  
645 Sebastopol Rd, Santa Rosa  
APN: 125-111-047

This letter is in reference to your request for a use permit for alcohol sales at a grocery store being relocated from one end of a shopping center building to the other end of the same building (but on a different legal lot).

Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 10 days and no protests were received. Pursuant to Section 26-92-040(d) of the Sonoma County Code, no public hearing is required and the Use Permit is issued subsequent with conformance with the attached conditions. Once compliance with all pre-operational conditions has been achieved, the approved use may commence, and a Use Permit Certificate may be issued upon request.

The Use Permit approval is based on a determination by the Permit and Resource Management Department that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because it is a minor change in an existing building.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

If you have any questions, feel free to contact me at [ken.ellison@sonoma-county.org](mailto:ken.ellison@sonoma-county.org) and please refer to your file number (UPE14-0022) and site address when making inquiries.

Sincerely,

Ken Ellison  
Supervising Planner

Enclosures

cc: File UPE14-0022  
cc: [alfonsogalvez@hotmail.com](mailto:alfonsogalvez@hotmail.com)

**Conditions of Approval**

Date: 6/13/14 File No.: UPE14-0022  
Applicant: Alfonso Galvez APN: 125-111-047  
Address: 645 Sebastopol Rd., Santa Rosa

**Project Description:** Use permit for alcohol sales at a grocery store being relocated from one end of a shopping center building to the other end of the same building (but on a different lot).

**Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.**

**BUILDING:**

OK 1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review and building permit.

OK 2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

**HEALTH:**

HEALTH: NCCO! - STATING  
1. - PUSH TRASH CANS OUT, 2. NO WASH DOWN

"The conditions below have been satisfied BY Becky Vermeer DATE 9/22/2014

**PRIOR TO BUILDING PERMIT ISSUANCE:**

**Water/Sewer:**

9/22/14  
EXISTING  
BV

3. Connection shall be maintained to public sewer and water. Prior to building permit issuance the applicant shall submit a "Will Serve Letter" for water and sewer to the Project Review Health Specialist to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the PRMD Sanitation Section. Note that Will Serve Letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.

**Consumer Protection: Environmental Health:**

7/14/14  
REV  
OK

4. Toilet facilities shall be provided for patrons and employees. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

7/10/14  
OK

5. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this John Anderson's Final inspection of the food facility.

site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Note that this Use Permit requires that if any of the following items are new or replacement installations they shall be built to CalCode standards: all flooring, counter tops, restrooms and sinks in the food or beverage service area. The goal is to minimize the need to replace new materials when a small change in the menu triggers the need for a Food Facility permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-8565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Solid Waste:

6. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by both the PRMD Building Plan Check Section and the County Division of Environmental Health (Fees may apply.) The trash enclosure shall be covered with a roof or awning. A copy of the approval letter for the trash enclosure design from the Solid Waste Section of the Division of Environmental Health shall be provided by the applicant to the PRMD Health Specialist. Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

PRIOR TO OCCUPANCY:

Water:

7. Connection shall be maintained to public sewer and water. Prior to occupancy the applicant shall submit a "Will Serve Letter" to the Project Review Health Specialist to verify compliance.
8. Prior to occupancy, the applicant shall be responsible for submitting a letter from a Cross Connection Control Specialist to the PRMD Health specialist stating that any necessary backflow prevention devices have been installed and tested.

Consumer Protection:

Prior to occupancy and operation of the retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. The applicant shall provide to the PRMD Project Review Health Specialist a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Retail Food Code (CalCode).

Solid Waste: (Garbage)

10. Prior to building occupancy the applicant shall submit proof to the PRMD Health Specialist that the required trash enclosures have been constructed according to the approved plans.
11. Prior to building occupancy, areas within refuse enclosures for food facilities, food retailers, inns

and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.

**OPERATIONAL REQUIREMENTS:**

**Water:**

12. A safe, potable water supply shall be provided and maintained.

**Consumer Protection:**

13. *WALTER* Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

**Noise:**

14. *OK* Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

**Solid Waste:**

15. *OK* All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

**Smoking:**

16. *OK* Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into

every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

17.  
NON  
SMOKERS  
EMPLOYED

A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

Engineering **SANITATION:**

The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

X 18.  
JANIS  
9/11/14

The Applicant shall follow all of the City of Santa Rosa, Utilities Department, Wastewater Discharge Permit Application requirements including, but not limited to, installing a sampling manhole per City of Santa Rosa Standard #521, and a minimum size 1,000 gallon, 2 stage grease interceptor per City of Santa Rosa Standard #519 per the City of Santa Rosa's Application review dated July 11, 2013.

If the Application proposal differs from this Use Permit proposal submittal then the applicant shall complete a revised City of Santa Rosa Application and comply with all requirement of the revised Application review.

Pd SEW14-0107  
SEW13-0079  
JANIS  
9/18/14

Sewer pre-treatment and/or monitoring facilities required by the City of Santa Rosa shall be complied with prior to occupancy of the proposed market. The issuance of tenant improvement permits is contingent upon completion of the Application.

X 19.  
K  
9/17/2014

The Applicant shall obtain a City of Santa Rosa Utility Certificate (or waiver), providing evidence that the Applicant and the City of Santa Rosa have entered into an agreement for water service to this project. The Applicant shall submit a copy of the Utility Certificate (or waiver) to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to issuance of any sanitary sewer permits.

X 20.  
K  
9/17/2014

Prior to approval of the Tenant Improvement Plans, the Applicant shall submit a letter from the City of Santa Rosa to the Sanitation Section of the Permit and Resource Management Department (PRMD), stating its ability and willingness to provide water service to the proposed project, and stating that the Applicant and the water supplier have entered into an agreement for water service.

X 21.  
K  
9/17/2014

Prior to the start of any required construction within the County Right-of-Way of Sebastopol Road, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from the Permit and Resource Management Department (PRMD).

X 22.  
K  
9/17/2014

The Applicant shall obtain a permit to construct sanitary sewer facilities prior to occupancy of the proposed market. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, and a Sewer Completion Notice shall be issued by the Inspector before

occupancy or temporary occupancy is approved for this project. The sewer permit application shall require four sets of sewer plans.

X 23. *PRMD 9/17/2014* At the time of sewer permit issuance, the Applicant shall provide the Sanitation Section of the Permit and Resource Management Department (PRMD) with data related to the floor area of the building, differentiating warehouse space, office space, deli, etc., for the purpose of correctly calculating sewer use fees, as defined by Sonoma County Water Agency Sanitation Codes.

X 24. *X* Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.

X 25. *PRMD 9/17/2014* All Sewer Fees per South Park County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to occupancy of the market.

26. *PRMD 9/17/2014* The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the issuance of a Completion Notice, unless otherwise specifically approved in advance by the Permit and Resource Management Department.

*Engineer*

**TRANSPORTATION AND PUBLIC WORKS:—**

"The conditions below have been satisfied BY *[Signature]* DATE 9/17/2014

27. *PRMD 9/17/2014* Prior to building permit issuance all applicable traffic impact fees shall be paid.

**FIRE AND EMERGENCY SERVICES: *City of Santa Rosa***

*City of Santa Rosa*

"The conditions below have been satisfied BY *[Signature]* DATE 7/14/2014

*Verified*  
→ SRFD Inspected Fire Alarm & Kitchen Hood only

28. *OK* Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.

**PLANNING:**

"The conditions below have been satisfied BY *[Signature]* DATE 7/10/14

29. This Use Permit allows the applicant to operate a small grocery store/deli with alcohol sales. The permitted hours of operation are 9am to 11pm seven days a week. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE14-0022 as modified by these conditions.

30. This Use Permit UPE14-0022 shall supersede all prior Use Permits on this tenant space in the existing commercial building, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
31. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
32. *OK* Customer and site visitor management. The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours.
33. For trash, litter and graffiti:
  - OK* a. At least twice a week, the operator of the establishment shall remove trash, litter, and debris from the sidewalks adjoining the premises plus 10 feet beyond property lines as well as any parking lots under the control of the operator.
  - OK* b. The operator of the establishment shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
  - OK* c. Trash can only disposed in exterior dumpsters between the hours of 8 am and 8 pm.
34. *OK* Staff training. Within 90 days from issuance of a certificate of occupancy or if no building permit is required, within 90 days of issuance of the use permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the state may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the county.
35. *OK* Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
36. *OK* The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not

adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

37. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 (707) 565-1103



Approved Permit to Operate (File #UPE14-0022)  
Located at 645 Sebastopol Road, Santa Rosa  
POST IN A CONSPICUOUS PLACE

This Use Permit allows for alcohol sales at a grocery store.

All of the conditions required prior to commencement of the use authorized under this permit have been met. The use remains subject to all operational conditions contained in the Use Permit. The permit may be revoked where the evidence show non-compliance with the Conditions of Approval.

The permit runs with the land and remains valid regardless of a change in ownership. The County of Sonoma Permit and Resource Management Department retains the right to monitor this use at any time the business is in operation and the owner of the property hereby consents to entry onto the property for inspections that will be conducted in order to verify compliance with the approved conditions.

Project Planner, Sonoma County Permit & Resource Management Department

9/22/14

Date

Director, Sonoma County Permit & Resource Management Department

9/22/14

Date

SERVICE ADDRESS:

645 Sebastopol Rd

(LOCATION OF DEVICE OR FACILITIES SERVED)

#8  
Part 1

New installation

ACCOUNT NUMBER	WORK ORDER NUMBER	METER NUMBER 048588
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LONG ADDRESS: Roseland Village, Inc. P.O. Box 7948 Santa Rosa CA 95407	DEVICE INFORMATION TYPE: RP SIZE: 100 MODEL: 975XL2 SERIAL NUMBER: 3923369 MANUFACTURER: WILKINS Domestic
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REPORT OF TEST RESULTS

INITIAL TEST	NO. 1 CHECK VALVE	NO. 2 CHECK VALVE	DIFF. PRESS RELIEF VALVE	SHUT-OFF VALVE	
	HELD AT PSI <u>76</u>	HELD AT PSI _____	1. OPENED AT <u>3.4</u> PSID	NO. 1	NO. 2
	1. <input type="checkbox"/> LEAKED 2. <input checked="" type="checkbox"/> CLOSED TIGHT	1. <input type="checkbox"/> LEAKED 2. <input checked="" type="checkbox"/> CLOSED TIGHT	2. <input type="checkbox"/> DID NOT OPEN	<input type="checkbox"/> LEAKED <input type="checkbox"/> CLOSED TIGHT	<input type="checkbox"/> LEAKED <input checked="" type="checkbox"/> CLOSED TIGHT
REPAIRS	1. <input type="checkbox"/> CLEANED REPLACED 2. <input type="checkbox"/> Disc. 3. <input type="checkbox"/> Spring 4. <input type="checkbox"/> Guide 5. <input type="checkbox"/> Pin Retainer 6. <input type="checkbox"/> Hinge Pin 7. <input type="checkbox"/> Seat 8. <input type="checkbox"/> Diaphragm 9. <input type="checkbox"/> OTHER DESC.	1. <input type="checkbox"/> CLEANED REPLACED 2. <input type="checkbox"/> Disc. 3. <input type="checkbox"/> Spring 4. <input type="checkbox"/> Guide 5. <input type="checkbox"/> Pin Retainer 6. <input type="checkbox"/> Hinge Pin 7. <input type="checkbox"/> Seat 8. <input type="checkbox"/> Diaphragm 9. <input type="checkbox"/> OTHER DESC.	1. <input type="checkbox"/> CLEANED REPLACED 2. <input type="checkbox"/> Disc.-Upper 3. <input type="checkbox"/> Disc.-Lower 4. <input type="checkbox"/> Spring 5. <input type="checkbox"/> Diaph.-Large Up. 6. <input type="checkbox"/> Diaph.-Large Lwr. 7. <input type="checkbox"/> Diaph.-Small 8. <input type="checkbox"/> Seat-Upper 9. <input type="checkbox"/> Seat-Lower 10. <input type="checkbox"/> Spacer-Lower - <input type="checkbox"/> OTHER DESC.	<input type="checkbox"/> CLEANED <input type="checkbox"/> REPLACED Replaced with _____ Type _____ Mfg. _____	
	FINAL TEST	HELD AT PSI _____ 1. <input type="checkbox"/> CLOSED TIGHT ACTUAL READ G _____	HELD AT PSI _____ 1. <input type="checkbox"/> CLOSED TIGHT	OPENED AT _____ PSID _____ DIFF.	1. <input type="checkbox"/> CLOSED TIGHT 2. <input type="checkbox"/> CLOSED TIGHT

CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment of knowing violations.

Checkrite Rachtel Inc  
COMPANY NAME

Chuck Schwan  
SIGNATURE

Chuck Schwan  
PRINT NAME

6480  
CERTIFIED TESTER NO.

8/05/14  
DATE

DRS  
TITLE

THIS DOCUMENT MUST BE SIGNED BY THE MOST RESPONSIBLE PERSON OF THE ORGANIZATION. THIS INCLUDES THE OWNER, PRESIDENT, CORPORATE OFFICER, OR ANY OTHER REPRESENTATIVE OF THE ORGANIZATION IN A DECISION MAKING CAPACITY. THE PERSON SIGNING THIS DOCUMENT IS LEGALLY RESPONSIBLE FOR ALL INFORMATION CONTAINED HEREIN, AND BECOMES LIABLE FOR ANY AND ALL FUTURE ENFORCEMENT ACTIONS.

CUSTOMER

## Becky VerMeer

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**From:** Esmeralda Pulido  
**Sent:** Wednesday, July 16, 2014 10:42 AM  
**To:** Becky VerMeer  
**Subject:** Camacho Market  
**Attachments:** img-716100256-0001.pdf

Hi Becky,

How are you? The contractor/consultant for Camacho Market @645 Sebastopol Rd asked me to email you and let you know they came in and paid for a permit.

Thanks,  
Esmeralda

### PV Refrigeration & Mechanical

**Paul Velasquez**

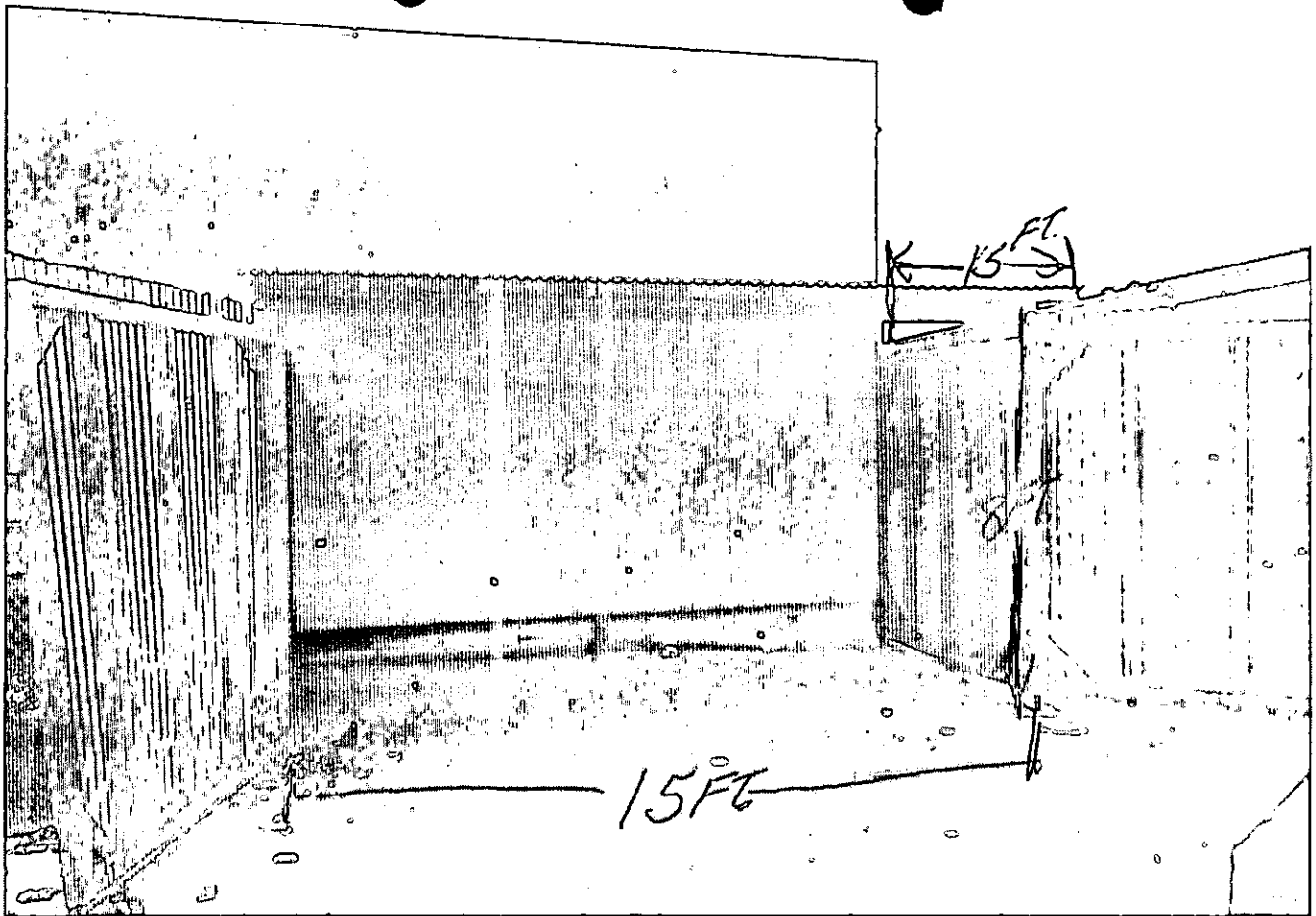
3075 Burnside Rd  
Sebastopol, CA 95472

Cell: 707-843-8225

~~Fax: 707-665-5552~~

[pvconstructioncompany@gmail.com](mailto:pvconstructioncompany@gmail.com)





Solid Waste Compound/Enclosure

- No drain.
- Pushes bin at fr pick up
- Proprieter will unlock for pick up day

# CHECKRITE BACKFLOW SERVICES, INC.

3618 Chanate Road, Santa Rosa, CA 95404

Phone: (707) 575-5296; FAX: (707) 578-6595

California Licensed Contractor: (C-36) #836022

American Water Works Association – California/Nevada Section Certified

Backflow Prevention Assembly General Tester #06480

Cross-connection Control Program Specialist #01986

*Serving Northern California for more than 18 Years*

## Cross-connection Control Survey of 9/20/2014 at:

### Camacho Market

645 Sebastopol Rd. Santa Rosa, CA 95407

#### GENERAL:

A Cross-connection Control (Water Safety) Survey is conducted to identify points where a Potable (Domestic) Water Distribution System is put to use and to determine if those points of use are properly protected against the backflow of used water and other substances into the Potable Water System. In general, the Cross-connection Control Program Specialist is examining each point of use to determine if it complies with the current edition California Code of Regulations, Title 24, Part 5 (California Plumbing Code), Section 603. These surveys are sometimes referred to as "Plumbing Code Compliance Surveys" All materials, except potable water, are to be prevented from entering the potable water system.

This survey was conducted for the purposes of evaluating the site "new construction" potable water distribution system, and to determine if this system complies with the current California Plumbing Code. The site water distribution system was reviewed by Chuck Schoop of CheckRite Backflow Services on 9/20/14, with observation given to each point of use of potable water. The sites 'points of use' are identified below, and any actual or potential cross-connections of the potable water system are referenced. Corrections of cross-connections are also noted.

Camacho Market potable water points of use:

1. Swamp cooler (roof top) water supply has proper air gap SATISFACTORY
  2. Hose bibb (roof top) no hose bibb vacuum breaker. (HBVB) Initial inspection UNSATISFACTORY
- **Hose Bibbs:** All hose bibbs supplied by the Potable Water Distribution System are required to have Hose Bibb Vacuum Breakers. The outlets of Hose Bibb Vacuum Breakers must be a minimum of 6" above the highest point of the hose- whether that is the highest point at which a hose attached to the bibb can be expected to be

used (the hose outlet's highest point), or the highest point at which any part of the hose is stored.

**Note: Paul of PV Construction Company (phone 707-843-8225) installed the required HBVB on item 2 on 9/20/14. Final inspection on roof top hose bibb: SATISFACTORY**

3. Sinks, there are 5 standard sinks with fixed faucets (including two in restrooms)  
Faucet air gaps are SATISFACTORY
4. Prep/ Rinse sinks, there are 2 sinks with flexible tubing spray faucets. The faucets retract by mechanical spring when in static position; air gaps are SATISFACTORY
5. Meat walk in cooler; 3/4" copper drain pipe extended below flood rim of floor drain, inadequate air gap: UNSATISFACTORY

**Note: Paul of PV Construction corrected item 5 on 9/20/14 by cutting the 3/4" copper drain pipe so pipe terminated 1.5" above rim of floor drain SATISFACTORY**

6. Produce walk in cooler plumbing; SATISFACTORY.
7. Deli counter cooler plumbing; SATISFACTORY
8. Ice machine, water supply has proper air gap, SATISFACTORY
9. Restrooms, there are 2 restrooms; 2 toilets. Potable water supply at toilet tanks have proper air gaps, SATISFACTORY

NOTE: There was no soda dispensing equipment installed, or on site at the time of this water safety inspection. It is the responsibility of the business owner to ensure that such equipment when installed, is appropriately fitted with an approved backflow prevention device to serve to protect the potable water supply from backflow of carbonation.

NOTE: Public water is provided to this premises by the City of Santa Rosa. The water service is contained with a 1" Wilkins model 975XL2 RPZ backflow prevention assembly. The Wilkins assembly was installed and certified by CheckRite in August 2014.

This concludes the site water safety inspection. All site water points of use in place at the conclusion of my inspection on 9/20/2014 are in compliance with the California Code of Regulations, Title 24, Part 5. Section 603.

Sincerely,



Chuck Schoop

Program Specialist #01986



September 11, 2014

John Paulsen  
555 Sebastopol Road  
Santa Rosa, CA 95407

Utility Certificate  
APN: 125-111-047  
ZONE: County, GENERAL PLAN: Retail & Business Services/Medium Density Residential  
FILE NO: UC14-004  
APPROVED USE: Water connection for a relocated grocery store in an existing retail building

The Santa Rosa Department of Community Development has completed its review of your application. Please be advised that your Utility Certificate has been granted based on your project description and official approved exhibit dated August 7, 2014. The Santa Rosa Department of Community Development has based its action on the following findings:

- The issuance of a Utility Certificate is consistent with the Retail/Medium Density Residential land use designation of the Santa Rosa General Plan in that the Utility Certificate would serve a 8,800 square foot grocery store in an existing retail building.
- The project complies with the provisions of the California Environmental Quality Act in that the granting of a Utility Certificate qualifies for a Class 1 Categorical Exemption under Section 15301, Existing Facilities.
- The project is consistent with the City's Utility Certificate Policy No.300-02, in that in certain Agreement Areas, Utility Certificates may be granted for sewer and/or water connections when the proposed use is consistent with the General Plan, is approved by the City-County Design Review Board (when applicable), and meets the City of Santa Rosa's development standards.
- The parcel is within the South Park IV Agreement Area. The Council approved the Agreement by Resolution No. 16054 on March 15, 1983, to provide water service to parcels within the area.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below:

1. Comply with all plans and policies and applicable federal, state, and local codes.

2. Payments of any applicable Council-adopted fees shall be made prior to connection of utilities.
3. Provide illuminated address numbers to meet city standards.
4. Any addition to the approved use or new use shall require a new Utility Certificate as determined by the departments of Community Development and Utilities.

This Utility Certificate approval is effective for the period of time for which this project has been initially approved by the County Planning Department or one year, whichever is greater.

This approval is subject to appeal within ten (10) calendar days from the date of approval. If a building permit is obtained within the appeal period and an appeal is also received, it is possible a delay could result. If you need further information or clarification, please contact me at (707) 543-4351.



ERIC GAGE  
City Planner

C: SoCo LAFCO  
SoCo Permits & Resource Mgmt.  
Building Division  
Public Works, Encroachment Officer  
Utilities Engineering  
File

**Becky VerMeer**

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**To:** Clemente Camacho  
**Subject:** RE: Solid Waste

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**From:** Clemente Camacho [<mailto:clemente.camacho@gmail.com>]  
**Sent:** Thursday, September 18, 2014 3:31 PM  
**To:** Becky VerMeer  
**Subject:** Re: Solid Waste

Becky--

Sure thing, I have made corrections to the body of the text below.

Attached is a picture of the enclosure for the trash bins for Camacho Market on 645 Sebastopol Rd. The awning is meant to protect the bins from rainwater so they won't contaminate the water that goes into the storm drain. Also, as a matter of protocol, we have instructed all our employees not to wash the garbage bins so as to prevent any of the contaminated water from flowing into the storm drain. In addition, there is no storm drain directly in or around the enclosure for the garbage bins. We will only be pushing the garbage bins out for collection, otherwise they will remain within the enclosure. Also, no washing , rinsing or generation of waste water will occur outside the building.

Thank you very much for your time.

Sincerely,

Clemente Camacho

On Thursday, September 18, 2014, Becky VerMeer <[Becky.VerMeer@sonoma-county.org](mailto:Becky.VerMeer@sonoma-county.org)> wrote:

Good afternoon Clemente,

Thank you for the photo of the trash enclosure and the statement of not washing the trash bins. Please include in the statement: " no washing , rinsing or generation of waste water will occur outside the building."

Something like that will meet satisfy condition #11 completely.

Thank you,

**Becky Ver Meer**

Registered Environmental Health Specialist

Project Review, PRMD

(707) 565-1924

[bvermeer@sonoma-county.org](mailto:bvermeer@sonoma-county.org)

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**From:** Clemente Camacho [mailto:[clemente.camacho@gmail.com](mailto:clemente.camacho@gmail.com)]

**Sent:** Thursday, September 18, 2014 1:05 PM

**To:** Becky VerMeer

**Subject:** Solid Waste

Becky,

Attached is a picture of the enclosure for the trash bins for Camacho Market on 645 Sebastopol Rd. The awning is meant to protect the bins from rainwater so they won't contaminate the water that goes into the storm drain. Also, as a matter of protocol, we have instructed all our employees not to wash the garbage bins so as to prevent any of the contaminated water from flowing into the storm drain. In addition, there is no storm drain directly in or around the enclosure for the garbage bins. We will only be pushing the garbage bins out for collection, otherwise they will remain within the enclosure.

Thank you very much for your help regarding this matter.

Sincerely,

Clemente Camacho

