



## City of Sebastopol Planning Commission Staff Report

Meeting Date: January 9<sup>th</sup>, 2024  
Agenda Item: 5B  
To: Planning Commission  
From: John Jay, Associate Planner  
Subject: Public Hearing on Draft Environmental Impact Report (Draft EIR/DEIR) for California Environmental Quality Act (CEQA) for the Canopy Residential Project at 1009-1011 Gravenstein Hwy North

Recommendation: Receive draft report and provide comments

Applicant/Owner: Samantha Hauser/City Ventures LLC  
File Number: 2022-095  
Address: 1009-1011 Gravenstein Highway North  
CEQA Status: Draft Environmental Impact Report  
General Plan: Office Light Industrial (OLI)  
Zoning: Office/Light Industrial (OLM)

### **Introduction:**

An Environmental Impact Report (EIR) has been drafted and made public since December 7, 2023, for the Canopy Residential Project at 1009-1011 Gravenstein Highway North (“Project”). This project is a residential housing development proposing 80 units with a potential of 16 American with Disabilities (ADA) Accessory Dwelling Units (ADU’s). The City of Sebastopol Planning Commission will hold a public hearing to provide an opportunity for the public and representatives of public agencies to provide input regarding the Draft EIR. The Draft EIR evaluates impacts on the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The purpose of this meeting is to provide an opportunity for the public, interested agencies, and the Planning Commission to provide public comments on the Draft EIR. All comments received during the public comment period related to the Environmental Impacts, both at the hearing and directly to the Planning Department, will be responded to in the Final EIR. Comments received that are related to entitlements (but not environmental impacts) will be accepted, but will be addressed at the future public hearing on the project entitlements described below.

### **Project Location and Surrounding Land Uses:**

The project site is located at 1009-1011 Gravenstein Highway North, on the east side of Gravenstein Highway North southeast of its intersection with Mill Station Road, within the City of Sebastopol. The project site encompasses approximately 6.1 acres across two parcels. The project site consists of Assessor’s Parcel Numbers (APNs) 060-261-028 and 060-261-026 and

is adjacent to the City of Sebastopol’s northwestern boundary. The project site is roughly bounded by the O’Reilly Media Center to the west, Gravenstein Highway North to the north, and primarily residential uses to the east and south.

**Project Description:**

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 ADA ADUs. The project will require the City’s approval of a conditional use permit, site development review, design review, tree removal permit, and vesting tentative tract map. In addition, the project applicant proposes the use of a State Density Bonus to allow for a waiver to increase the building height to three stories. These entitlements are not under review at this time; a public hearing will be scheduled after the DEIR comment period and preparation of a Final EIR.

The project site is zoned Office/Light Industrial (OLM), which allows residential only development with approval of a conditional use permit and consistent with the R7-Multifamily Residential standards.

	Required (R7)	Proposed
Front Setbacks	10’	10’
Side Setbacks	5’-9’	9’
Rear Setbacks	20’-30’	20’-30’
Maximum density	153	80 with 16 potential ADUs
Minimum density	74	80 with 16 potential ADUs
Building Height	30’, 2 stories	Up to 40’ with State Density bonus waiver, 3 stories
Lot coverage	40%	26%

Access to the proposed residential units and garages would be taken from newly constructed private streets between the buildings, which would connect to Gravenstein Highway North. Access to the site via Gravenstein Highway North would be provided by two new inlet and outlet points at the northwest and southwest portions of the site on either side of the existing O’Reilly Media Center site. The project would include a total of 160 parking spaces in garages and 58 surface spaces across the site. The project would include construction of landscaped internal walkways throughout the site, including a new, enhanced 6-foot-wide pedestrian pathway to connect the West County Trail to Gravenstein Highway along the southern border of the site; a bicycle repair station is proposed at the same location. The project would include 96 bicycle parking spaces, with 80 long-term spaces located in each residential garage and 16 spaces in onsite bicycle racks.

The proposed project would involve the removal of 21 trees (20 protected native trees including Oaks, Redwoods and Douglas Fir) while preserving the remaining 111 trees primarily along the perimeter of the site. An existing large, mature coast live oak tree would be retained at the primary entrance to the project entry. Proposed landscaping would include new plantings throughout the open spaces, along drive aisles, roadways, and streets, and surrounding the proposed buildings. Other amenities, including gardens, active and passive seating areas, children’s play areas, and a meditation hammock garden are also proposed.



## Site Plan



### **Environmental Review:**

As noted above, the purpose of this meeting is to provide an opportunity for the public, interested agencies, and the Planning Commission to provide public comments on the Draft EIR.

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15161, staff has prepared a Draft Environmental Impact Report (DEIR) to assess and mitigate the potential adverse environmental effects of the project. The EIR evaluates impacts that would occur as a result of project changes for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The EIR also evaluates potential cumulative and growth-inducing effects of the proposed project.

Impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources were found to be potentially significant but mitigable to a less than significant level. Impacts to other resource areas and environmental topics evaluated in the EIR were found to be less than significant without mitigation.

Included in this report are some of the mitigation measures for the project

- **Cultural Resources:** The project includes a Cultural Resources Evaluation which was completed by Archaeological Resource Management in June of 2023. This report determined that there were no resources on site. However, if during the construction phase there is a discovery of resources on site, construction shall halt within 100 feet of the find and an Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology shall be contacted immediately to evaluate the find.
- **Greenhouse Gas Emissions:** The project would create in Greenhouse Gas Emissions (GHG) during the construction phase, but construction equipment would be subject to USEPA Construction Equipment Fuel Efficiency standards and thus would minimize inefficient fuel consumption. The project would also increase the GHG emissions based on transportation however, the Transportation Impact Study provided by W-Trans notes that the Vehicle Miles Travelled (VMT) per capita is 13.07 which is below the 15 percent County wide average per capita of 14.11. The project also includes a 6-foot public access to the West County Trail to Gravenstein highway, 96 bicycle parking spaces, and a bicycle repair station to promote alternative forms of transportation which reduces the use of gasoline for vehicles.
- **Hydrology and Water Quality:** Development of the project would result in a net increase in impervious surfaces of the site as the site is currently undeveloped. These new impervious surfaces would increase the rate of surface runoff and general permit Best Management Plans (BMP) which relate to erosion control would be required. However, stormwater runoff would be captured and controlled by the proposed on-site stormwater detention facilities and through the implementation of these regulatory requirements the project would not result in substantial erosion or siltation on or off site.
- **Noise:** The project would create noise during the construction and demolition phases of the project and would be subject to State regulations. However, the Sebastopol Municipal Code exempts construction noise from projects when construction occurs during the daytime hours of 7:00 am to 8:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturday and Sunday.
- **Tribal Cultural Resources:** As part of the Tribal Cultural Resources identification process pursuant to California Assembly Bill 52 (AB52) the City sent certified mail on January 27, 2023, to ten Native American tribal contacts as identified to be traditional and culturally affiliated with the project vicinity by the Native American Heritage Commission (NAHC). Tribes that received this letter had 30 days to respond to the City for a consultation request and the City received no consultation requests. However, if cultural resources of Native American origin are found, all earth work within 50 feet of the find shall cease and desist until an archaeologist has evaluated the nature of the find. If the City, in consultation with the local Native American tribes, determines the resource is of cultural significance than a mitigation plan shall be prepared and implemented in accordance with state guidelines.
- **Transportation:** The project was subject to a Traffic Impact Study which assessed the VMT which refers to the amount and distance of automobile travel. As mentioned in the GHG section the project would produce 13.07 VMT and is below the Countywide VMT per capita level of 14.11 and thus the impact to VMT would be less than significant. The Traffic Impact Study includes a mitigation measure for the pedestrian facilities to include a pedestrian pathway from the center of the site to the HAWK crossing at the northern section of the of the Danmar and Highway 116 intersection. This connection would then meet the Sebastopol General Plan Action CIR 1f which tasks the Planning, Public Works, Police, and Fire Departments to ensure developments adequately connect

transportation improvements along frontages, provide complete streets when feasible, provide adequate onsite pedestrian and bicycle facilities, and minimize driveway cuts.

After the draft EIR was released, the applicant reviewed Impact TRA-1 related to the new pedestrian pathway, which would require an easement through the adjoining property (O'Reilly). The adjacent property owner where the pathway is proposed is not amenable to the pathway in that location, but is open to a pedestrian pathway to the south side of their buildings. This is an acceptable mitigation to staff, as it will still meet the intent of providing a pathway through the site which will connect to the proposed HAWK crossing at the intersection of Highway 116 and Danmar Drive. Staff will incorporate this into the final EIR as a project cannot be conditioned upon the approval of another property owner, and the mitigation is still provided.

**City Departmental Comments:**

Relevant City departments have provided information for and reviewed the DEIR for consistency with their respective areas of responsibility.

**Public Comment:**

Pursuant to CEQA guidelines section **15807 Public Review Of Draft EIR** The lead agency shall provide public notice of availability of a draft EIR at the same time as it sends a notice of completion to the Office of Planning and Research. The lead agency, City of Sebastopol, completed that task on December 7<sup>th</sup>, 2023, and the draft EIR has been made available since that date.

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (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 Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

Public comments received as of this staff report are included in the Attachments to this staff report.

**Recommendation:**

Hear report, hold a public hearing, and provide comments from the Draft Environmental Impact Report.

**Attachments:**

Application Materials  
Draft Environmental Impact Report  
Public Comment



# THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



## Project Team



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### Landscape Architecture

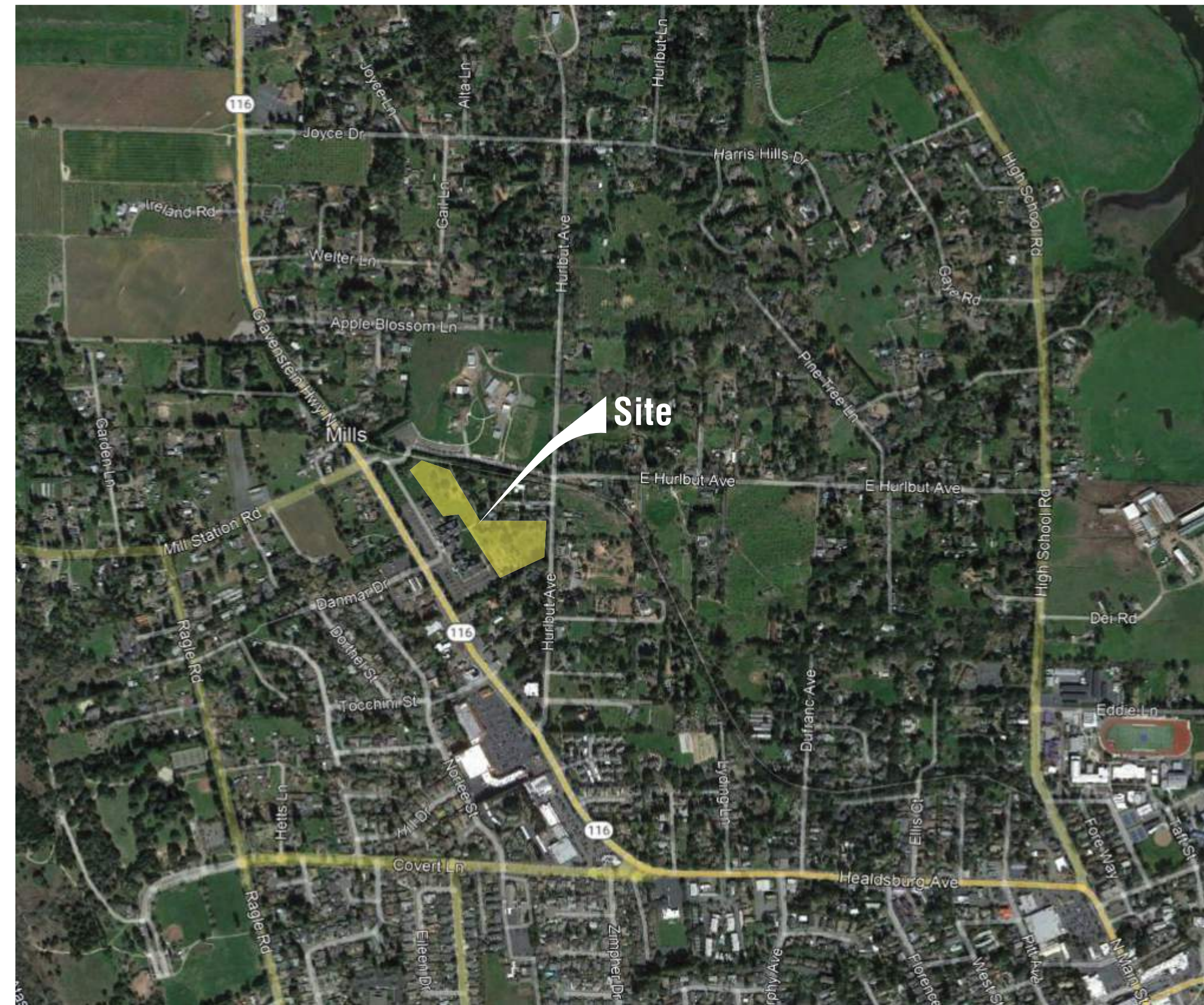
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Vicinity Map



Project Summary

City Ventures is pleased to provide this project overview for The Canopy Project, located at 1009-1011 Gravenstein Hwy North in Sebastopol, CA. The project site is comprised of a vacant 6.1-acre parcel, located in Northwest Sebastopol. The site is adjacent to the O'Reilly Media Center, to the west, beyond which is Gravenstein Hwy North. To the north is Sebastopol Charter School, to the east are single-family homes, and to the south are existing automotive commercial uses and single-family homes.

Though vacant, the existing site boasts beautiful mature trees and an informal pedestrian pathway that connects the Joe Rodota Trail to the O'Reilly Media Center parking lot. Our vision for The Canopy centers around these two elements—creating urban forestry and bolstering the connection to the Joe Rodota Trail. The project entry is located so that residents and visitors arrive at a magnificent Coast Live Oak, the pinnacle of the project site. Oak trees and redwoods are preserved throughout the site. Additional trees, such as Native Maples, Madrone and Dogwood, are proposed to create onsite ecosystems that attract birds and butterflies. Plants that attract butterflies and bees are also contemplated. Amenities, including gardens, active and passive seating areas, children's play areas, and an area of repose – a meditation hammock garden – are designed around the existing and proposed urban forests. A new, enhanced 6' wide pedestrian pathway is proposed to connect the Joe Rodota Trail out to Gravenstein Highway on the south border of the site. A bicycle repair station has been incorporated at the connection point of the pathway to the Trail.

This project prioritizes pedestrians and bicyclists, thereby facilitating a strong neighborhood feel. Each home would come standard with solar and be all-electric. Ample green space and connectivity emphasizes the environmental focus of this neighborhood. Well-designed internal streets and paseos encourage engaged community living. Members of the community who walk through the site will experience the mature oaks, large redwoods, and health-focused plantings.

The site is zoned Office/Light Industrial, which allows for R7-Multifamily Residential (12.1-25 du/ac). Consistent with existing land use, as well as the forthcoming Housing Element, City Ventures is proposing 80 solar all-electric, three-story townhome-style condominiums, with the potential for ±16 ADA accessible accessory dwelling units (ADUs). The homes are contemplated to have a modern agrarian aesthetic with steep pitched roofs, and materials like lapped and board-and-batten siding. The homes will incorporate a specific focus on healthy, energy efficient living. For-sale homes will range from two to four bedrooms and include rental opportunities by providing options for accessible ground floor Accessory Dwelling Units. Select for-sale homes will have the option for personal elevators and will provide additional ADA accessibility beyond what is required by the building code (±35%, rather than 10% required). The Canopy will have units with accessible/adaptable features in every building, thus an accessible path of travel will connect all buildings. Providing diverse unit types within this development encourages inherent affordability and provides housing opportunities for households at a variety of income levels and life stages. The project proposes onsite parking consistent with the City's municipal code. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan.

City Ventures is providing an SB330 application, and respectfully requesting a Conditional Use Permit, Site Development Review, Vesting Tentative Tract Map, and consideration under state Density Bonus law. The State Density Bonus will allow for a waiver to increase the building height to three stories. No concession is being requested at this time.

City Ventures is looking forward to collaborating with the City of Sebastopol on a project that will bring vibrancy, lush greenery, and much needed housing that complements the neighborhood. We look forward to your comments on our application.

Project Information

**Address:** 1009-1011 Gravenstein Highway North, Sebastopol  
**APN:** 060-261-026 & 028  
**Existing Zoning:** Office/Light Industrial (OLI) - R7 with CUP  
**Proposed Zoning:** Office/Light Industrial (OLI) - R7 with CUP

**Total Site Area:** 6.1 Acres (265,833 sf)  
**Lot Coverage**  
 Allowed: 40% or 106,333 sf  
 Provided: 26% or 69,317 sf +/-

**Open Space**  
 Required: 50 sf/ unit  
 Provided: Common Open Space: 1,340 sf/ unit  
 Private Open Space at grade: 216 sf/ unit average  
 Private Open Space at upper level decks: 75 sf - 230 sf/ unit

**Parking**  
 Required: 218 spaces  
 (0) Required for Accessory Dwelling Units  
 (22) 3 bedroom x 2 spaces = 44 spaces  
 (58) 4 bedroom x 3 spaces = 174 spaces  
 Provided: 218 spaces  
 160 garage spaces  
 41 standard surface spaces  
 17 compact surface spaces

**Electric Vehicle Charging**  
 Pre-wire service at all garages  
 10% of on site surface parking (6 spaces) with pre-wire per Cal Green requirement

**Bicycle Parking**  
 Required: 40 spaces  
 0.5 spaces/ unit  
 Provided: 96 spaces  
 80 in garages; each garage to include 1 bicycle rack  
 16 on-site bicycle racks

**Unit Summary:** 80 Total Units  
 (11) Plan 1: 3 Bedroom 1,503 sf  
 (11) Plan 2: 3 Bedroom 1,354 sf  
 (14) Plan 3: 3 Bedroom (Optional Bed 4) 1,773 sf  
 (15) Plan 4: 3 Bedroom (Optional Bed 4) 1,736 sf  
 (13) Plan 5: 3 Bedroom (Optional Elevator and/or Bed 4) 1,926 sf  
 (16) Plan 6: 3 Bedroom (Optional ADU or Bed 4) 2,017 sf

**Density**  
 Allowed: 12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre  
 Provided: 13.1 DU/acre

**Maximum Height**  
 Allowed: 30' and 2 stories  
 Provided: Density Bonus Waiver (Up to 40' +/- and 3 stories)

**Setbacks**  
 Allowed: Front: 10'  
 Side: 5'-9'  
 Rear: 20'-25' (20% of lot depth)  
 Provided: Front: 10'  
 Side: 9'  
 Rear: 20'-30' (20% of lot depth)  
 2,017 sf

Project and Unit Matrix

Building Type and Unit Summary						
Building Type	Three Bedroom	Four Bedroom	Total Units Per Building	Number of Buildings on Site	Total Three Bedroom	Total Four Bedroom
100	0	3	3	5	0	15
200	2	1	3	3	6	3
300	2	2	4	5	10	10
400	2	3	5	3	6	9
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
<b>Totals</b>				<b>20</b>	<b>22</b>	<b>58</b>
<b>Total Units: 80</b>						

Building Area Summary						
Building Type	First Floor	Second Floor	Third Floor	Total	Number of Buildings on Site	Totals
100	2,650	2,989	2,936	8,575	5	42,875
200	2,377	2,620	2,490	7,487	3	22,461
300	3,176	3,529	3,376	10,081	5	50,405
400	4,351	4,428	4,008	12,787	3	38,361
500	3,874	3,910	3,440	11,224	2	22,448
600	4,708	4,818	4,238	13,764	1	13,764
700	7,547	7,629	6,693	21,869	1	21,869
				<b>212,183</b>		

**Total Ground Floor Footprint** 69,317

Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





### Illustrative Site Plan

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

0 25 50  
Scale: 1" = 50' = 0"

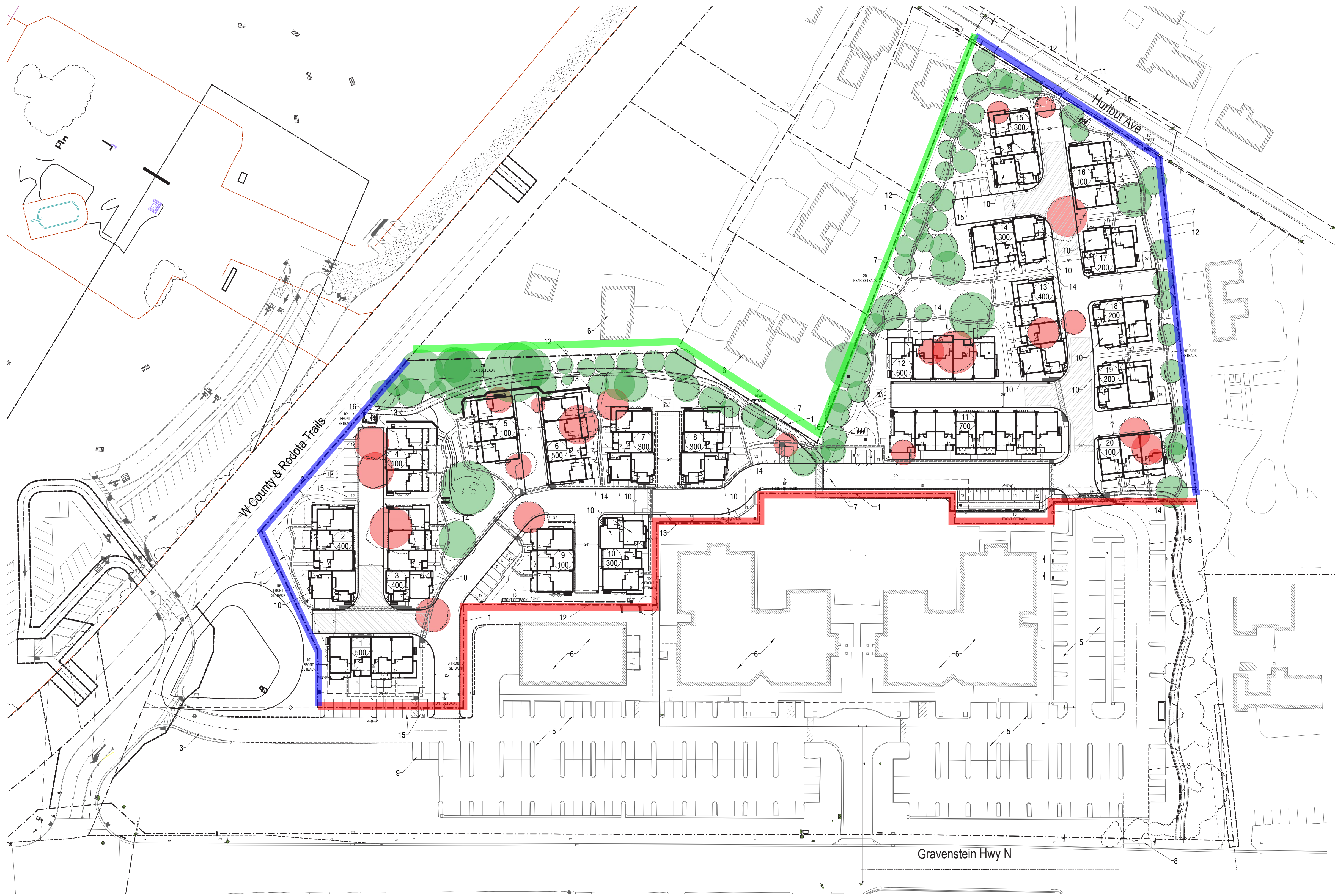
A2



Third Application Submittal

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**Legend**

- Ordinance Tree to Remain
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- Building Number  
Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

**Keynotes**

1. Property Line.
2. Transformer.
3. New entry, public utility and emergency vehicle access easement. Three parking spaces to be removed.
4. EVA Access.
5. Existing Parking.
6. Existing Building.
7. Setback Line.
8. New curb cut - remove three parking spaces.
9. Three new parking spaces to replace removed parking spaces at new entry.
10. Proposed affordable unit location. All BMR units shall be three-bedroom. Any location changes shall be mutually agreed upon by applicant and City.
11. Optional future connection to Herbut Ave.
12. Permitter fence - see Landscape drawing L-5.
13. Retaining wall.
14. Private yard fence with gate - see Landscape drawing L-5.
15. Pre-wire for future EV parking.
16. Bicycle rack.

**Site Plan**  
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

0 25 50  
Scale: 1" = 50' = 0"

A3

ARCHITECTS - PLANNERS - DESIGNERS  
**WHA**  
ORANGE COUNTY - LOS ANGELES - SAN DIEGO - SACRAMENTO

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**Streetscape Elevation at Gravenstien Highway Looking East**

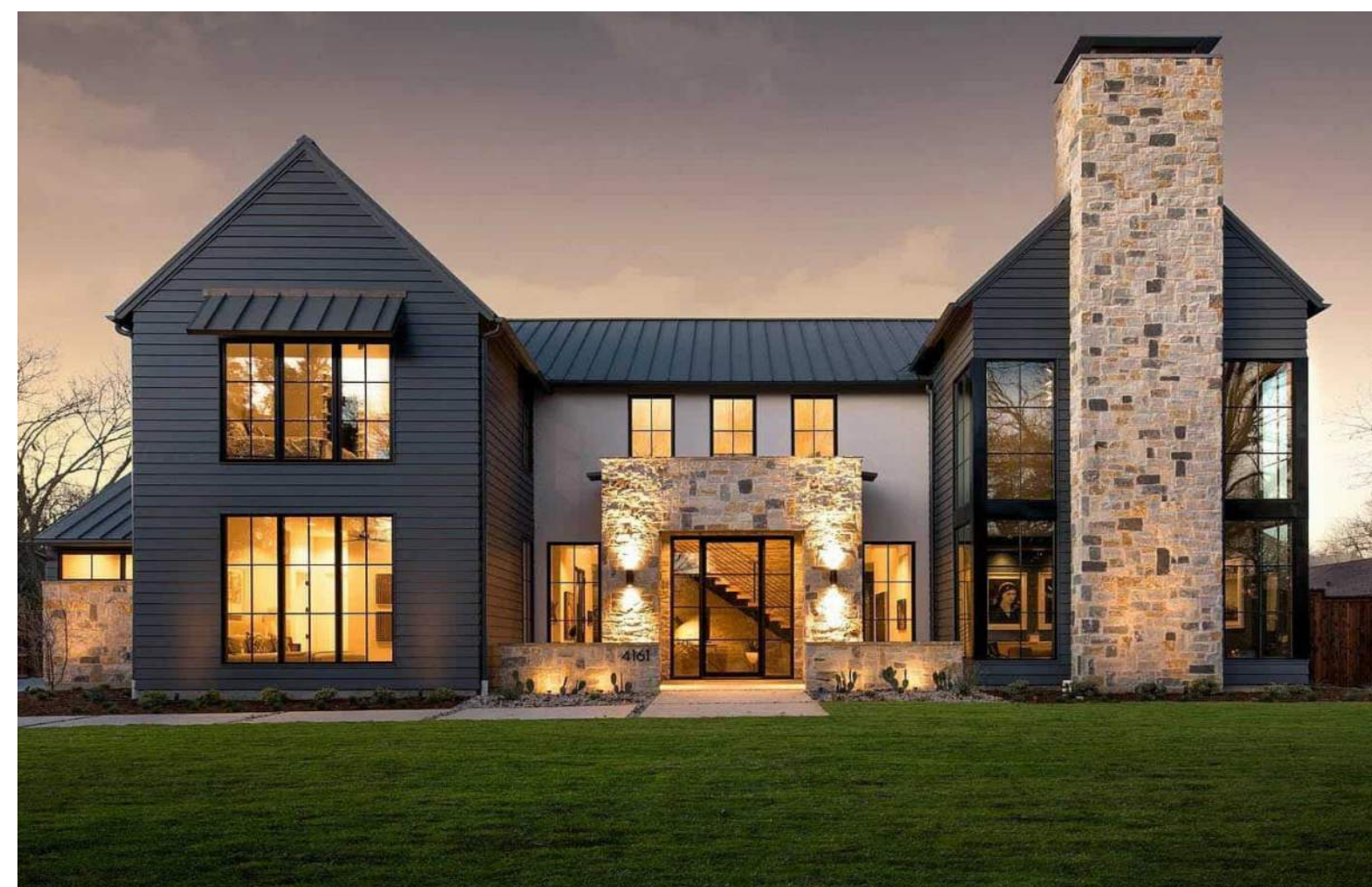
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Building 100 - Conceptual Perspective



Precedent Imagery

**Building 100**  
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Front Elevation



Right Elevation



Rear Elevation



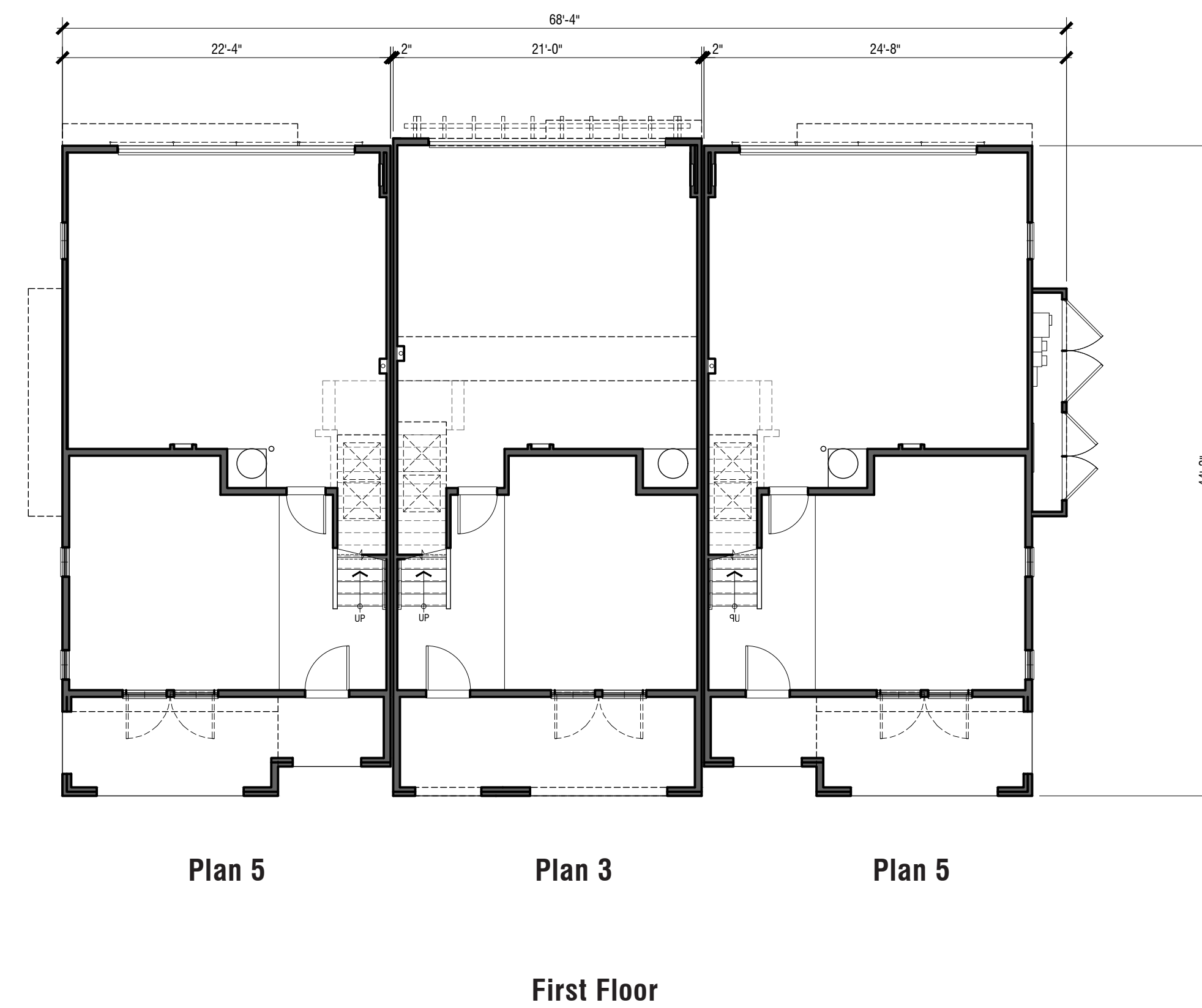
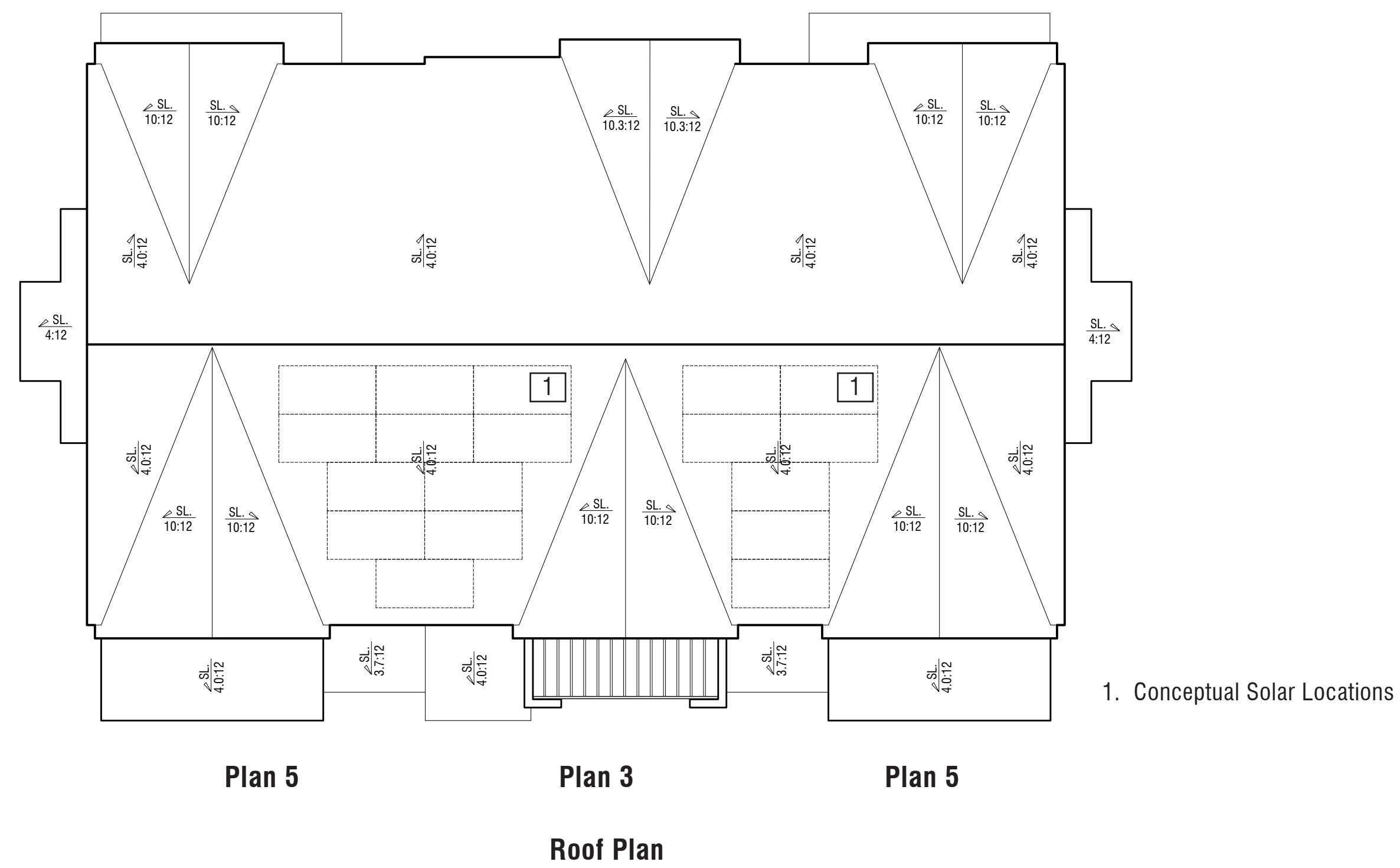
Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





**Building 100**  
 3 Units  
 (1) Plan 3  
 (2) Plan 5

First Floor: 2,650 sf  
 Second Floor: 2,989 sf  
 Third Floor: 2,936 sf  
**Total: 8,575 sf**

**Building 100 Floor & Roof Plans**

**The Canopy**

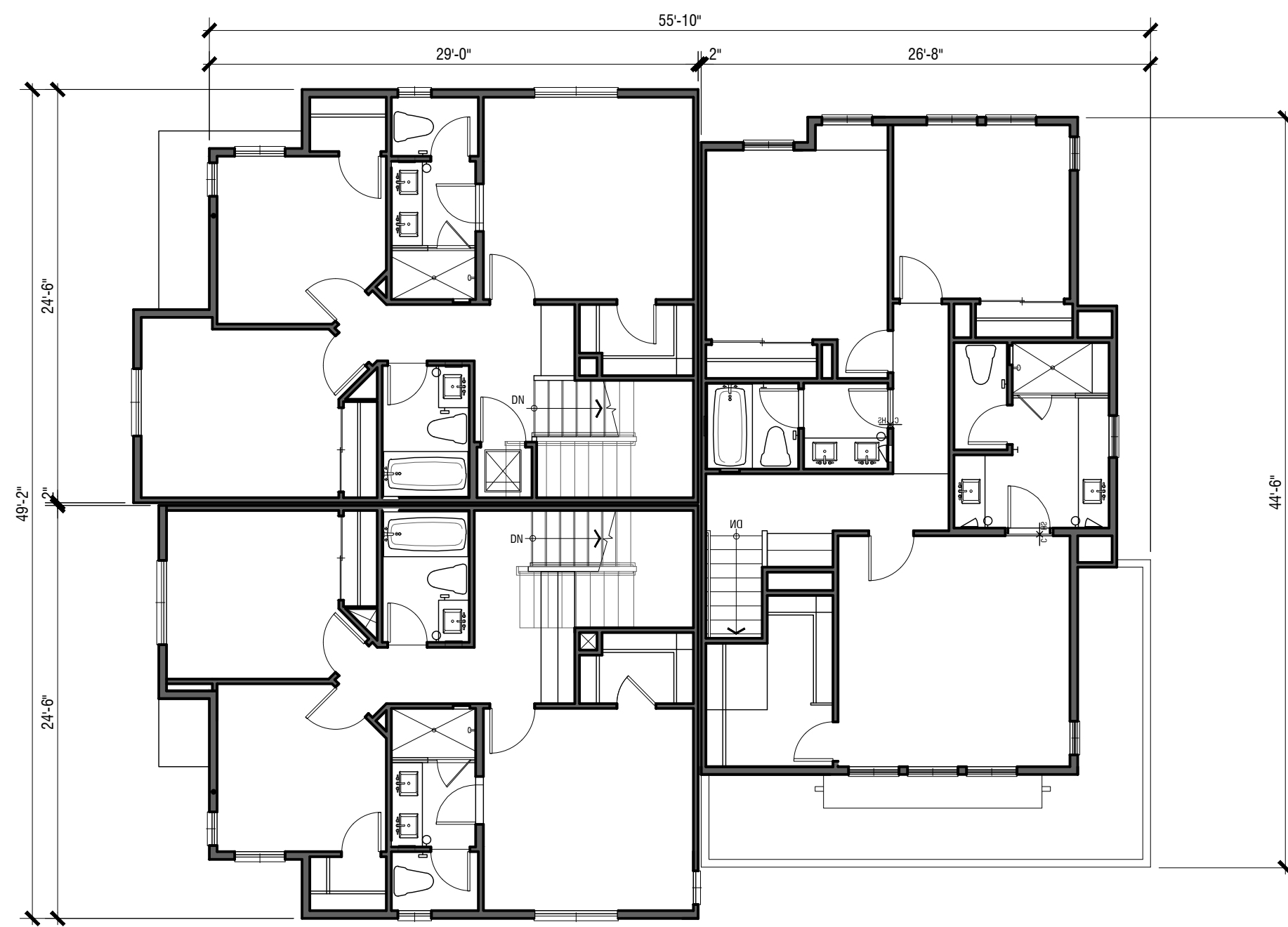
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Plan 1  
PLAN 1



PLAN 2                      PLAN 6  
Plan 2                      Plan 6  
Second Floor

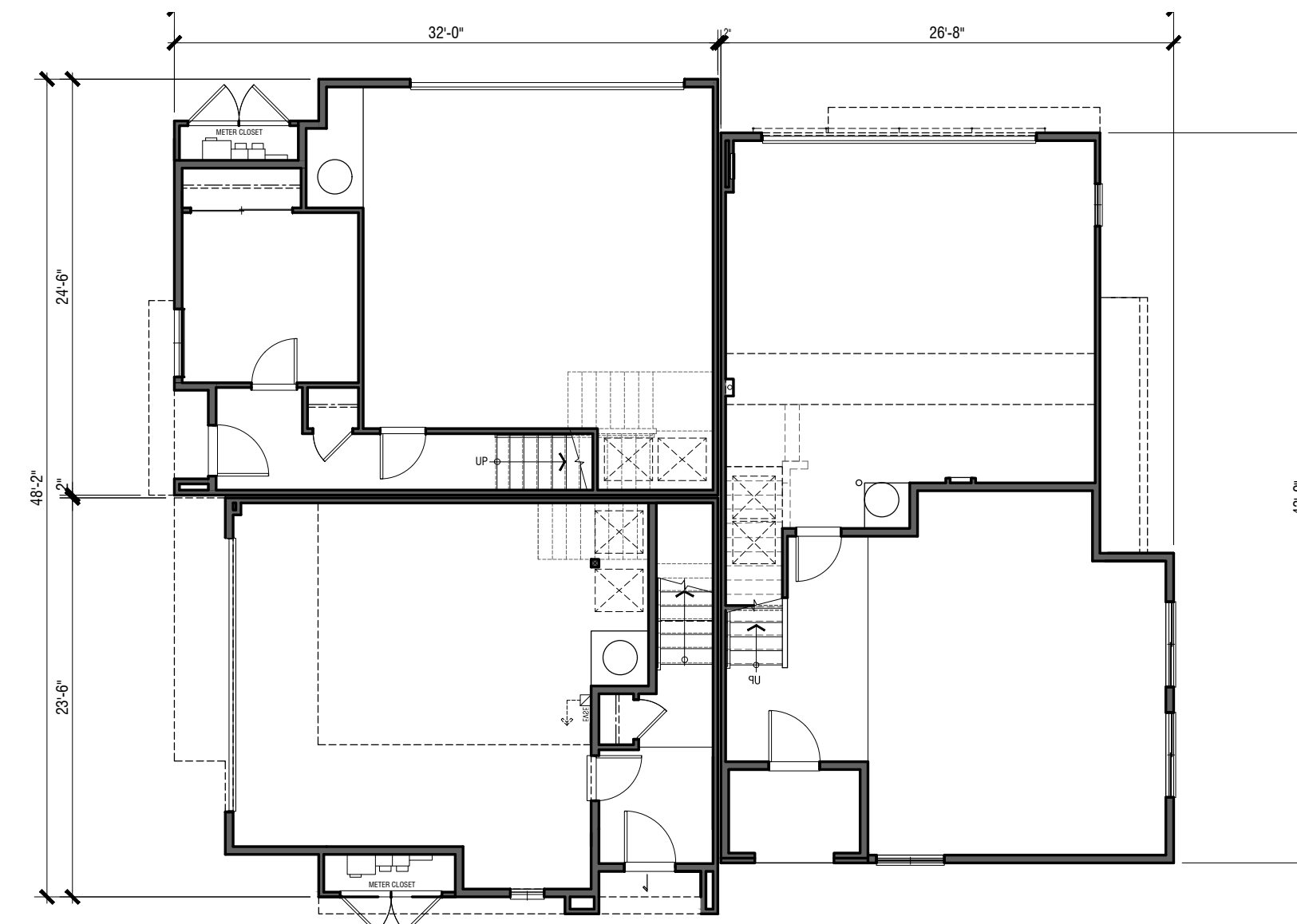
Plan 1



Plan 2                      Plan 6  
Third Floor

Plan 1

'LAN 1



PLAN 2                      PLAN 6  
Plan 2                      Plan 6  
First Floor

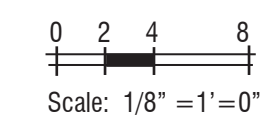
**Building 200**  
3 Units  
(1) Plan 1  
(1) Plan 2  
(1) Plan 6

First Floor:    2,377 sf  
Second Floor:  2,620 sf  
Third Floor:    2,490 sf  
Total:            7,487 sf

### Building 200 Floor Plans

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



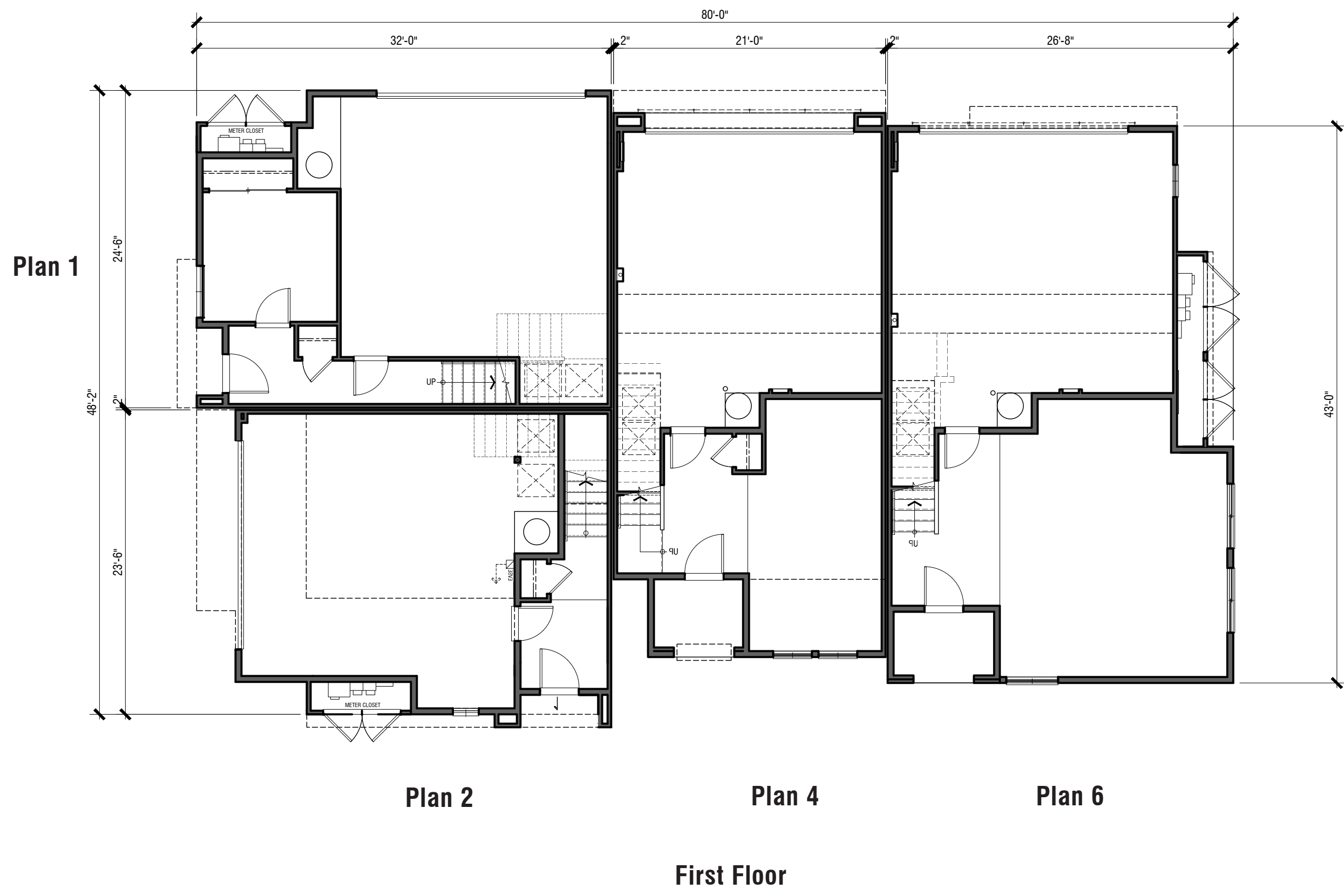
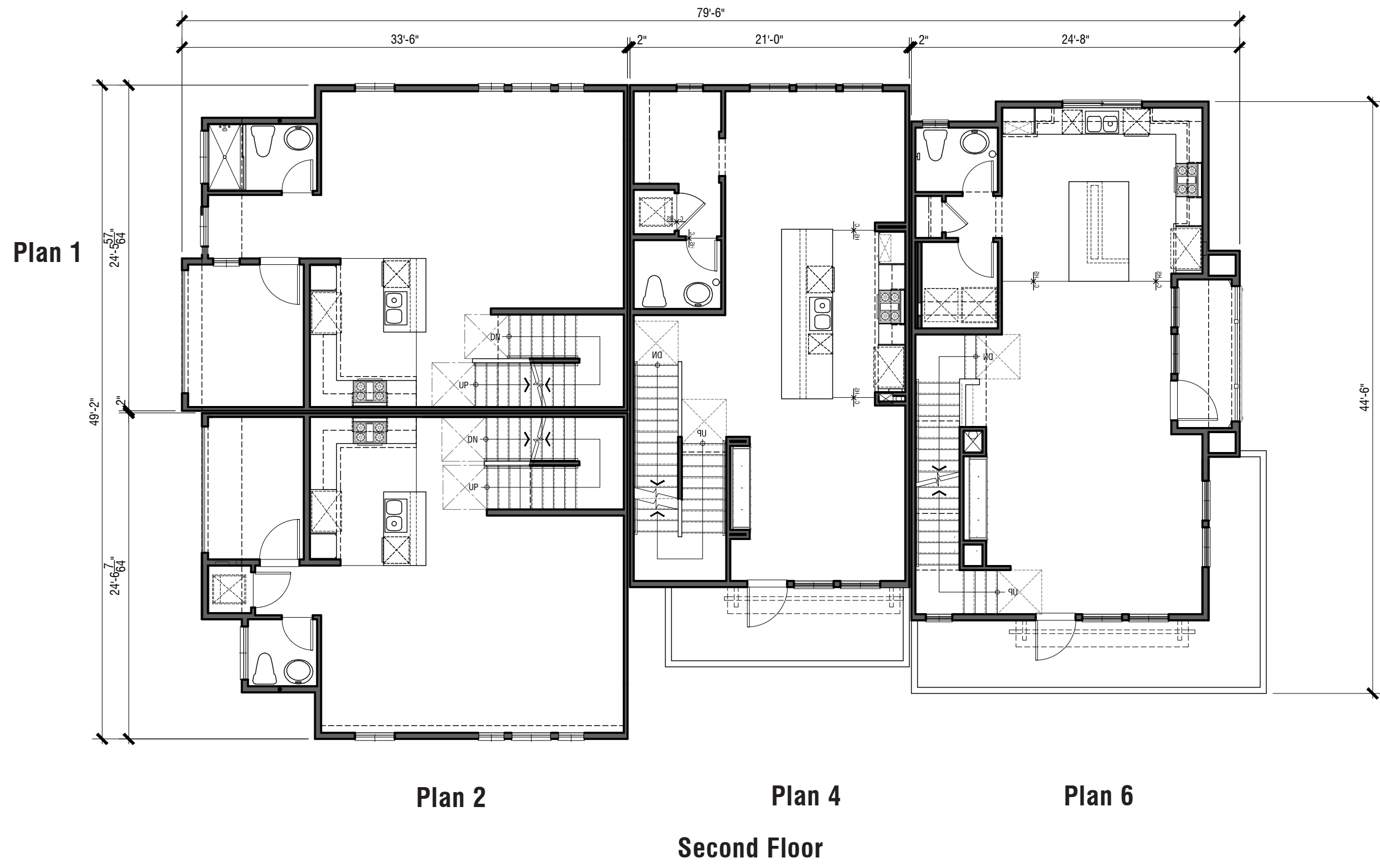
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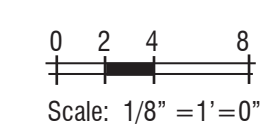
**Building 300**  
 4 Units  
 (1) Plan 1  
 (1) Plan 2  
 (1) Plan 4  
 (1) Plan 6

First Floor: 3,176 sf  
 Second Floor: 3,529 sf  
 Third Floor: 3,376 sf  
**Total: 10,081 sf**

**Building 300 Floor Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



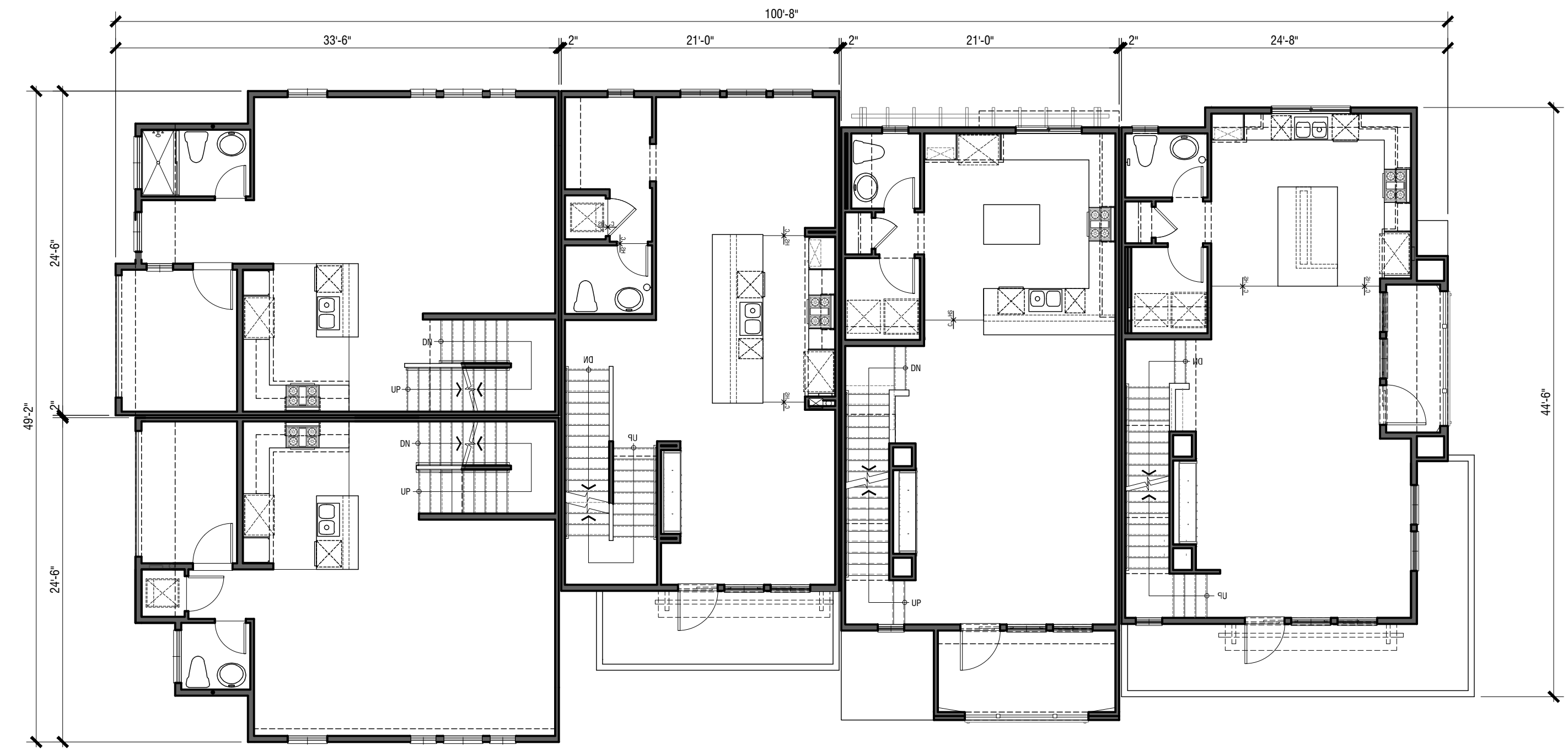
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Plan 1



Plan 2

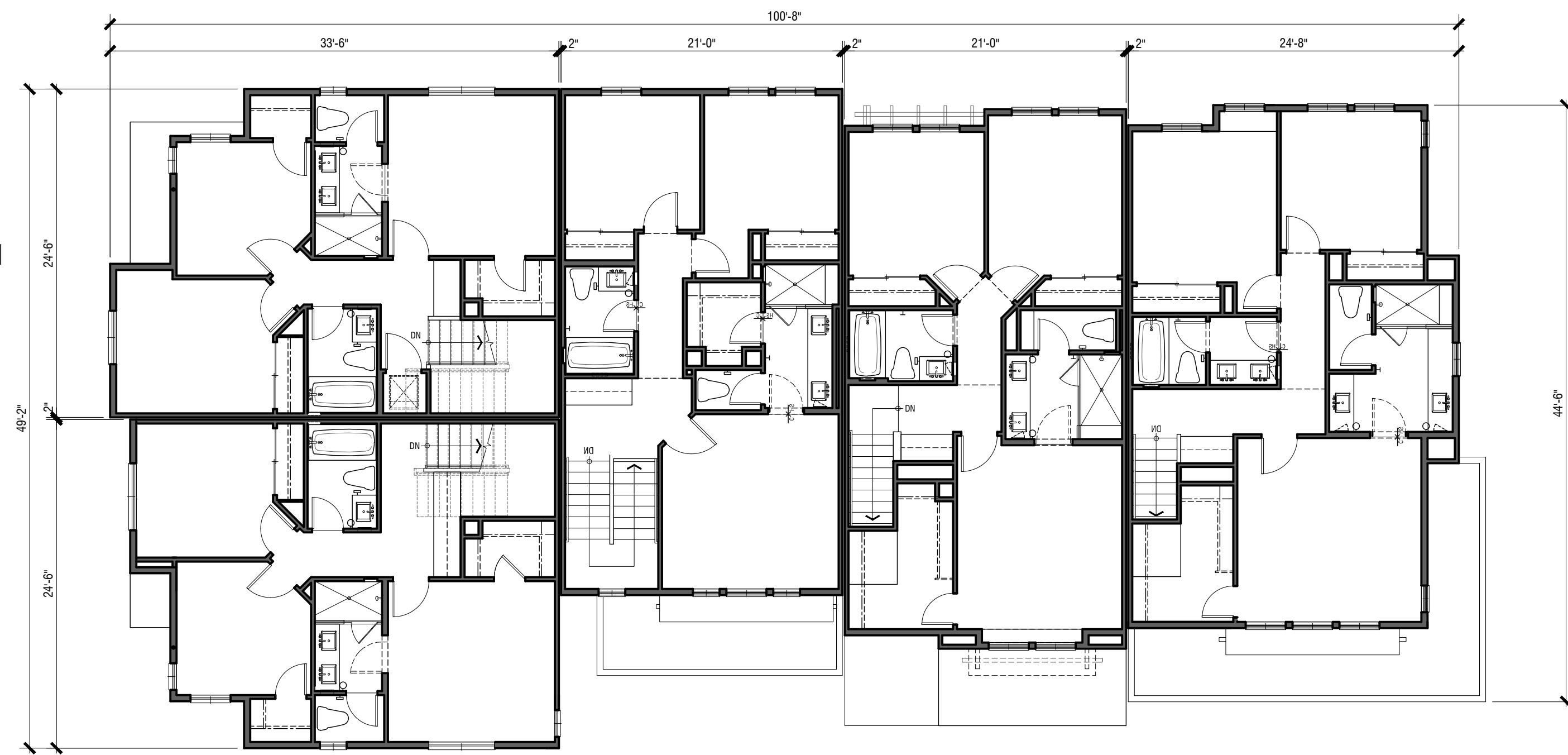
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

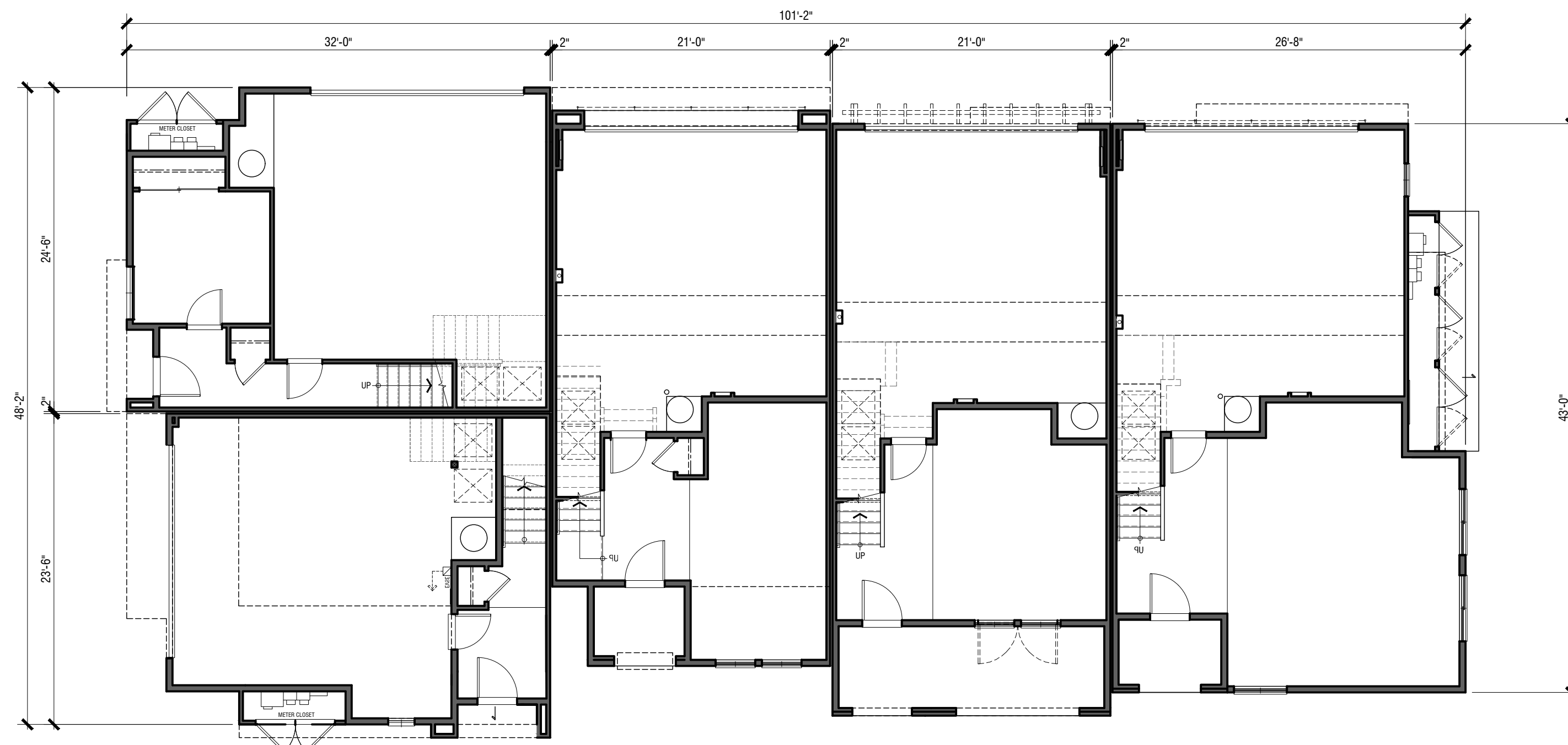
Plan 4

Plan 3

Plan 6

Third Floor

Plan 1



Plan 2

Plan 4

Plan 3

Plan 6

First Floor

**Building 400**

5 Units

(1) Plan 1

(1) Plan 2

(1) Plan 4

(1) Plan 3

(1) Plan 6

First Floor: 4,351sf

Second Floor: 4,428sf

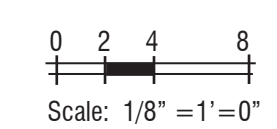
Third Floor: 4,008 sf

**Total: 12,787 sf**

**Buidling 400 Floor Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



**A10**



Third Application Submittal

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Building 500 - Conceptual Perspective



Precedent Imagery

## Building 500 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Front Elevation



Right Elevation



Rear Elevation



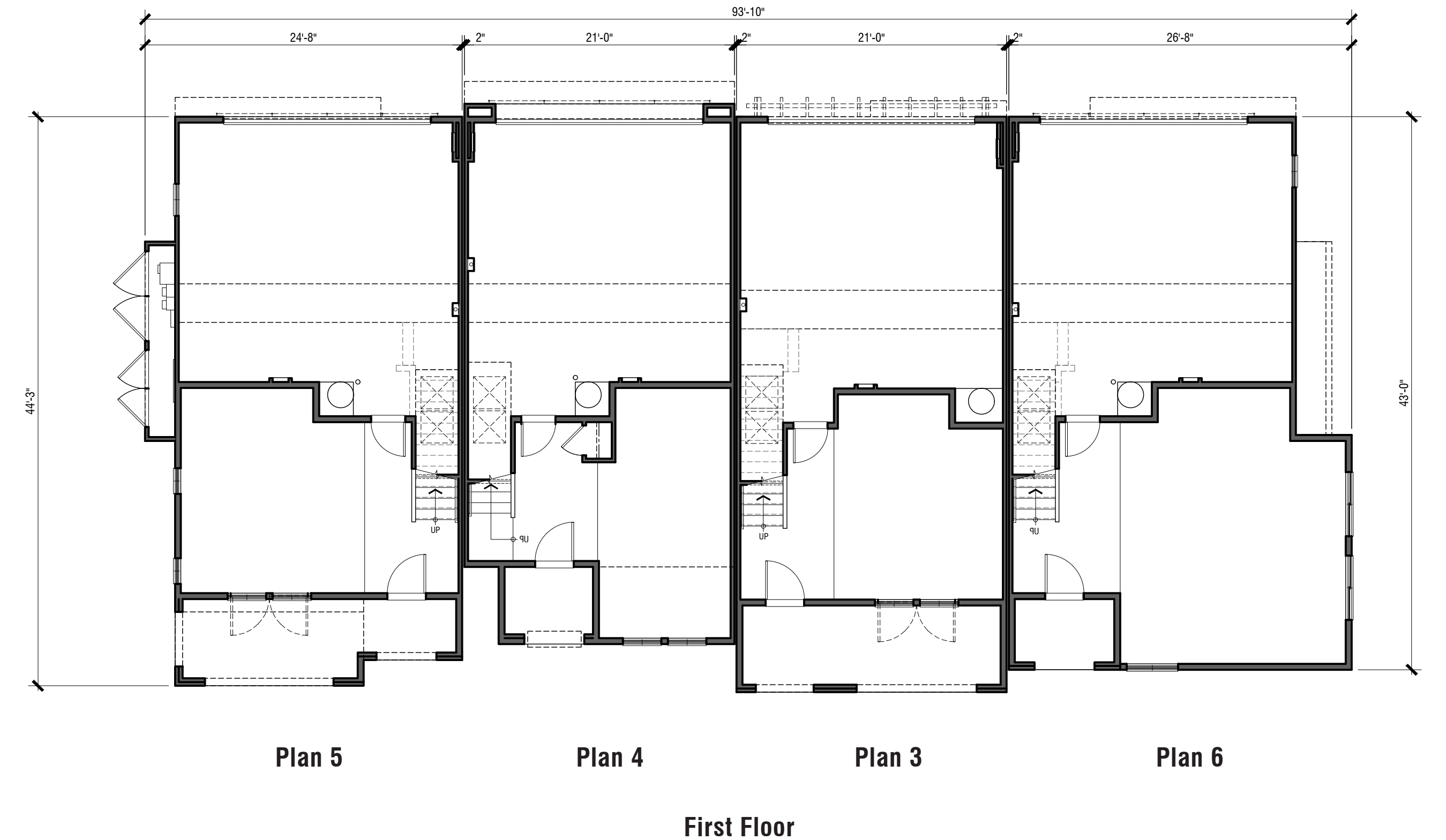
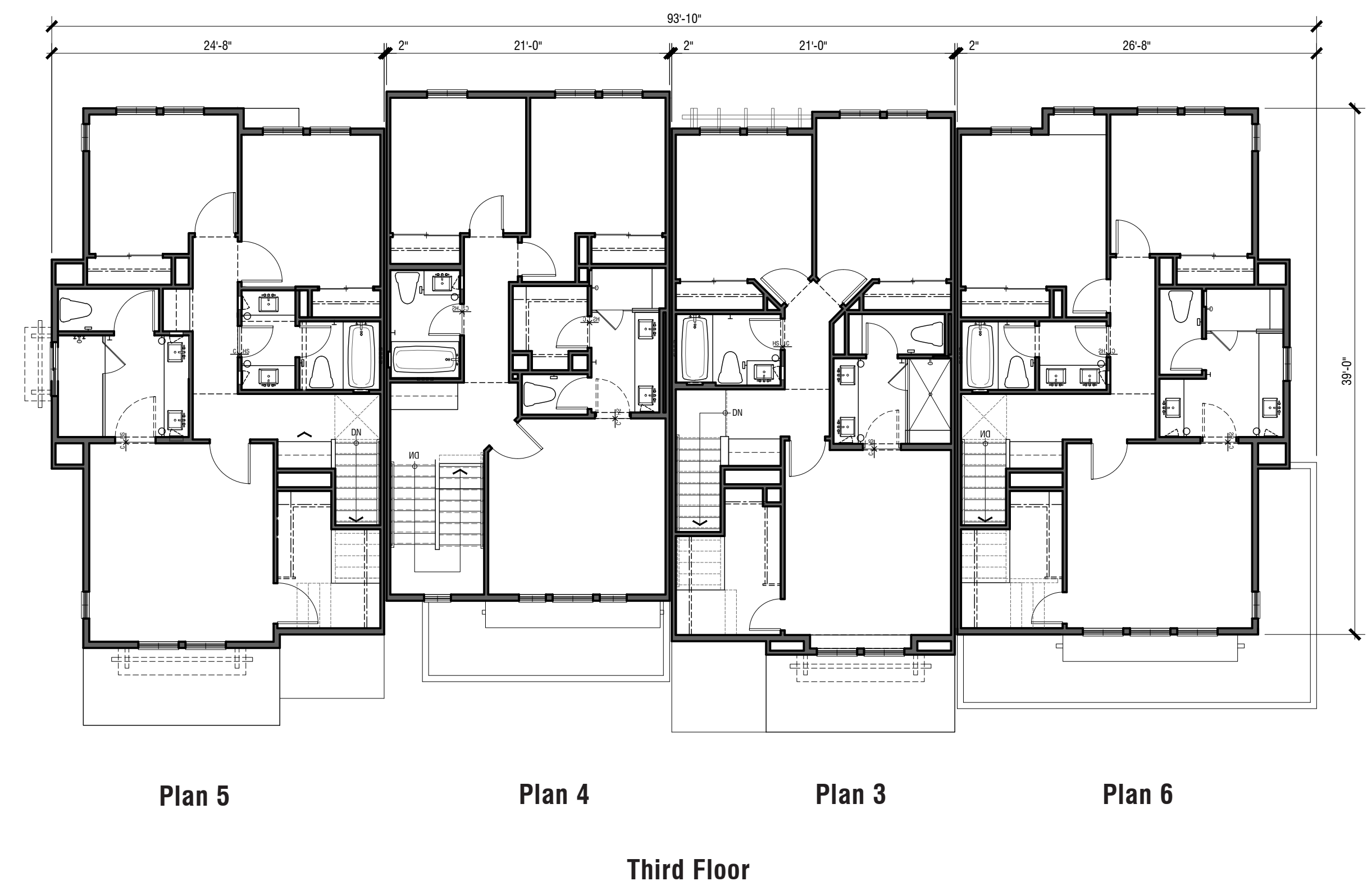
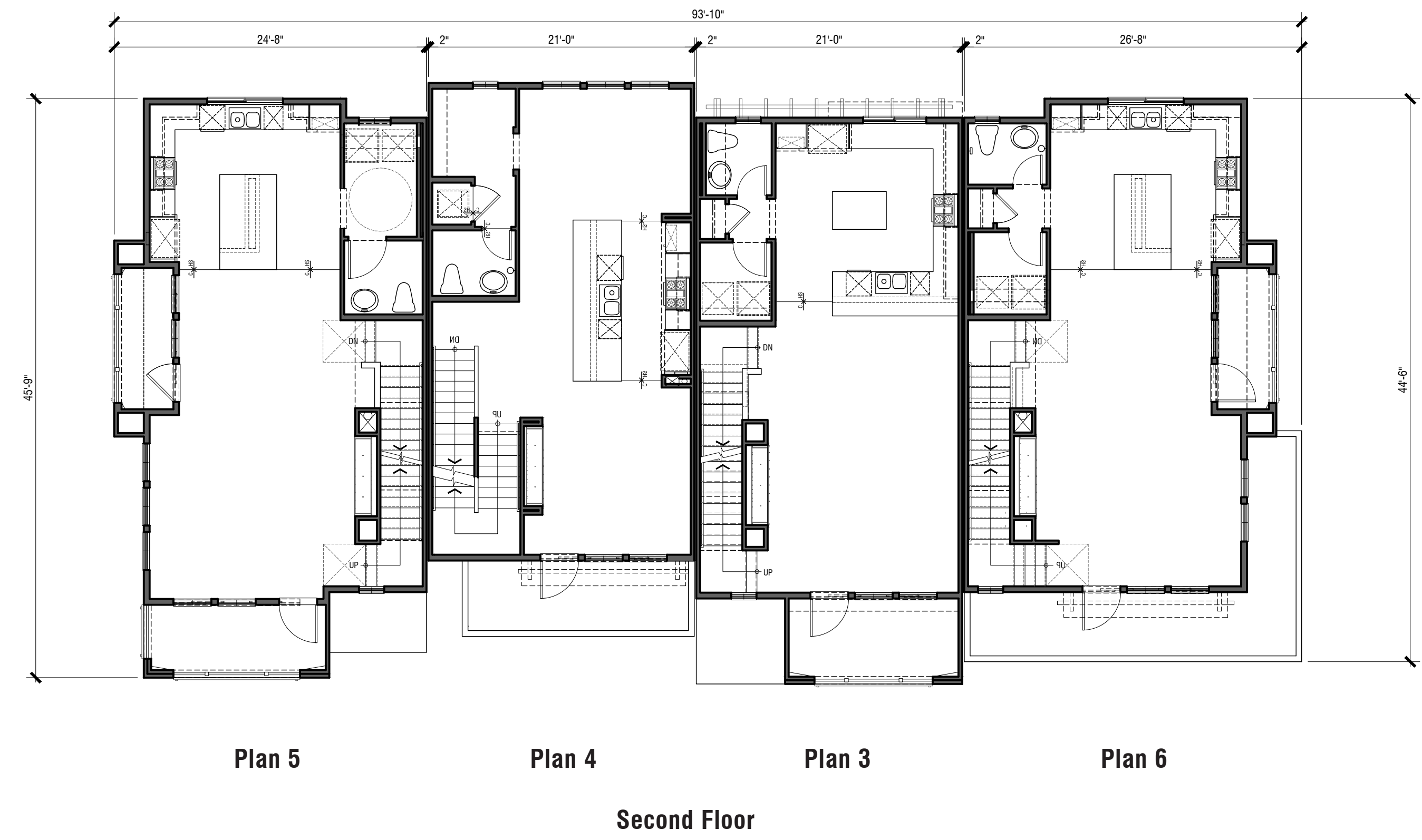
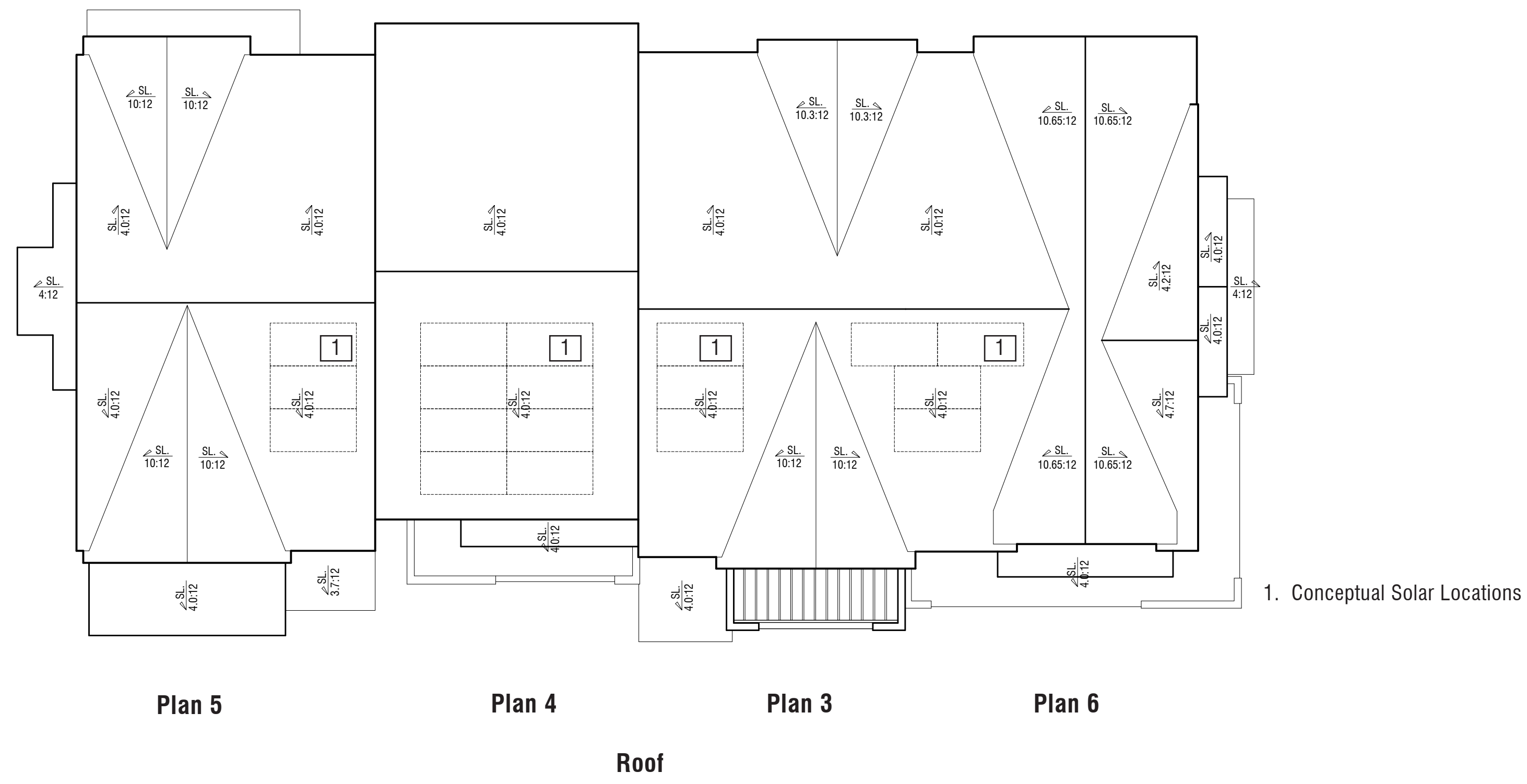
Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





**Building 500**  
 4 Units  
 (1) Plan 3  
 (1) Plan 4  
 (1) Plan 5  
 (1) Plan 6

First Floor:	3,874 sf
Second Floor:	3,910 sf
Third Floor:	3,440 sf
<b>Total:</b>	<b>11,224 sf</b>

## Building 500 Floor & Roof Plans

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Building 600 - Conceptual Perspective



Precedent Imagery

**Building 600**  
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Front Elevation



Right Elevation



Rear Elevation



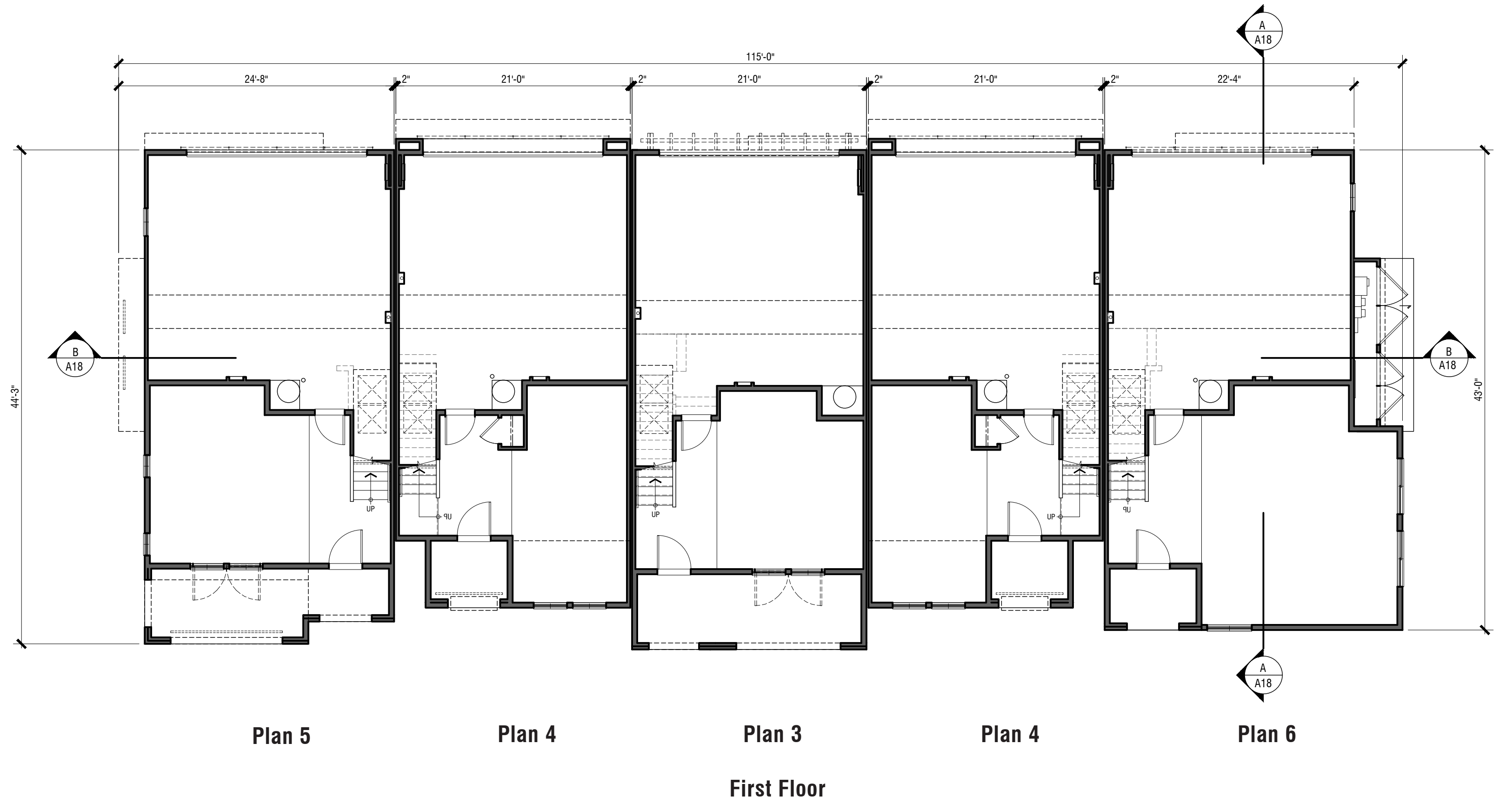
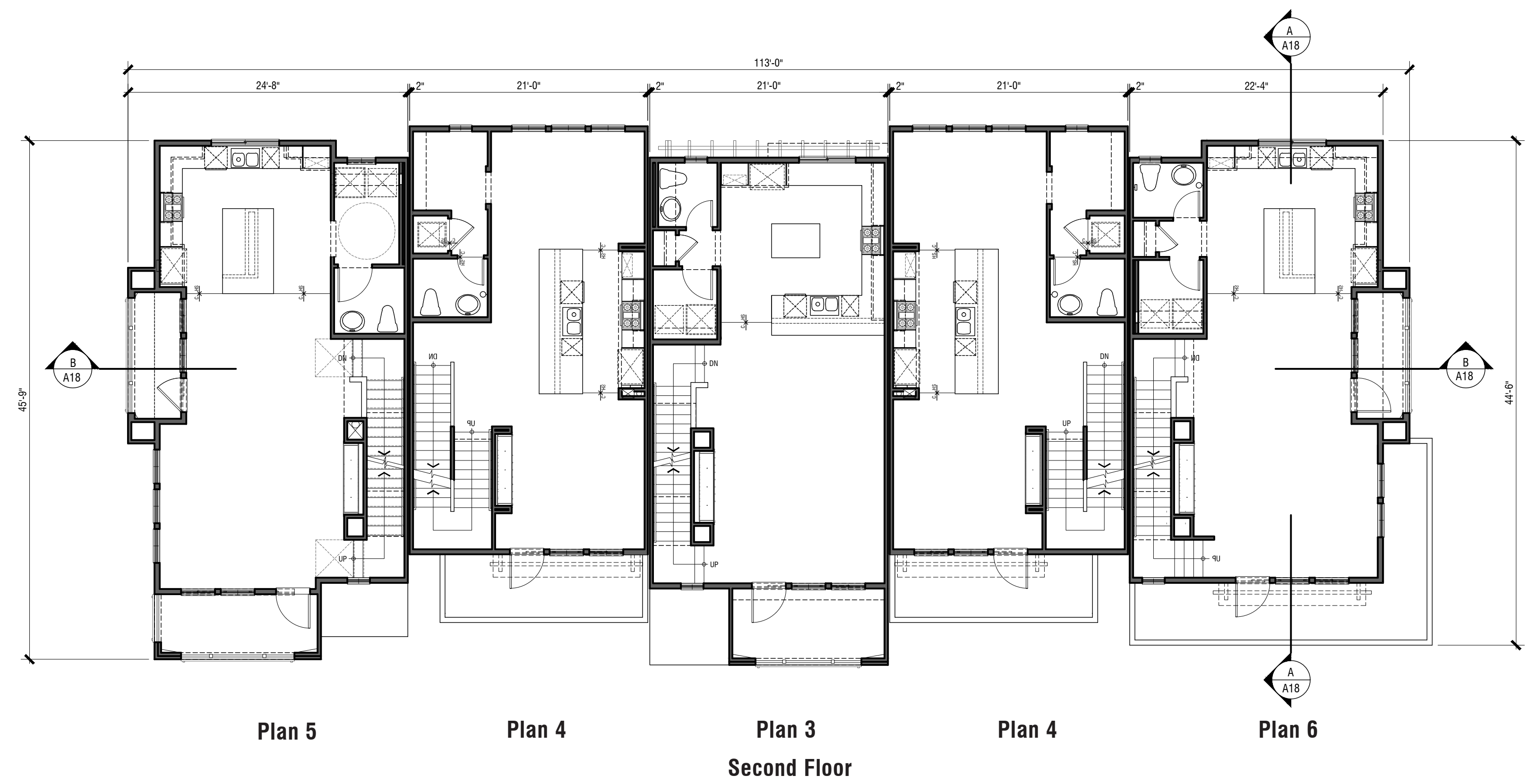
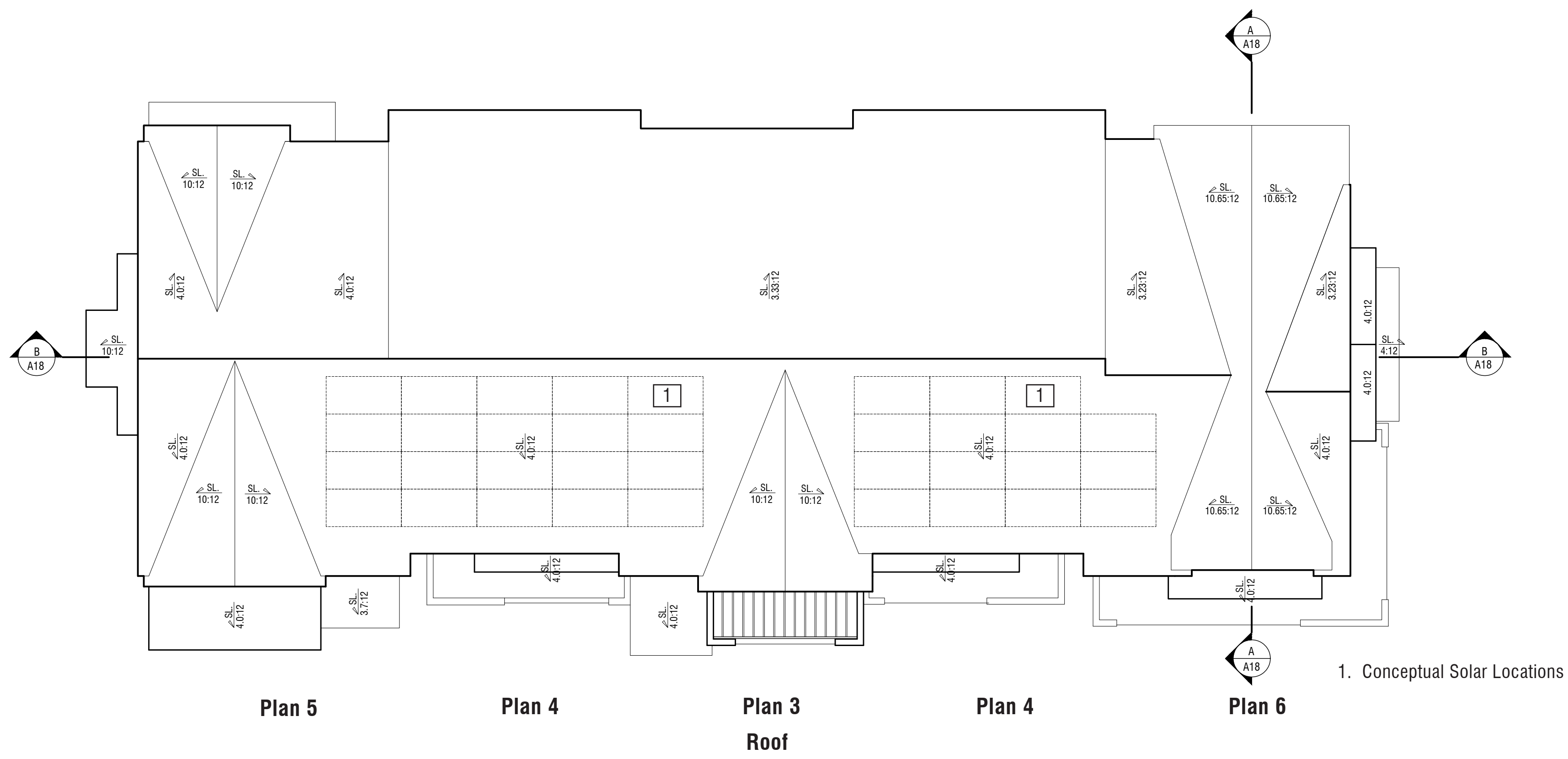
Left Elevation

Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





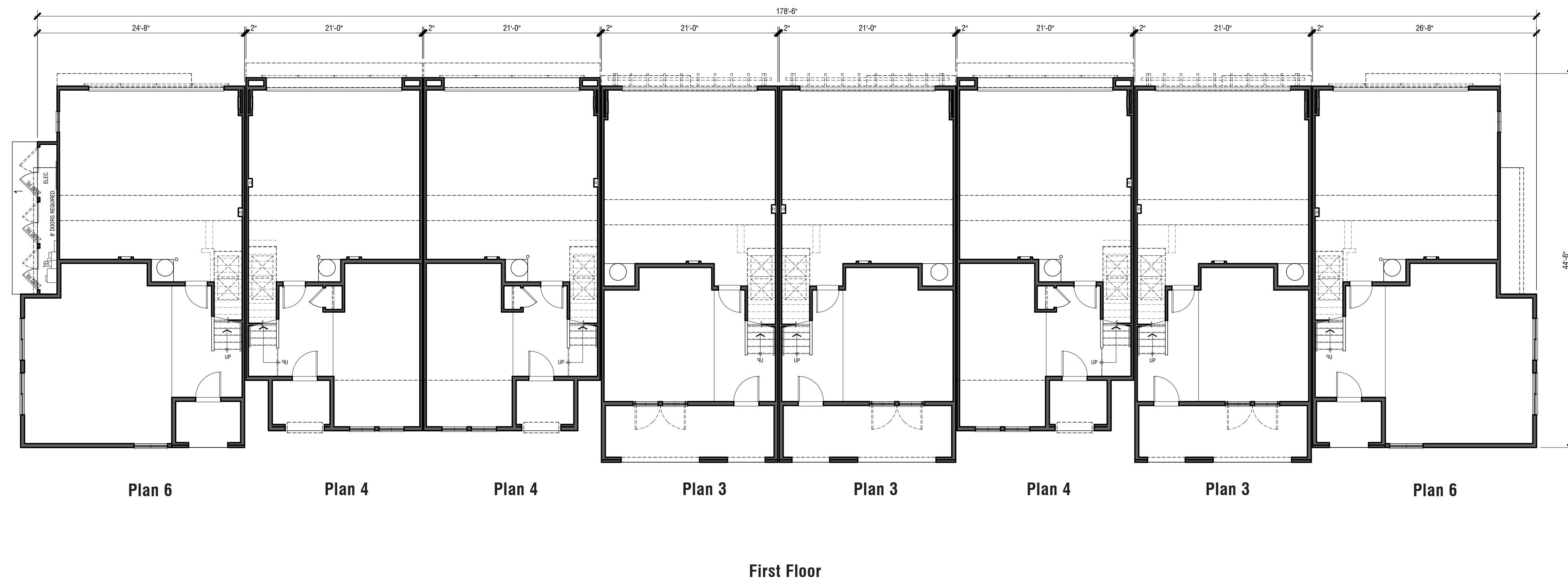
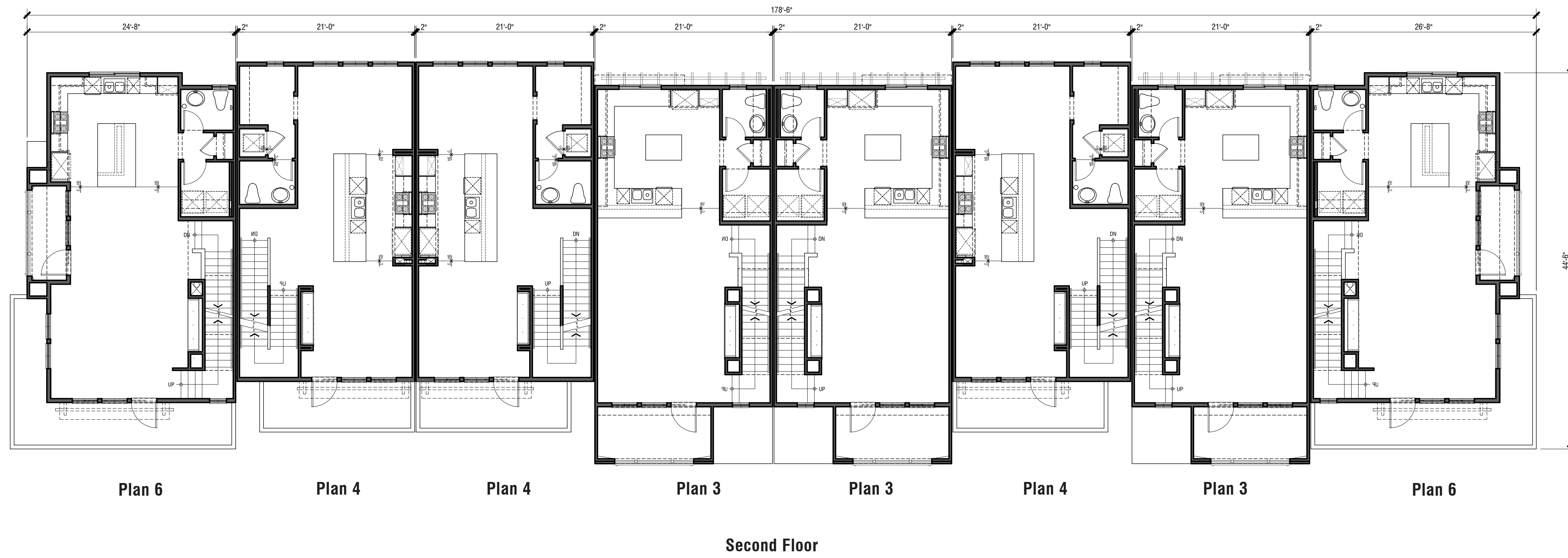
**Building 600**  
 5 Units  
 (1) Plan 3  
 (2) Plan 4  
 (1) Plan 5  
 (1) Plan 6

First Floor:	4,708 sf
Second Floor:	4,818 sf
Third Floor:	4,238 sf
<b>Total:</b>	<b>13,764 sf</b>

**Building 600 Floor & Roof Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



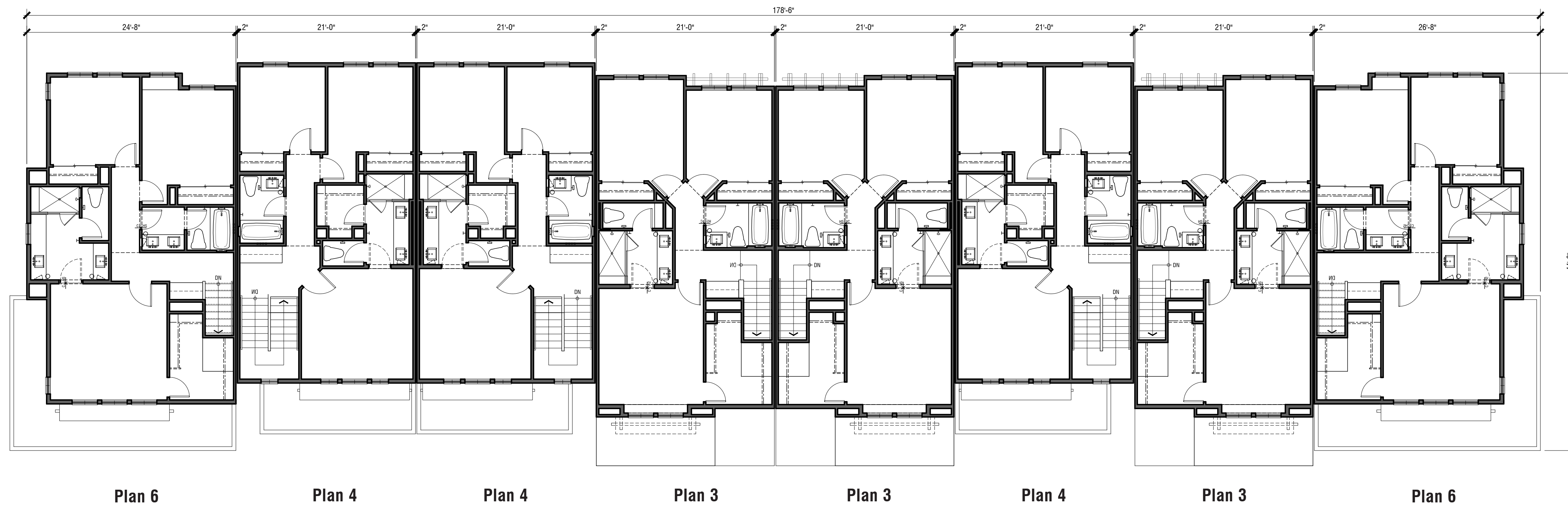
**Building 700**  
 8 Units  
 (3) Plan 3  
 (3) Plan 4  
 (2) Plan 6

First Floor: 7,547 sf  
 Second Floor: 7,629 sf  
 Third Floor: 6,693 sf  
 Total: 21,869 sf

**Building 700 Floor Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor

**Building 700**

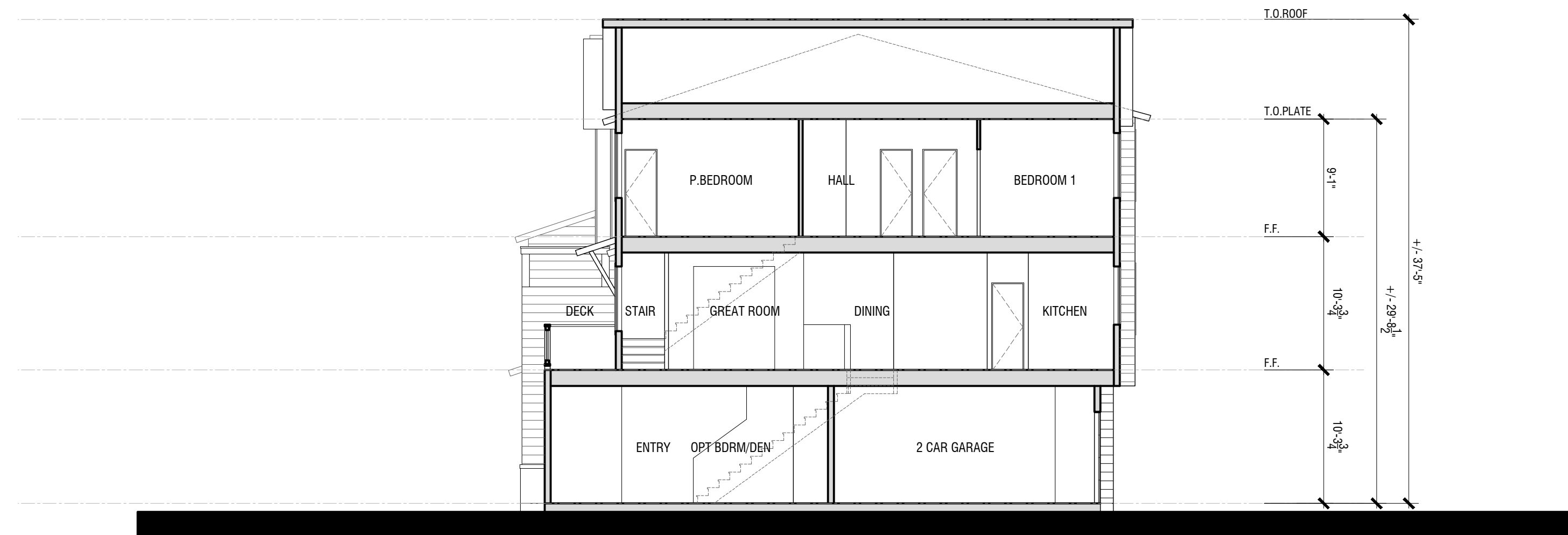
8 Units  
 (3) Plan 3  
 (3) Plan 4  
 (2) Plan 6

First Floor: 7,547 sf  
 Second Floor: 7,629 sf  
 Third Floor: 6,693 sf  
 Total: 21,869 sf

**Building 700 Floor Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Plan 6



Plan 5

Plan 4

Plan 3

Plan 4

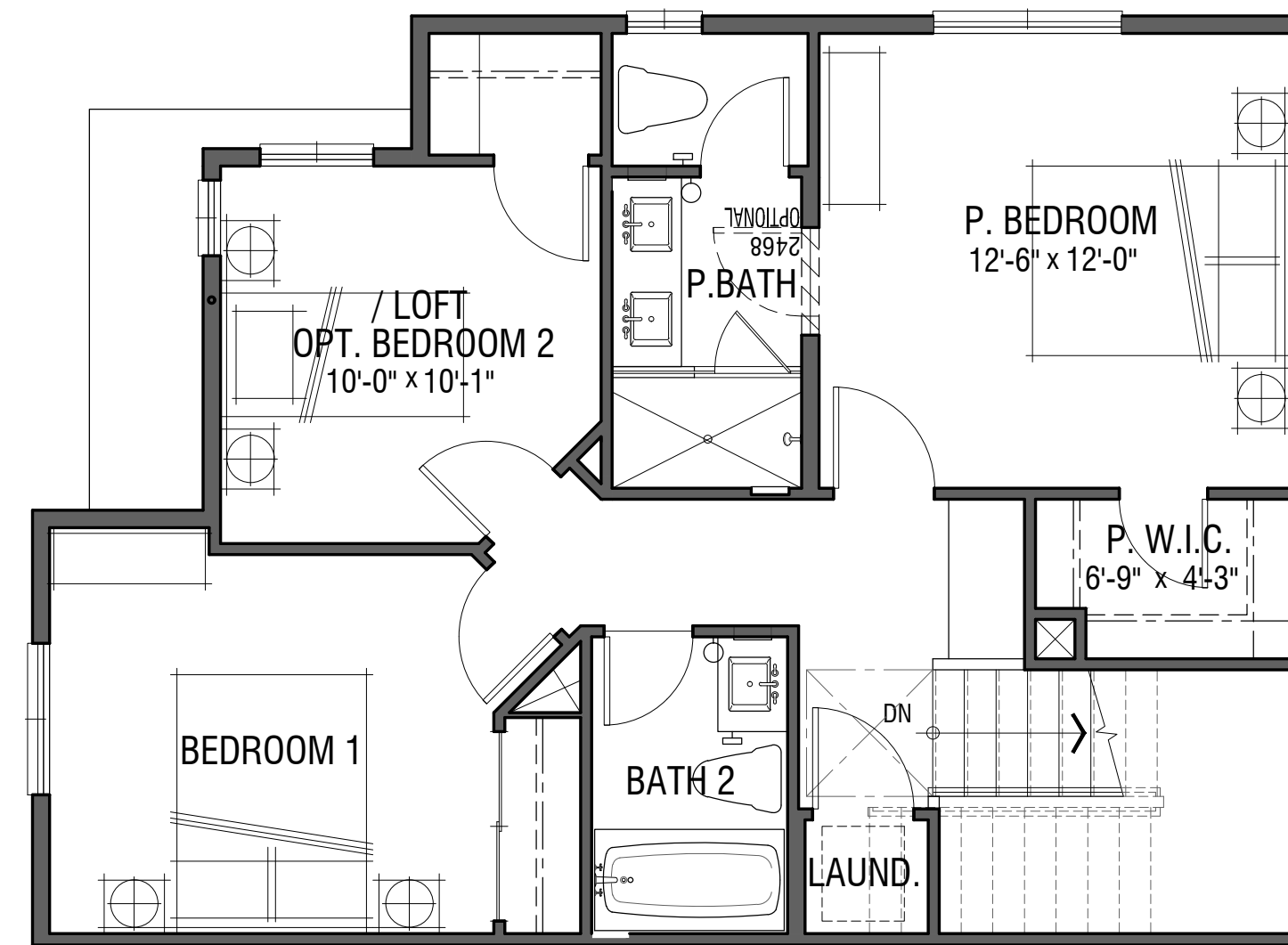
Plan 6

## Representative Building Sections

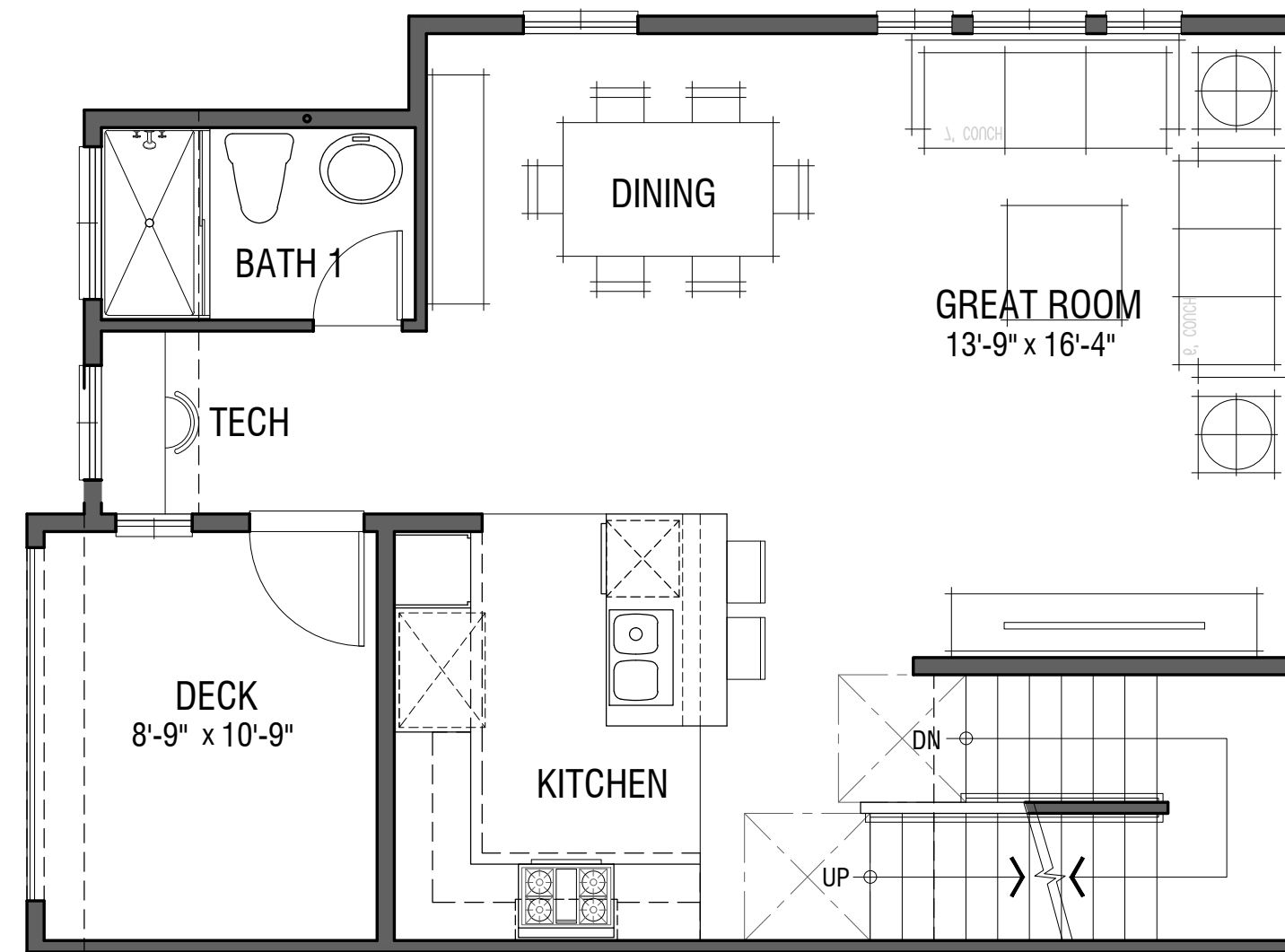
# The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

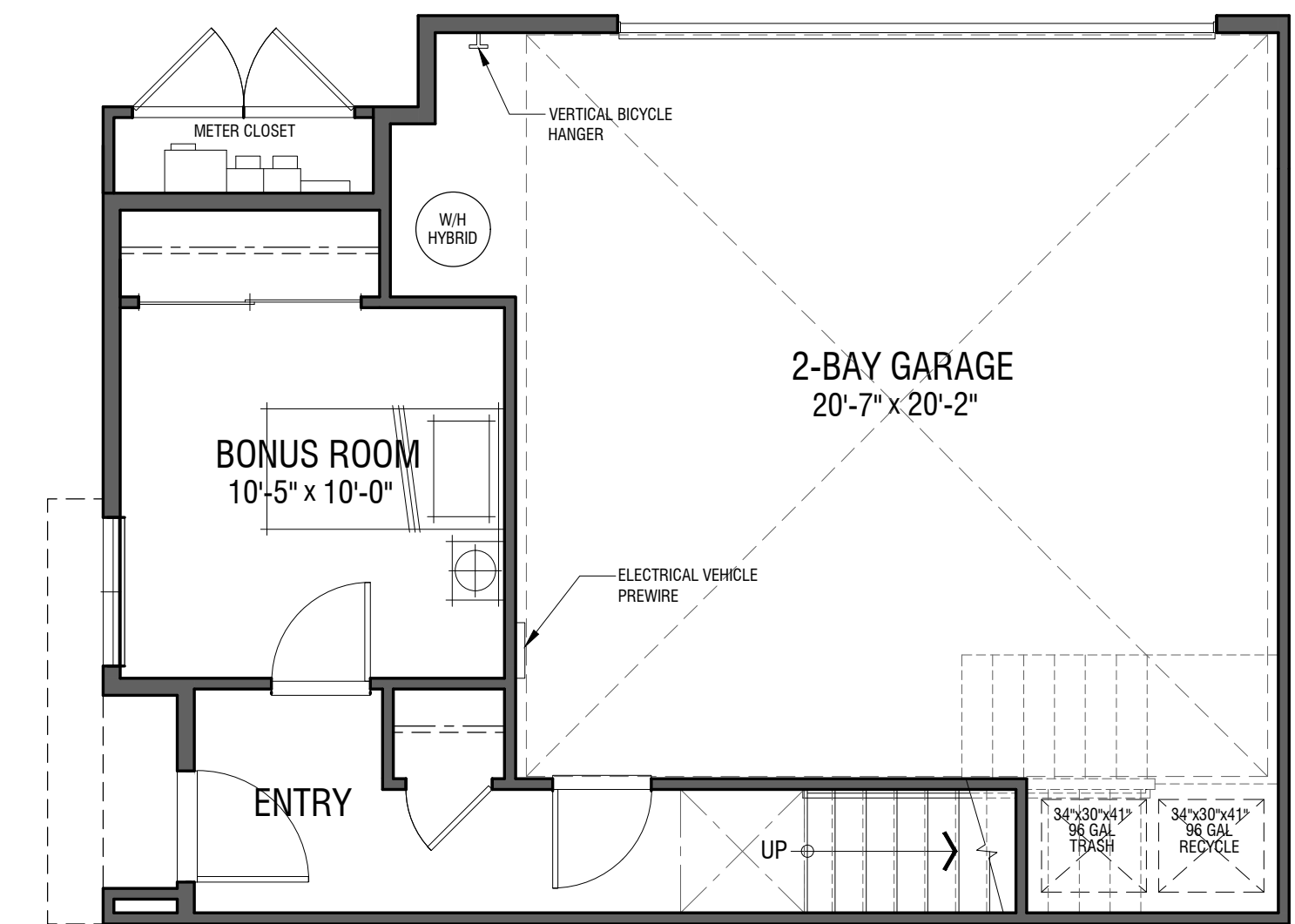




Third Floor



Second Floor



First Floor

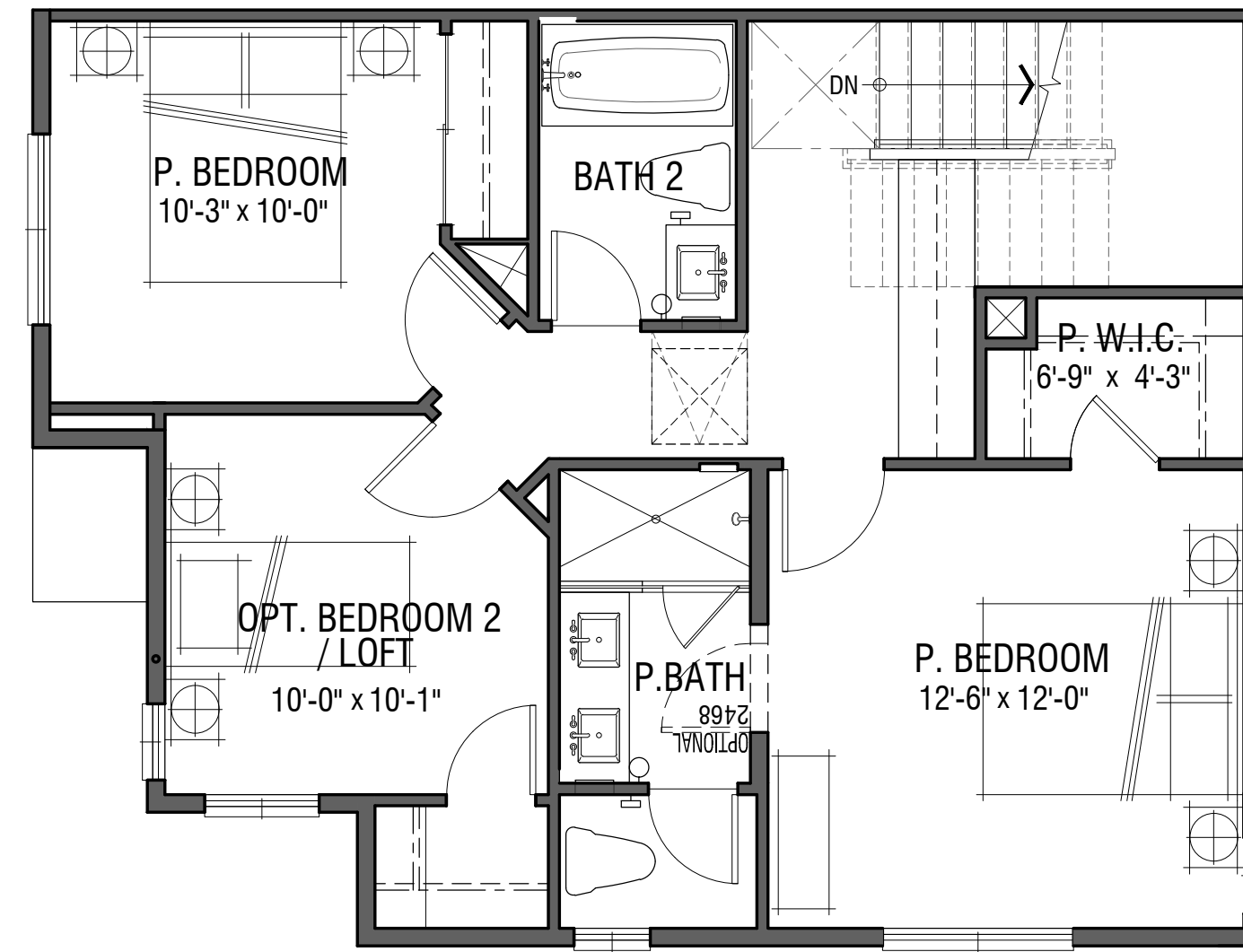
**Plan 1**

3 Bedroom | 3 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,503 sf

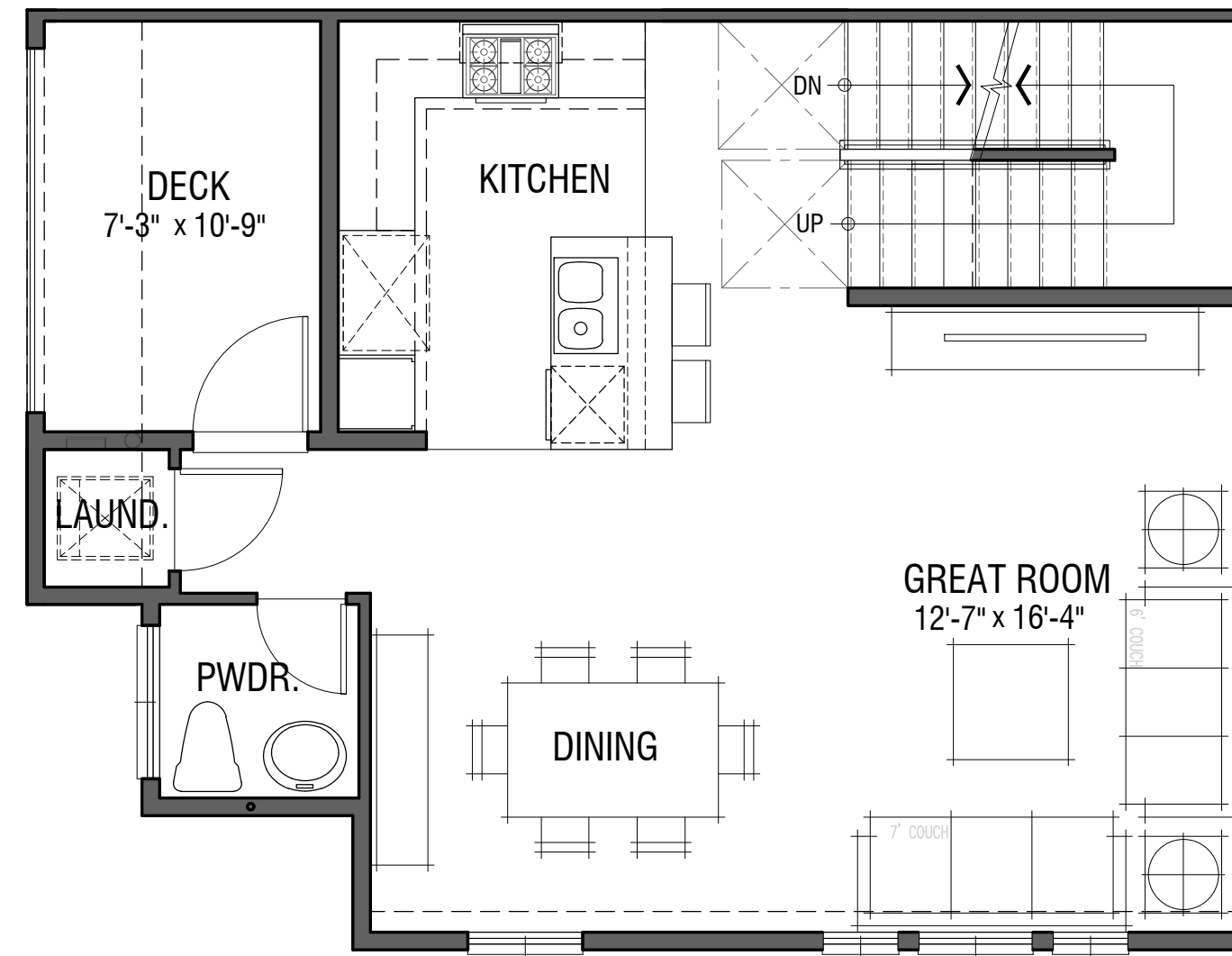
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

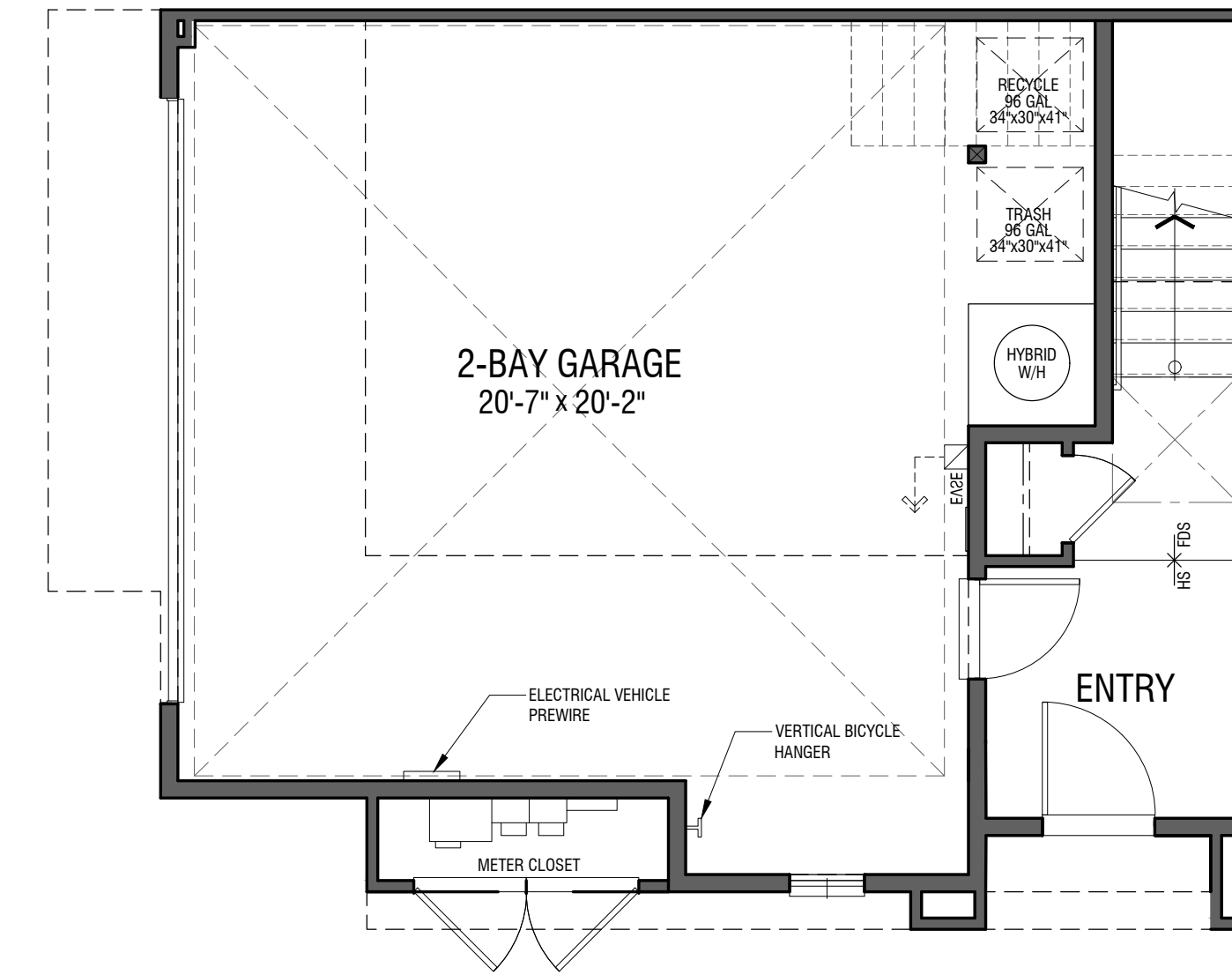




Third Floor



Second Floor



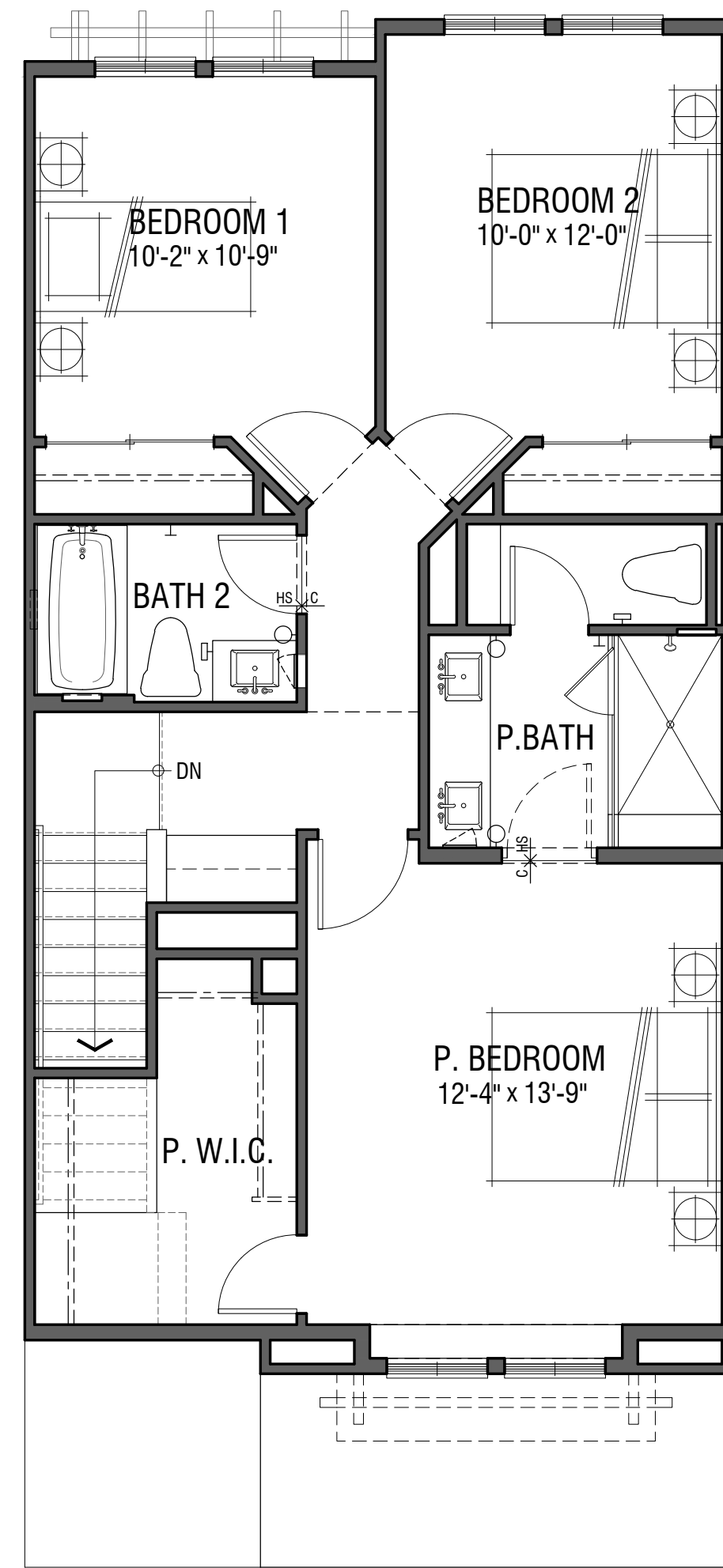
First Floor

**Plan 2**

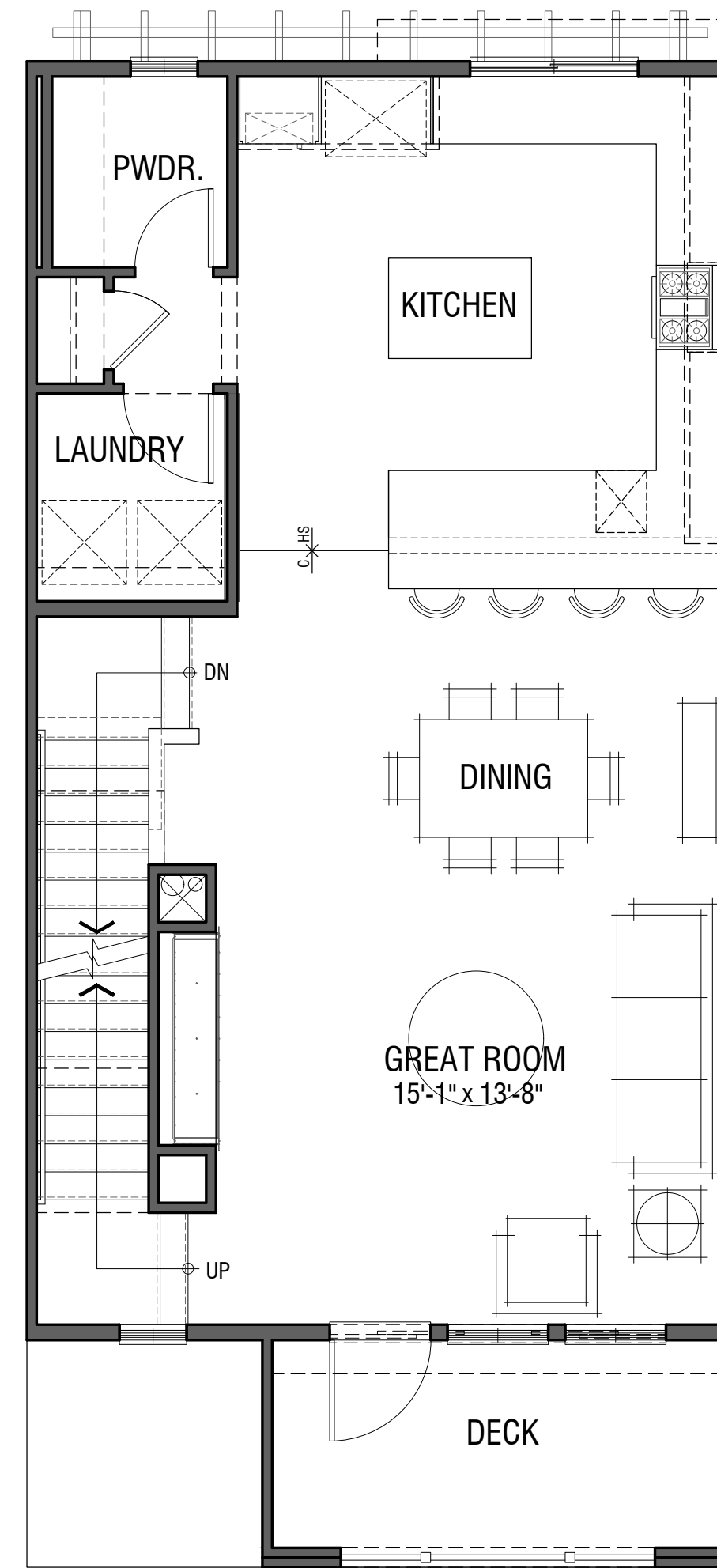
3 Bedroom | 2.5 Bath  
2 Car Garage  
1,354 sf

**The Canopy**

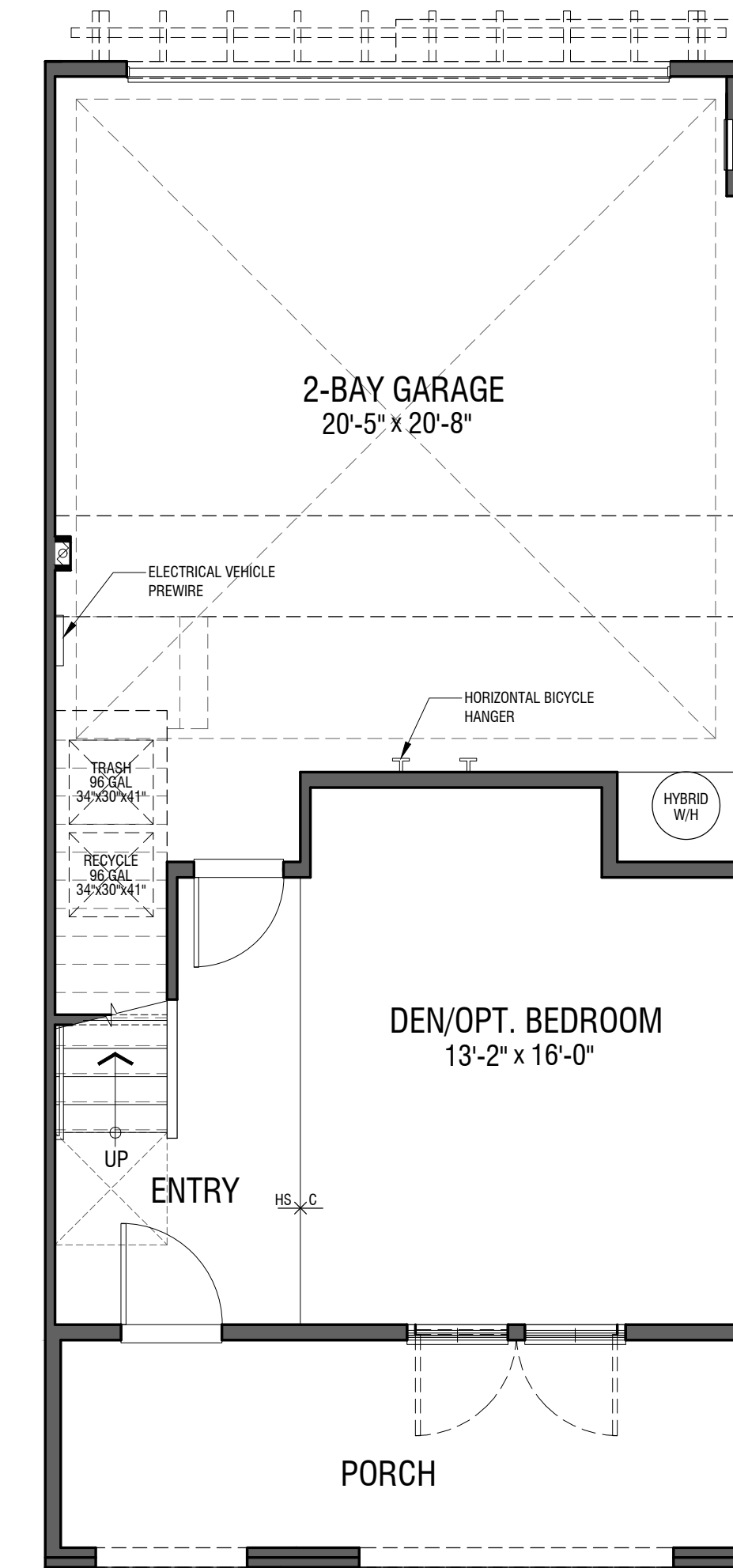
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



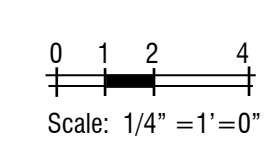
First Floor

**Plan 3**

3 Bedroom | 2.5 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,773 sf

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



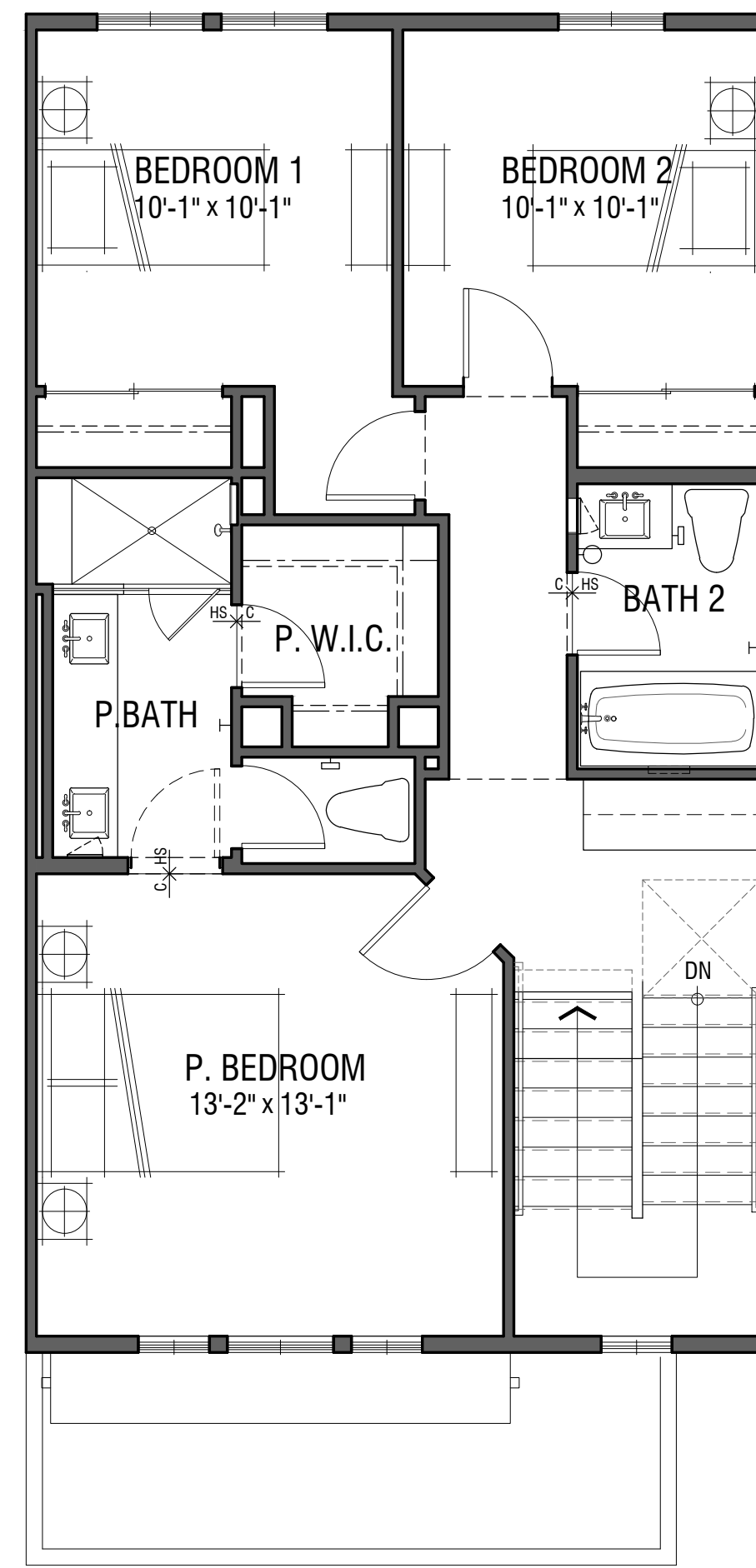
**A22**

Third Application Submittal

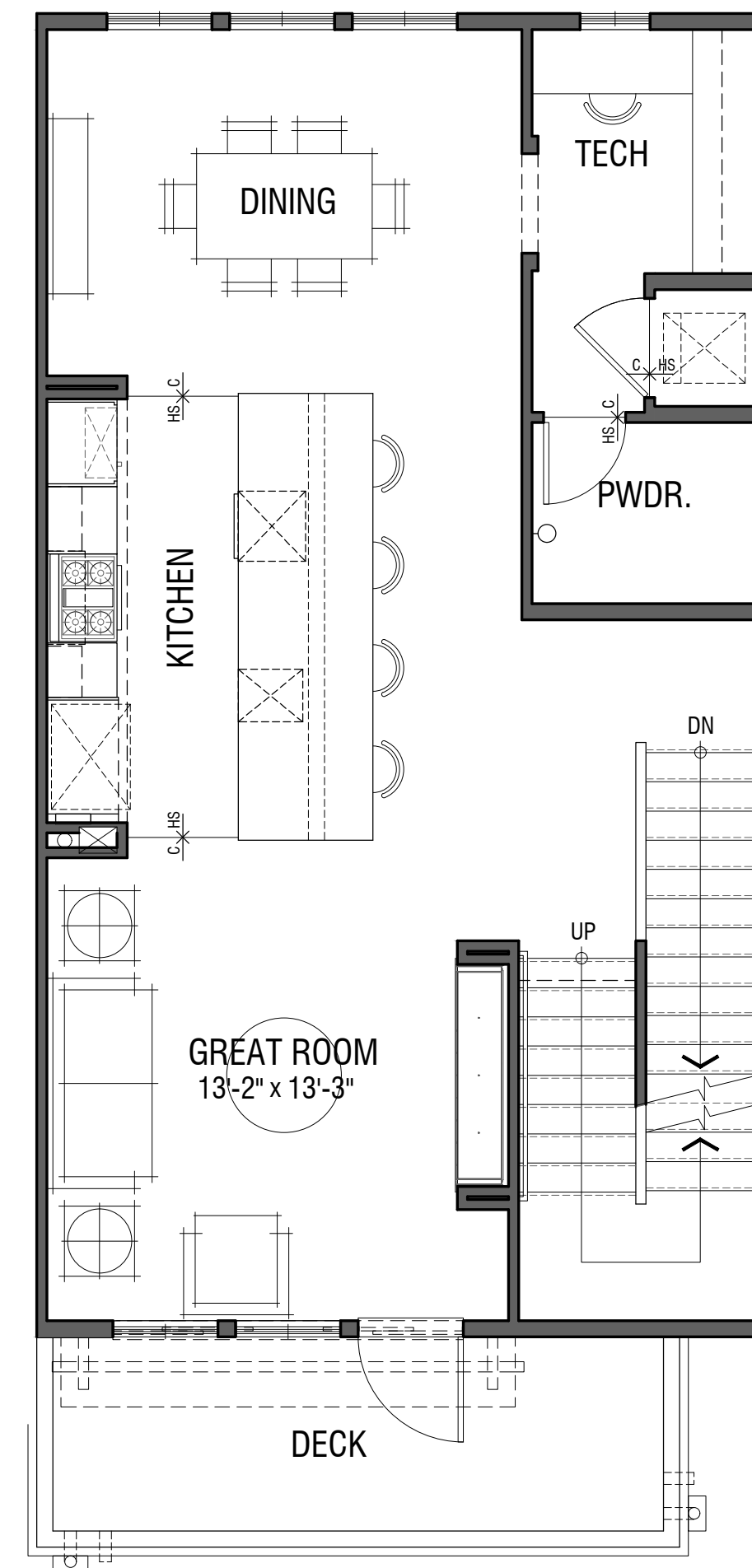
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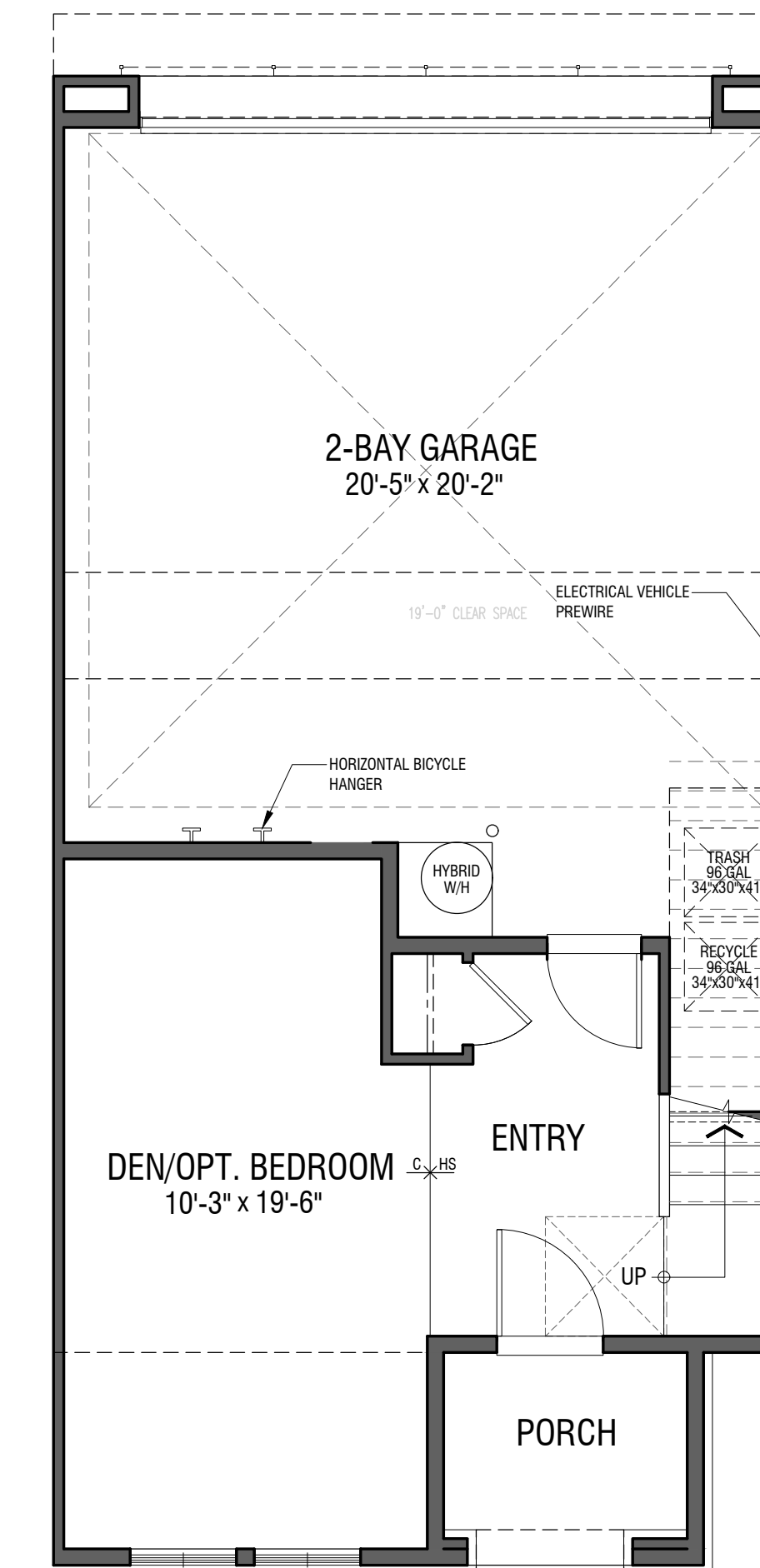
ORANGE COUNTY - LOS ANGELES - SAN DIEGO - SACRAMENTO



Third Floor



Second Floor



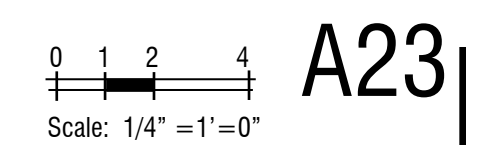
First Floor

**Plan 4**

3 Bedroom | 2.5 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,736 sf

**The Canopy**

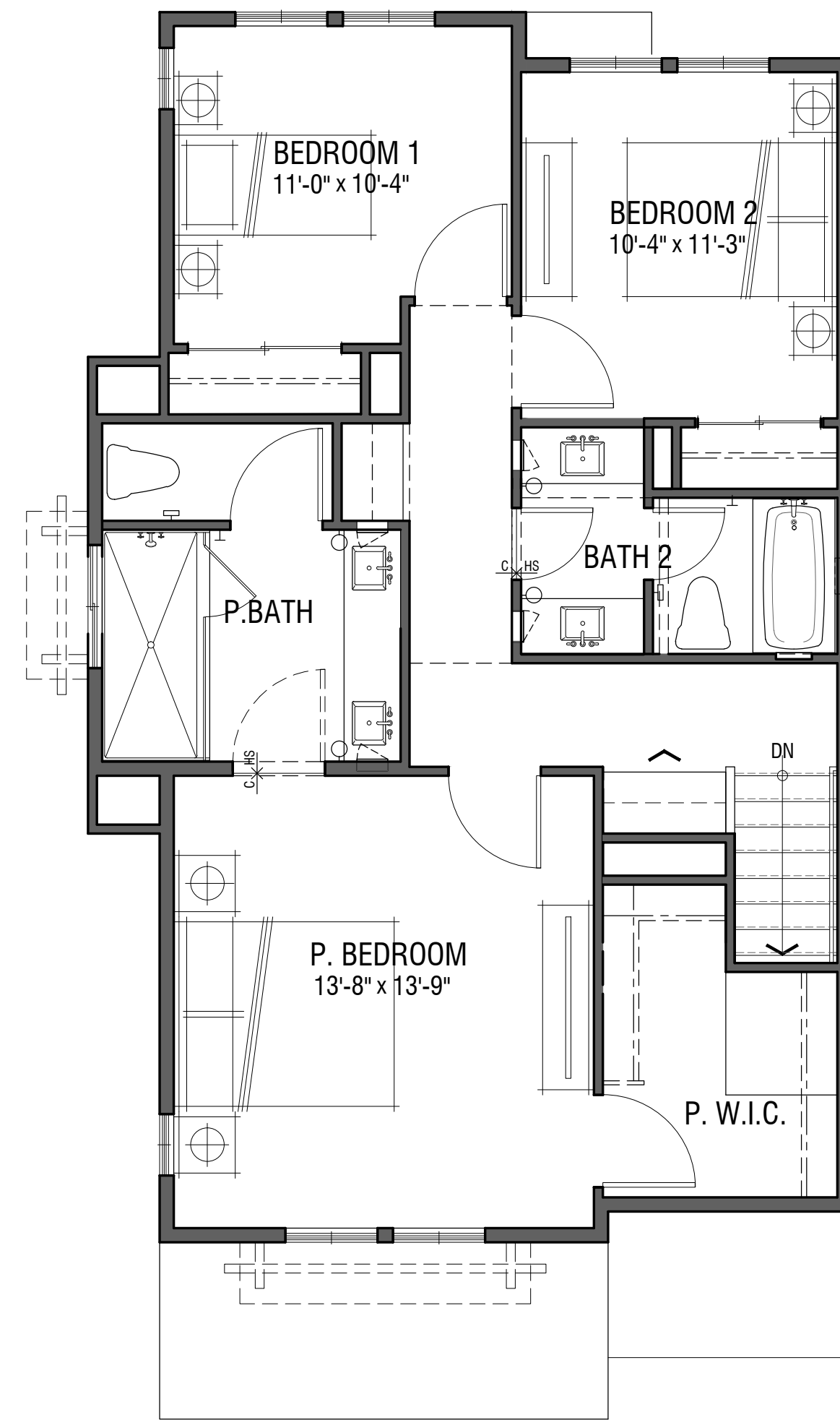
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



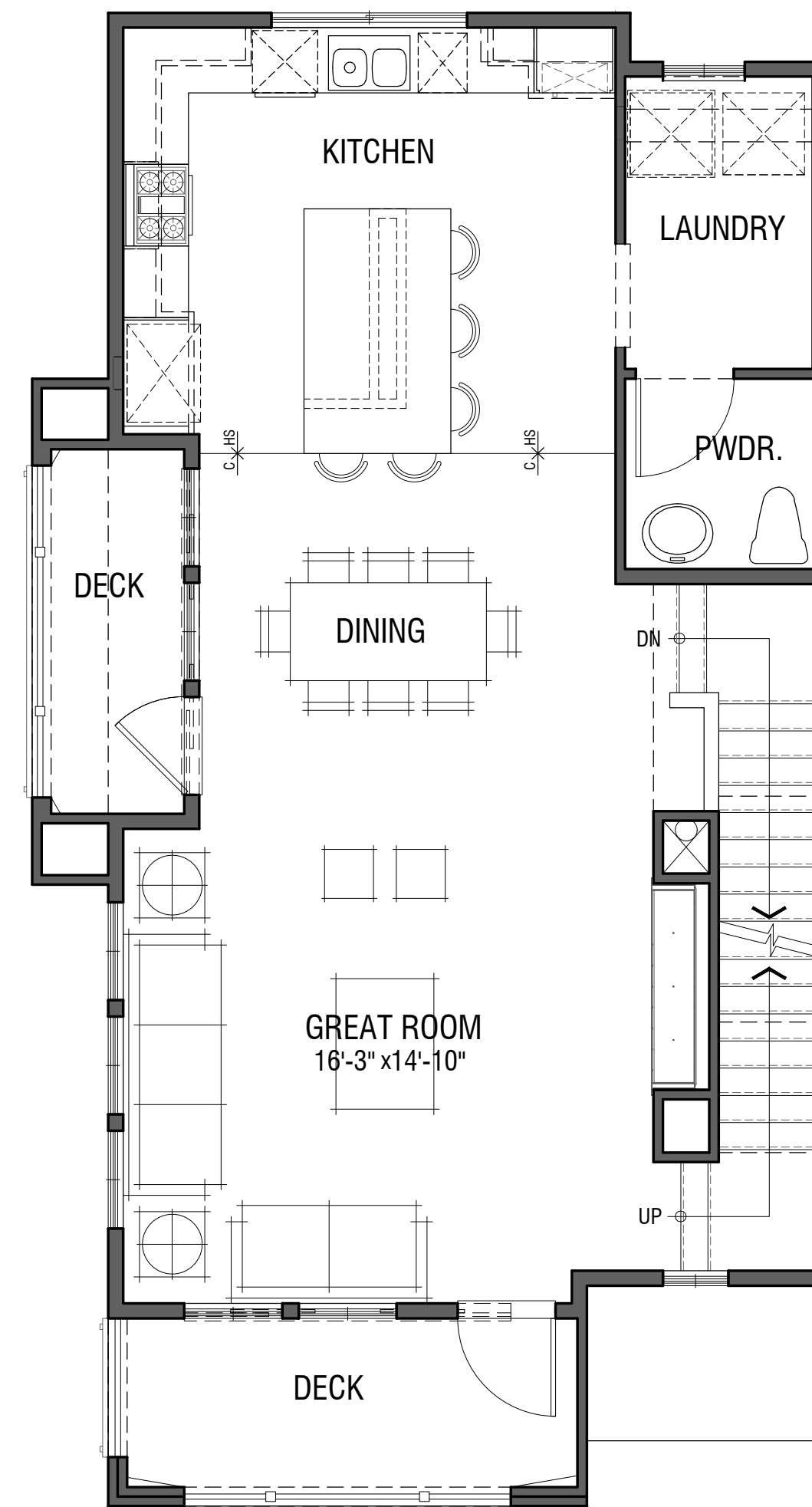
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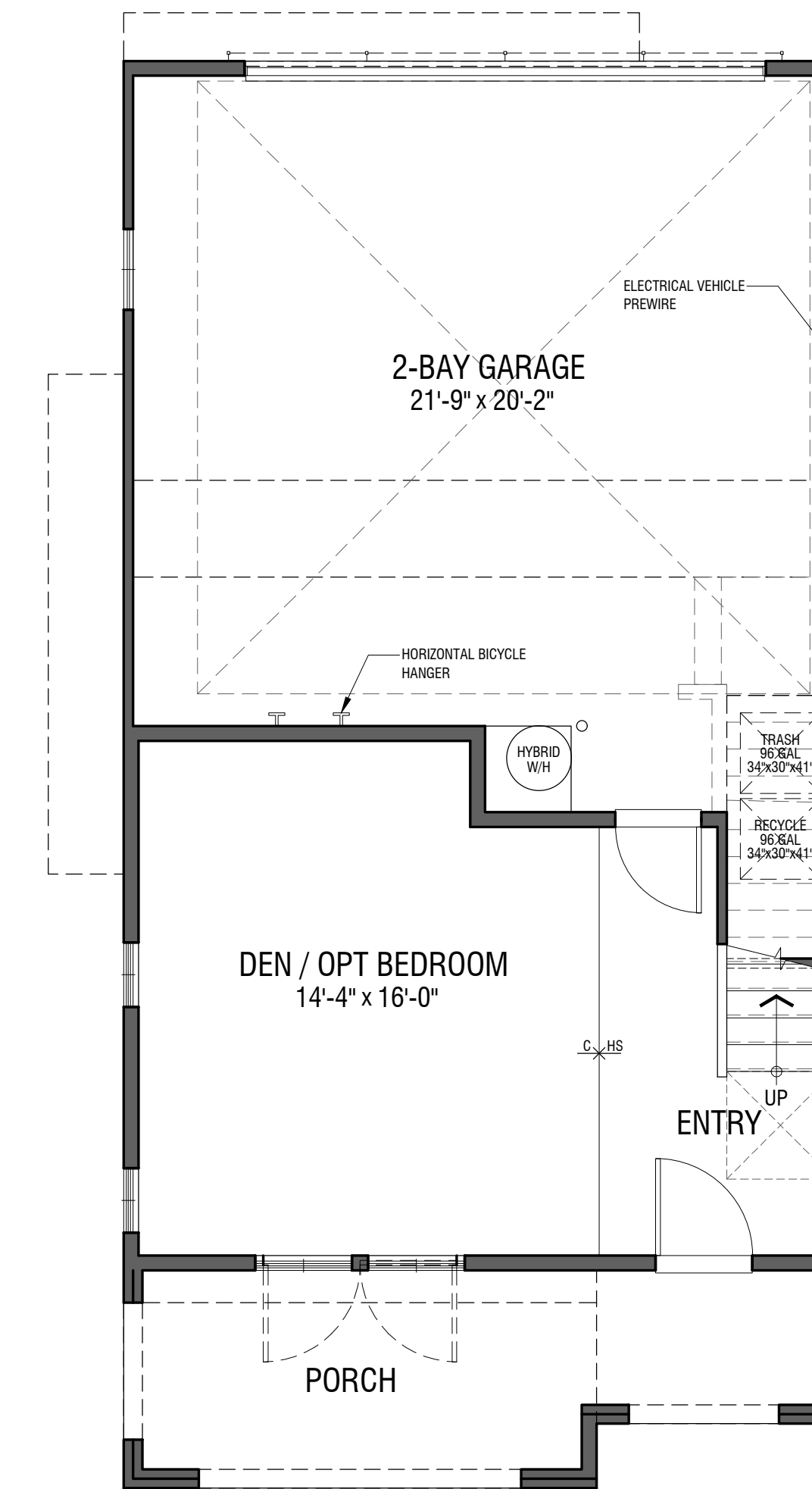




Third Floor



Second Floor



First Floor

Note: For personal elevator option, see Sheet A24.

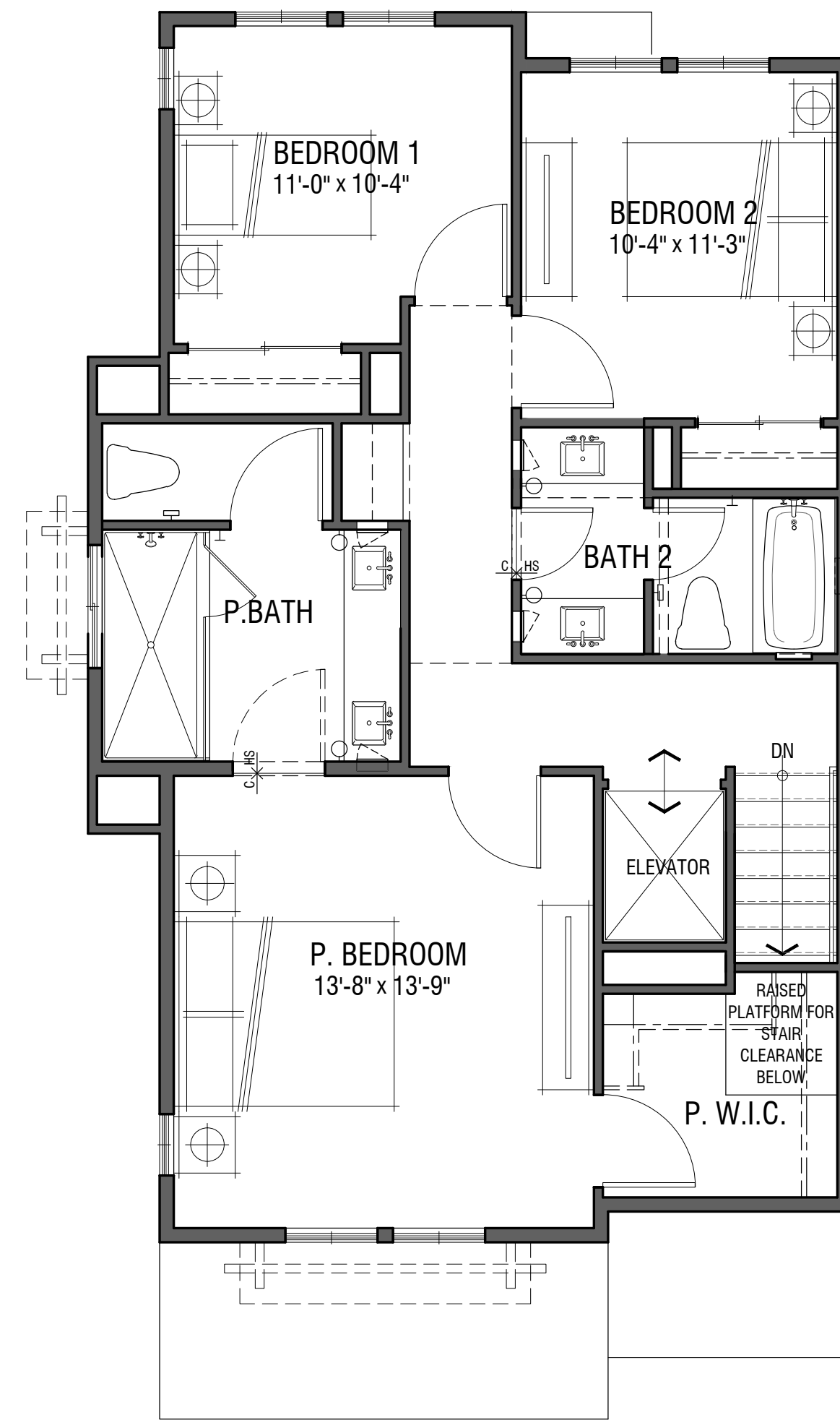
**Plan 5**

3 Bedroom | 2.5 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,926 sf

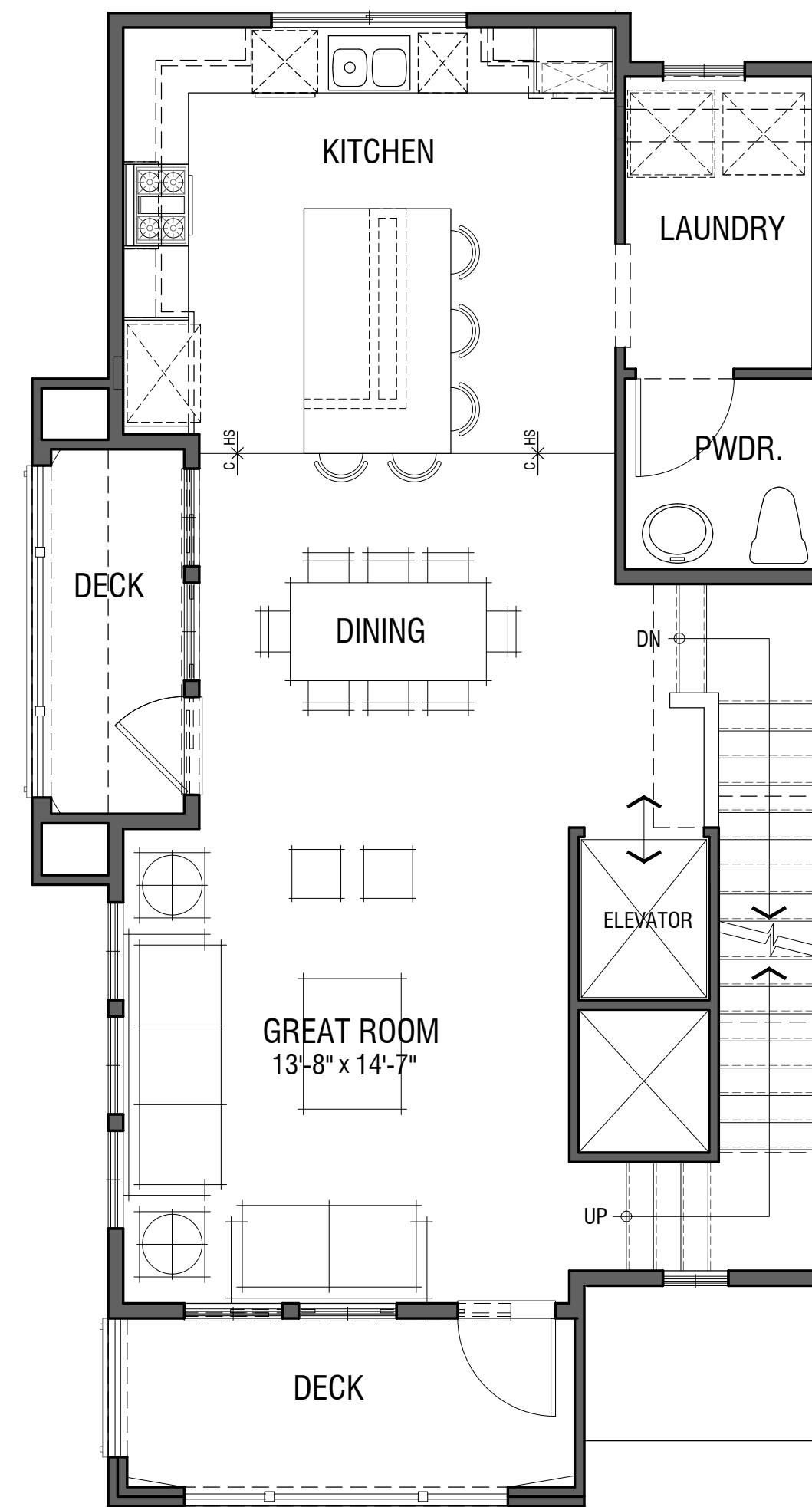
**The Canopy**

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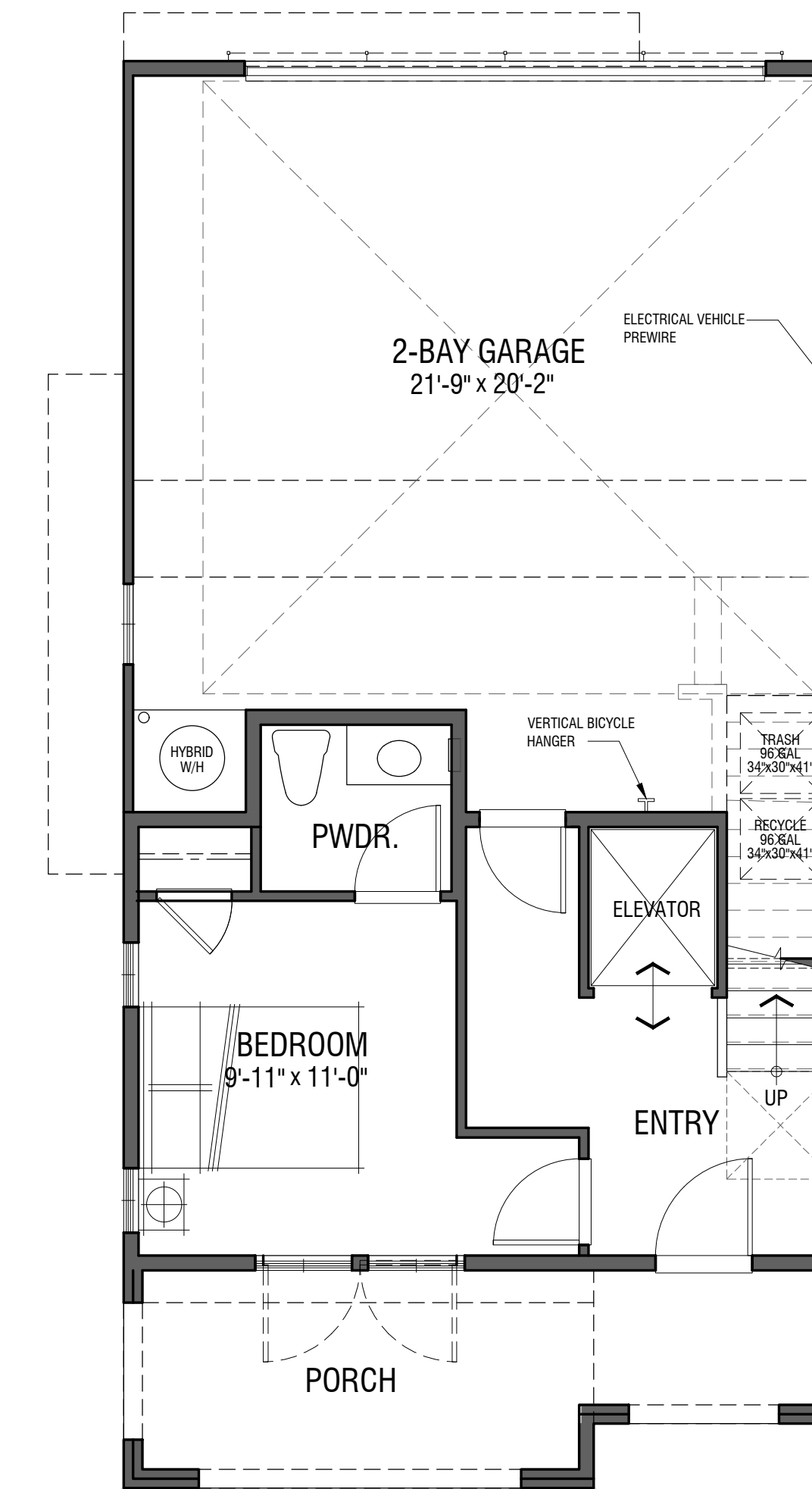




Third Floor



Second Floor



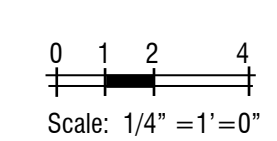
First Floor

**Plan 5 with Personal Elevator Option**

4 Bedroom | 2.5 Bath  
2 Car Garage  
1,926 sf

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



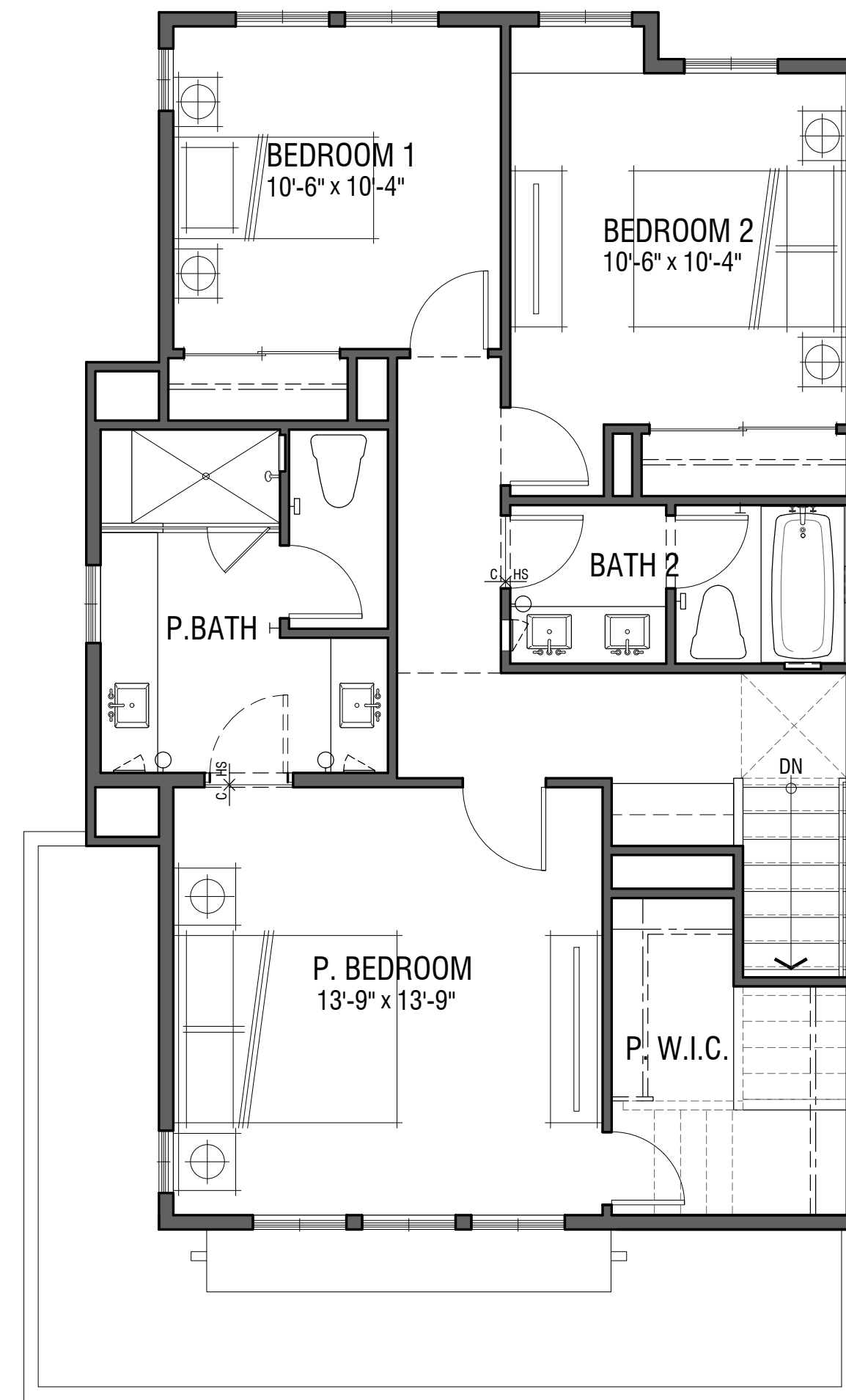
**A25**



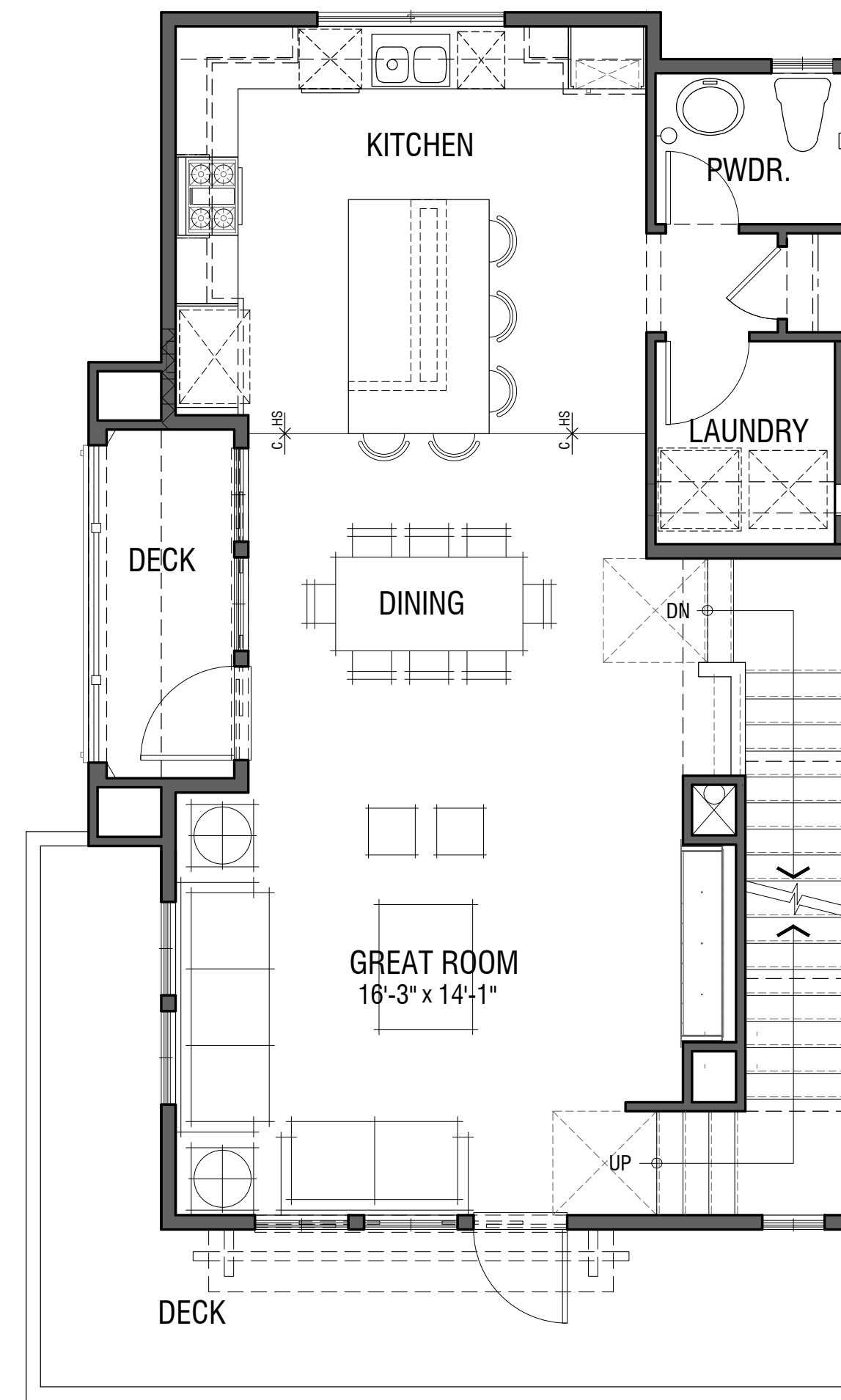
Third Application Submittal

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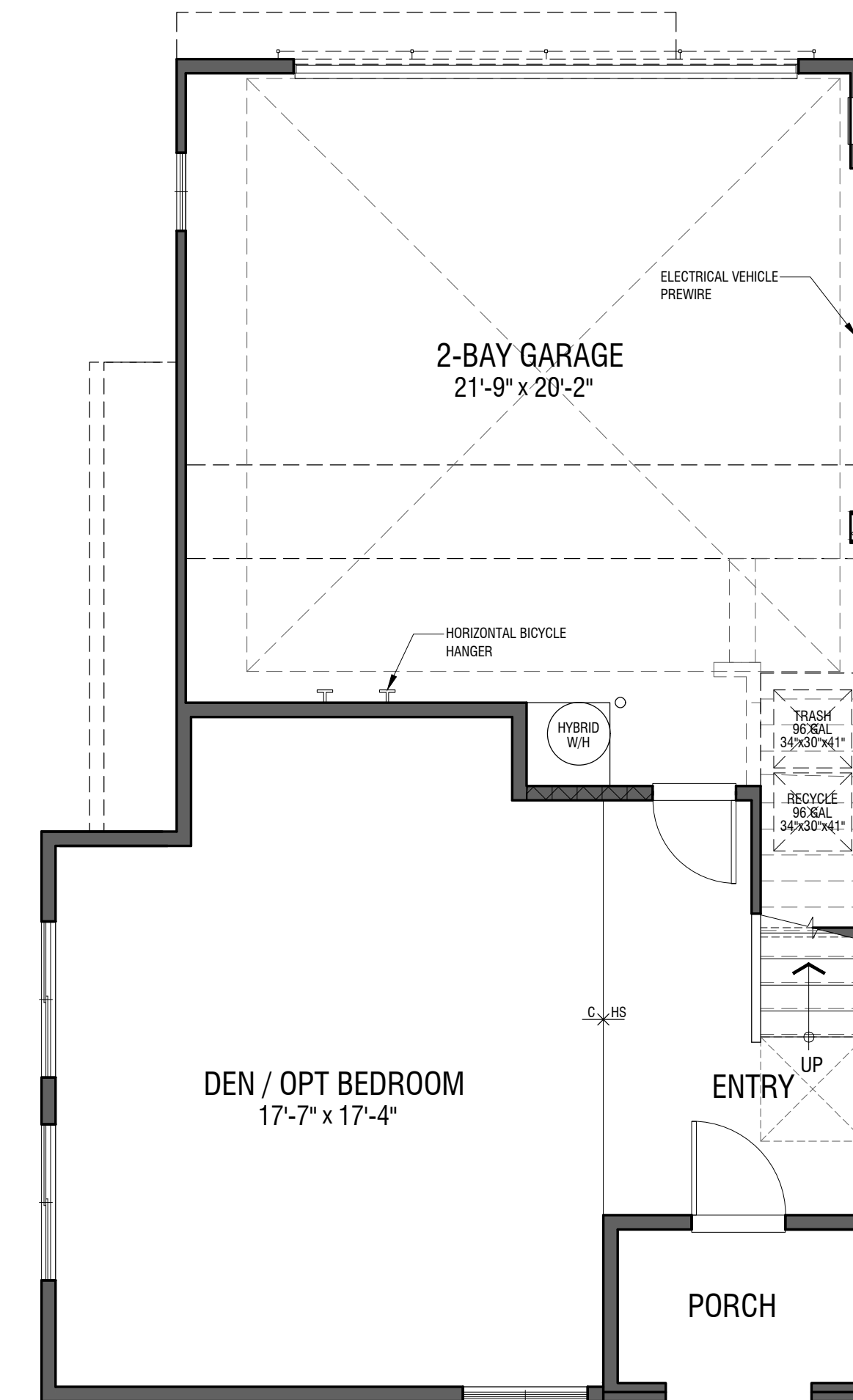




Third Floor



Second Floor



First Floor

Note: For Accessory Dwelling Unit Option  
See sheet A25.

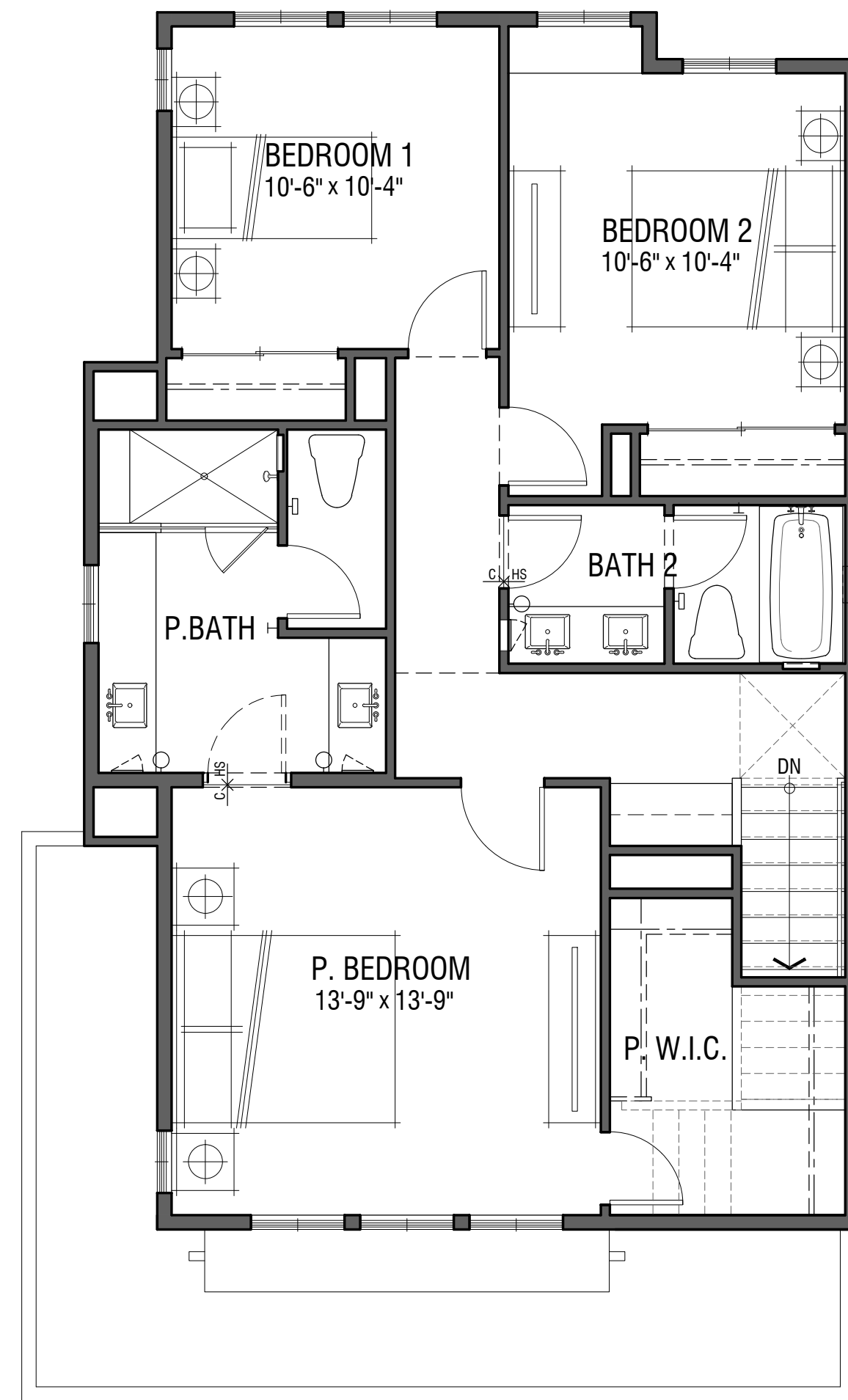
**Plan 6**

3 Bedroom | 2.5 Bath  
1 Optional Room / Den  
2 Car Garage  
2017 sf

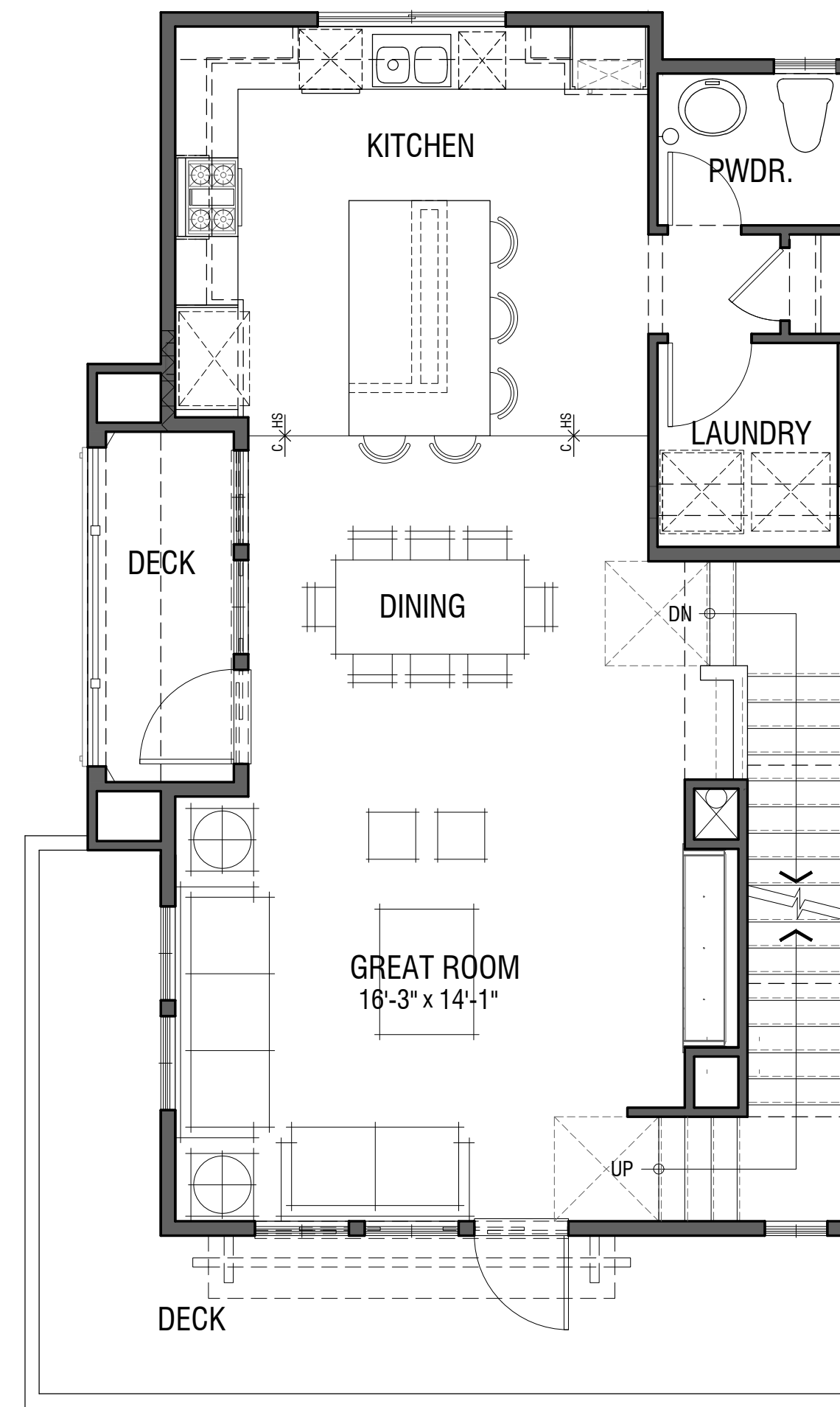
**The Canopy**

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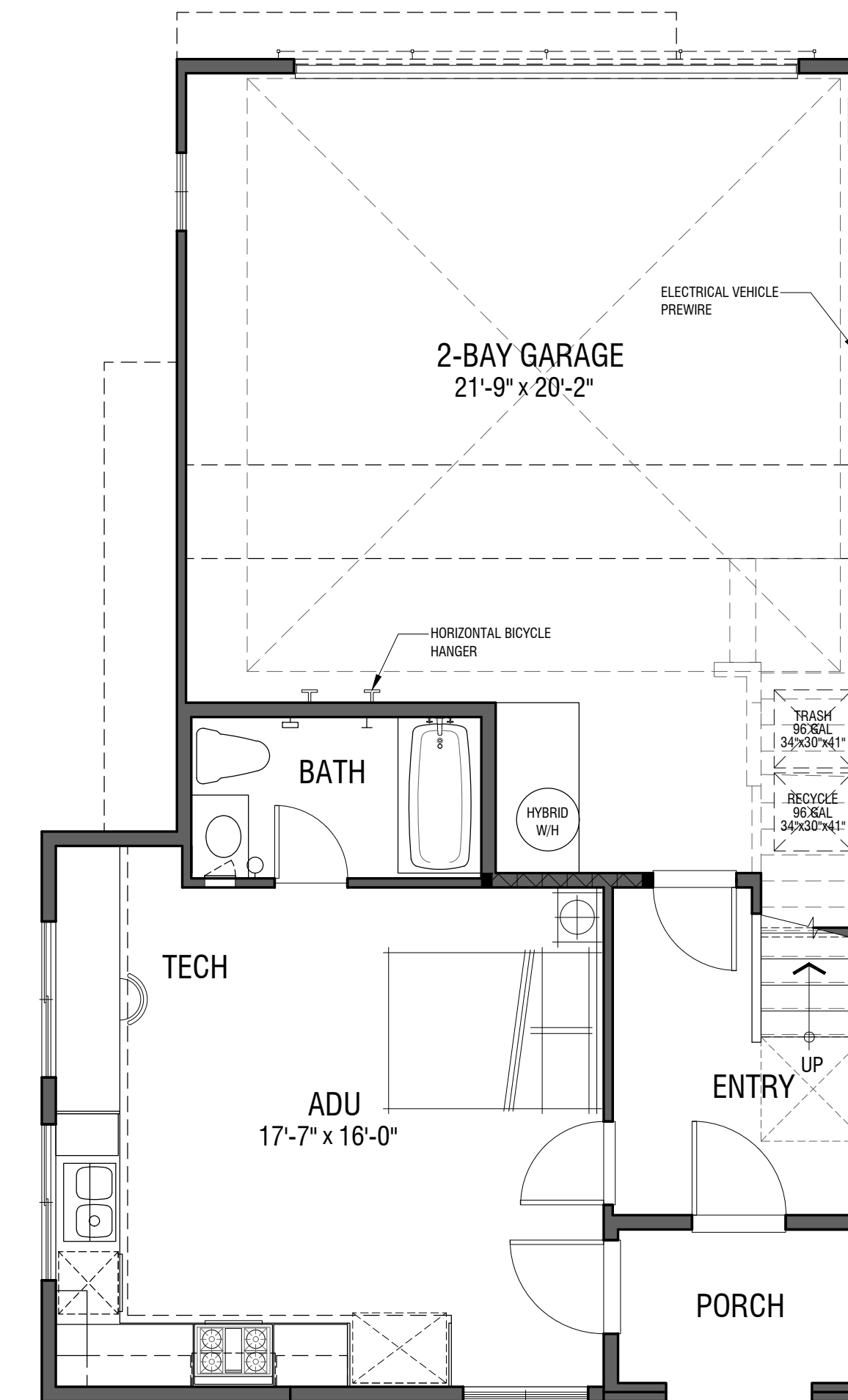




Third Floor



Second Floor



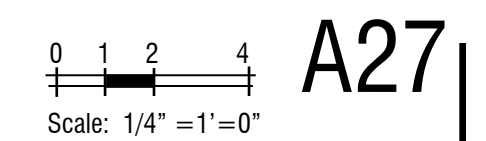
First Floor

**Plan 6 with Accessory Dwelling Unit option**

3 Bedroom | 2.5 Bath  
 Accessory Dwelling Unit with Bathroom  
 2 Car Garage  
 2,017 sf

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



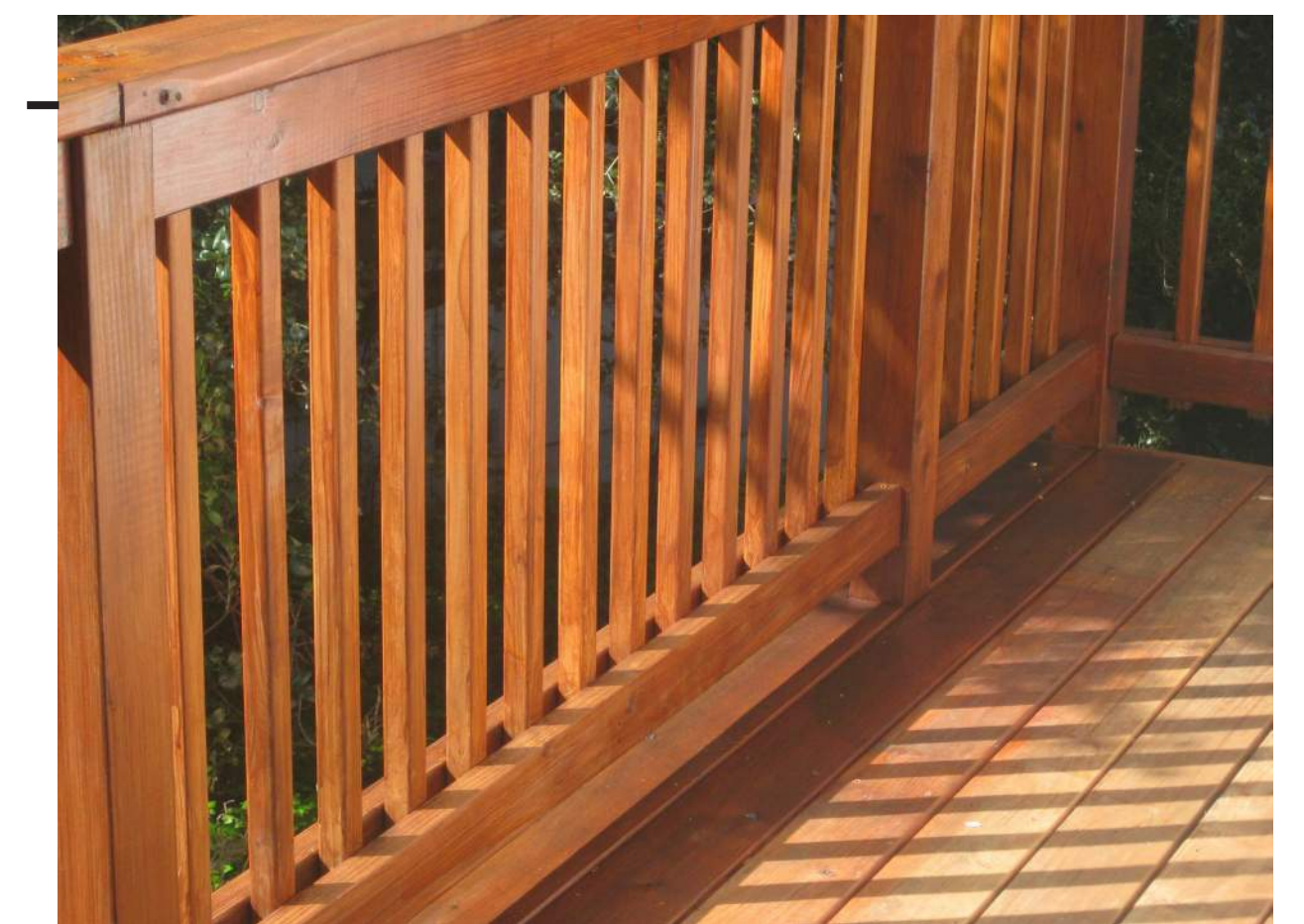
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



Guardrail

## Conceptual Colors and Materials

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





1



2



3



4



5



6



7



8



9



10



### Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





11



12



13



14



15



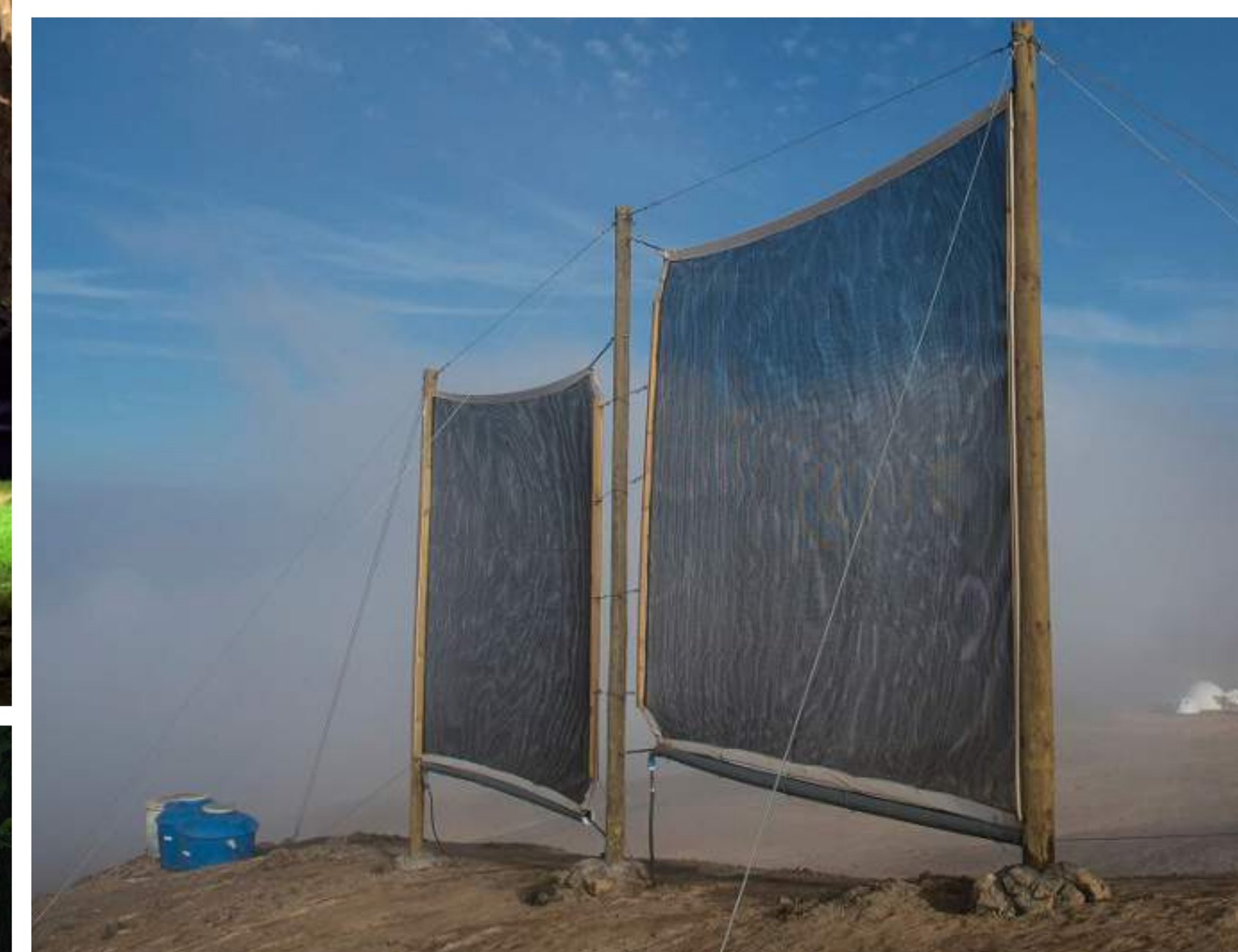
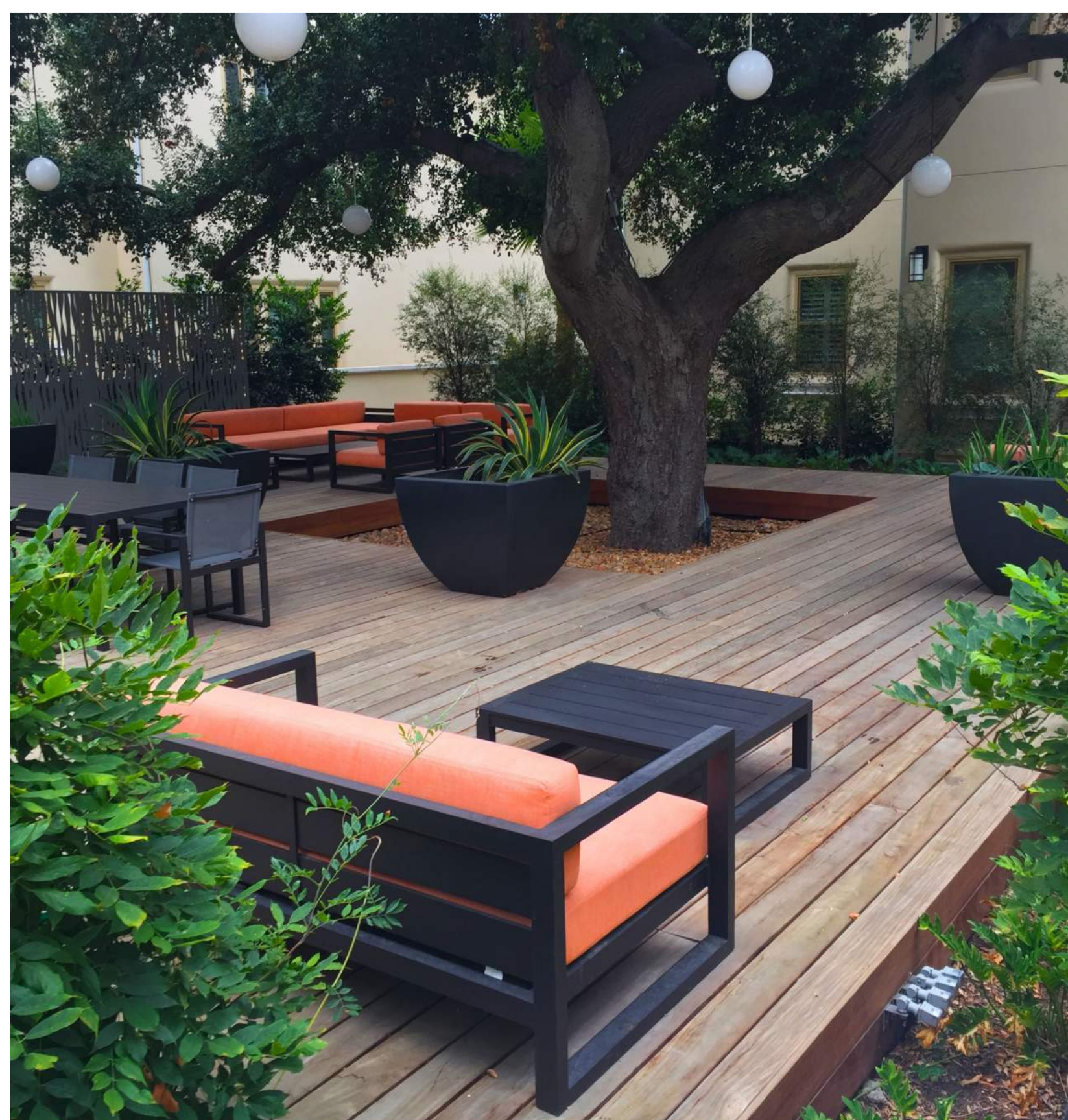
16



### Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

First Application Submittal  
APRIL 21, 2023







# LEGEND

- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
  - Deck
  - Soft Seating
  - Decorative Down Lights in Heritage Tree
- 11 Social Space (Small)
  - Wood Deck
  - Bench (or Chair Seating)
- 12 Mailbox Plaza
  - Cluster Box Units
  - Heritage Tree
- 13 Recreation Area (See Sheet L-4)
- 14 Fog Catchers
- 15 Council Ring
- 16 Transformer
- 17 Vegetated Buffer Zone (Stormwater Swale)
- 18 Property Line
- 19 Existing Trees to Remain
- 20 Street Trees
- 21 Accent Trees
- 22 Pedestrian Access Sign
- 23 Optional Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack

## CONCEPTUAL SITE PLAN The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-2

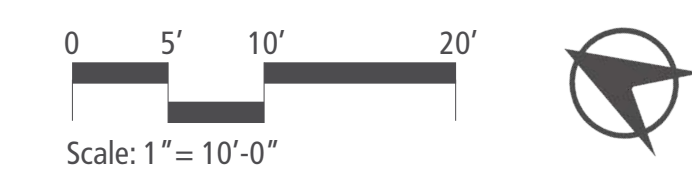
First Application Submittal  
APRIL 21, 2023







- ### LEGEND
- 1 Homes per Architect
  - 2 Street per Civil Engineer
  - 3 Common Area Walks (4' Wide)
  - 4 Amenity Path (6' Wide)
  - 5 Private Yards
  - 6 Common Area Landscape
  - 7 Bicycle Repair Station and Racks
  - 8 Social Space (Large)
    - Deck
    - Soft Seating
    - Decorative Down Lights in Heritage Tree
  - 9 Transformer
  - 10 Property Line
  - 11 Existing Trees to Remain
  - 12 A/C Units
  - 13 Street Trees
  - 14 Accent Trees



CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





- ### LEGEND
- 1 Homes per Architect
  - 2 Street per Civil Engineer
  - 3 Common Area Walks (4' Wide)
  - 4 Private Yards
  - 5 Common Area Landscape
  - 6 Recreation Area
    - Organic Children's Play Area
    - Hammock Garden
    - Seating
  - 7 Fog Catchers
  - 8 Property Line
  - 9 Existing Trees to Remain
  - 10 A/C Units
  - 11 Vegetated Buffer Zone
  - 12 Accent Trees

CONCEPTUAL RECREATION AREA  
**The Canopy**

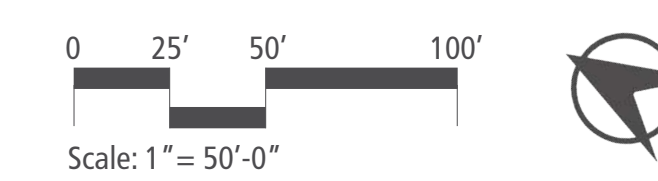
1009 - 1011 Gravenstein Highway North, Sebastopol, CA





## LEGEND

- - - Fence  
(6' HT, ~1,750 Linear Feet)
- - - Private Yard Fence and Gate  
(42" HT, ~1,800 Linear Feet)
- - - Retaining Wall (per Civil)  
(3' HT, ~330 Linear Feet)



### CONCEPTUAL WALL AND FENCE PLAN

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-5

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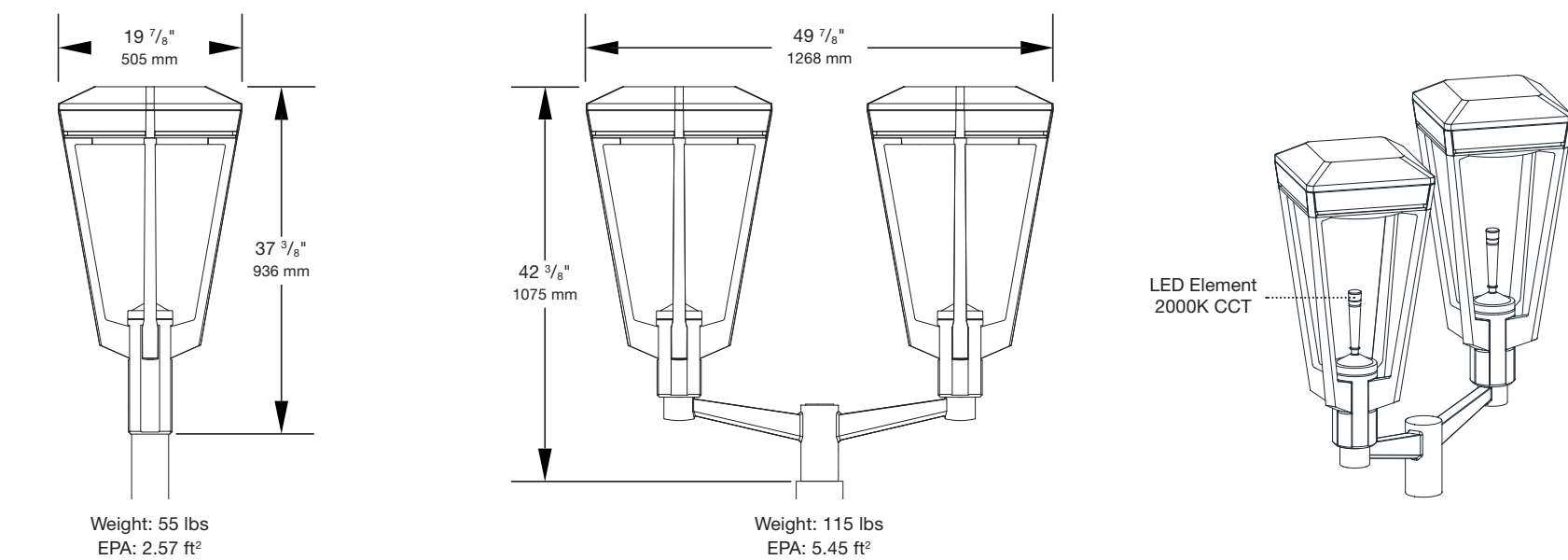
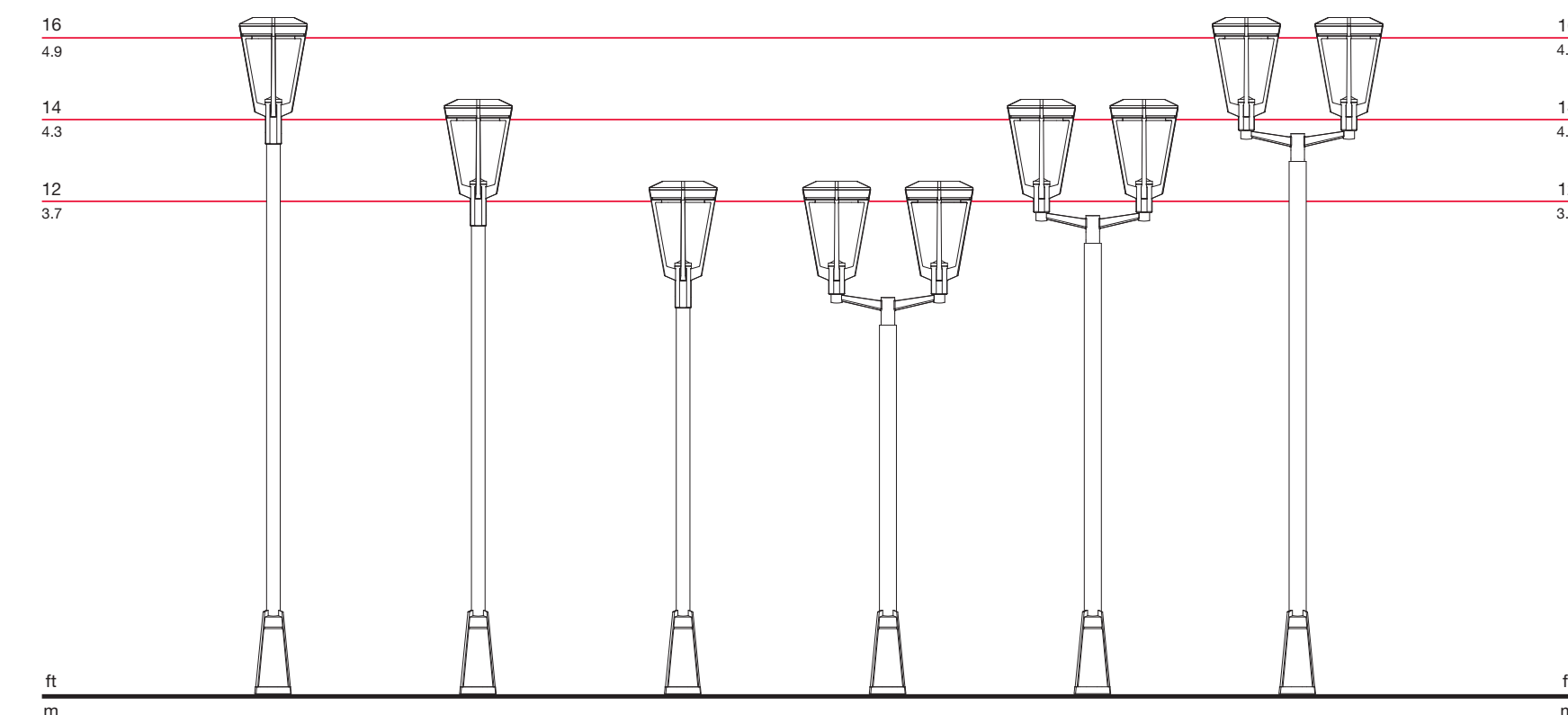
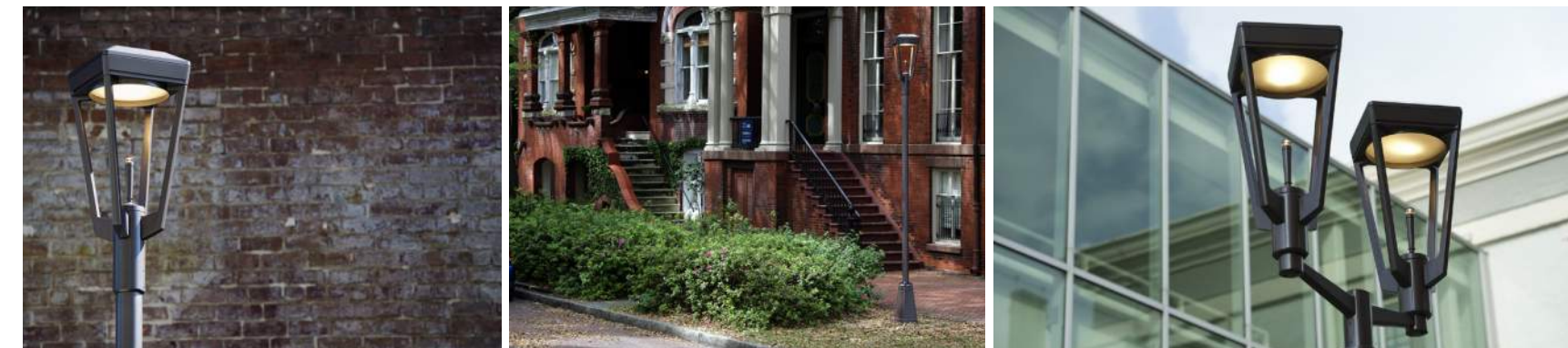




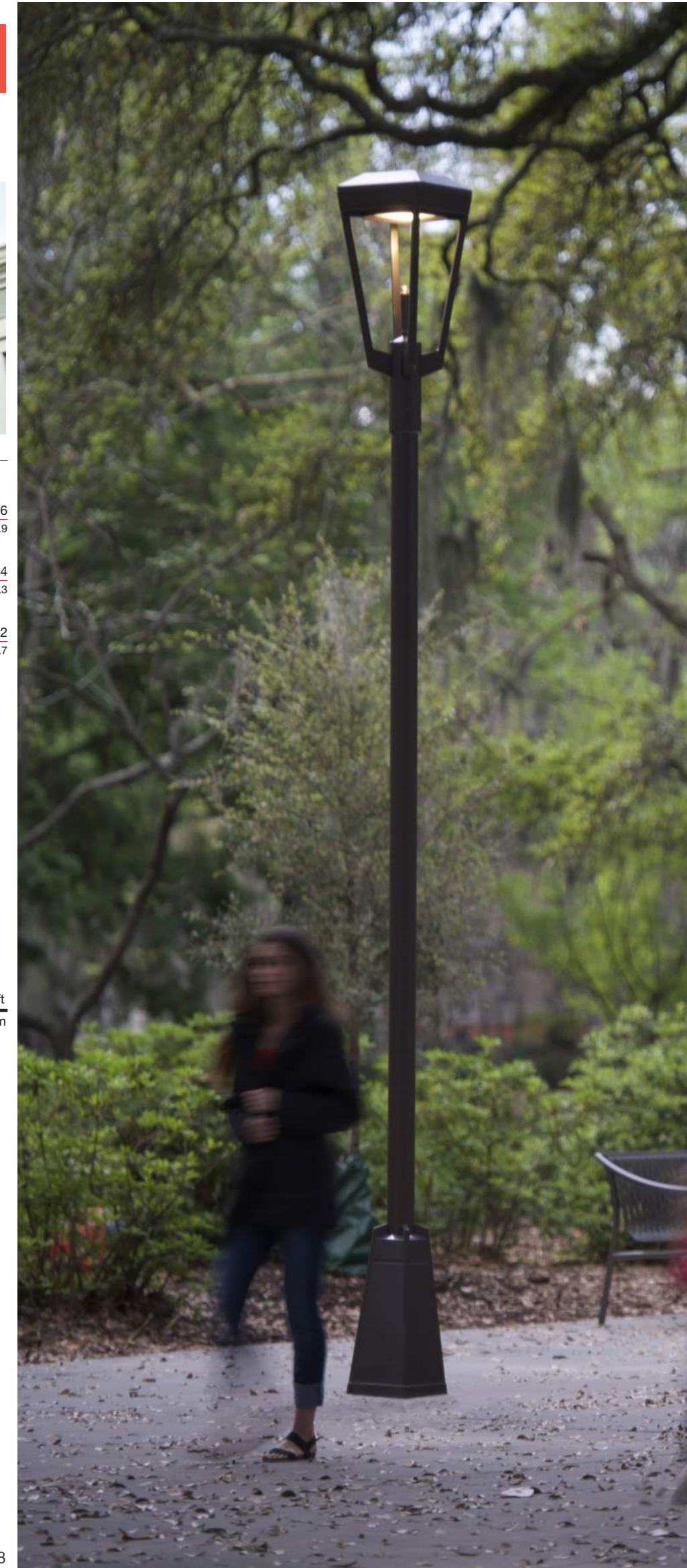
# Ashbery Area Light

landscapeforms

Product Data Sheet



2 Revised September 22, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



# Ashbery Path Light

landscapeforms

Product Data Sheet



**Finish**  
Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

**To Order**  
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)		35K (3500K)		
			30K (3000K) 27K (2700K)		

EXAMPLE: AP - 006L4 - 035F - 35K - UV1 - SM - Powdercoat Color

**Product Modifications**  
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

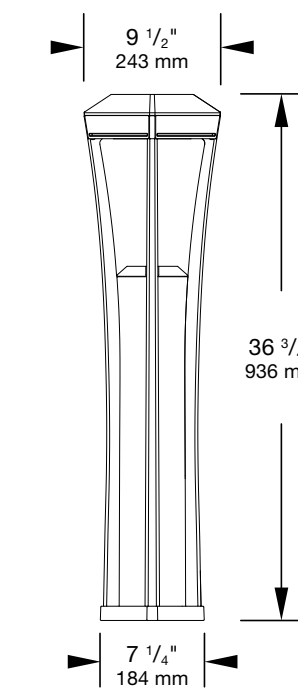
**Warranty**  
LED lighting products are warranted for six years.

**Certifications**  
UL Listed, CE, RoHS Compliant, Dark-Sky Approved



Ashbery is designed by Robert A.M. Stern Architects

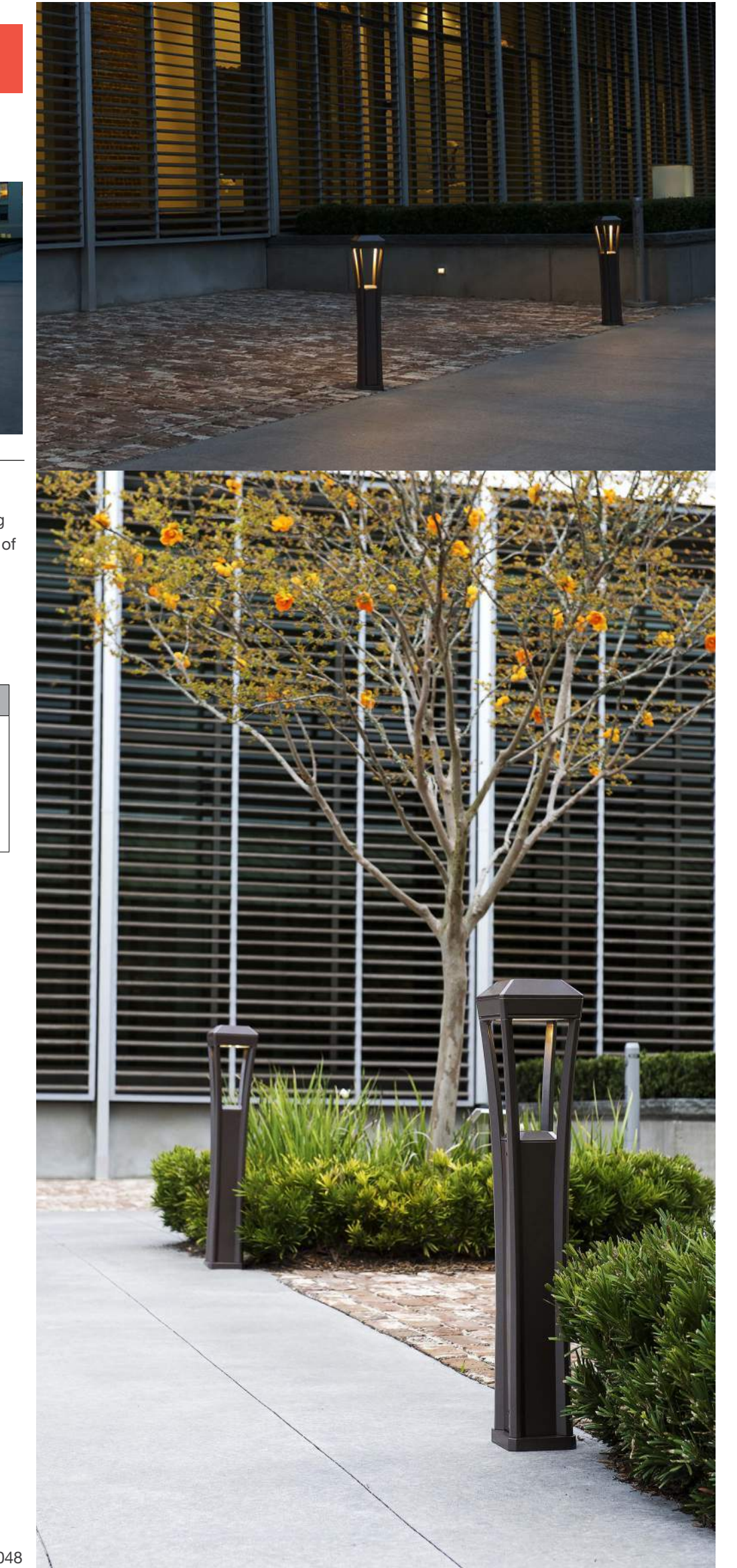
[Click here](#) for patent information related to this product.



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[landscapeforms.com](https://landscapeforms.com) | [specify@landscapeforms.com](mailto:specify@landscapeforms.com)

2 Revised July 05, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



**CONCEPTUAL POLE LIGHT [OR EQUAL]**  
SCALE: NTS

**CONCEPTUAL BOLLARD LIGHT [OR EQUAL]**  
SCALE: NTS

NOTE: PROJECT TO MEET ALL PHOTOMETRIC REQUIREMENTS OF CITY. FULL LIGHTING AND PHOTOMETRIC PLANS WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENT PHASE.

CONCEPTUAL LIGHTING DETAILS

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-6

First Application Submittal  
APRIL 21, 2023





# CONCEPTUAL PLANT PALETTE

## EXISTING TREES

### SCIENTIFIC NAME

Alnus rhombifolia  
 Calocedrus decurrens  
 Cedrus deodara  
 Pinus radiata  
 Pinus spp.  
 Pseudotsuga menziesii  
 Quercus agrifolia  
 Quercus kelloggii  
 Quercus lobata  
 Salix matsudana "Tortuosa"  
 Sequoia sempervirens  
 Ulmus americana

### COMMON NAME

Alder  
 Incense Cedar  
 Deodar Cedar  
 Monterey Pine  
 Pine  
 Douglas-Fir  
 Coast Live Oak  
 Black Oak  
 Valley Oak  
 Curly Willow  
 Coast Redwood  
 American Elm

## PROPOSED TREES

### SCIENTIFIC NAME

Acer macrophyllum  
 Apple "Gravenstein"  
 Arbutus menziesii  
 Betula spp.  
 Cercis canadensis  
 Cercis occidentalis  
 Cornus florida "Rubra"  
 Ginkgo biloba "Goldspine"  
 Platanus racemosa

### COMMON NAME

Big-leaf Maple  
 Gravenstein Apple  
 Madrone  
 Birch  
 Eastern Rosebud  
 Western Redbud  
 Pink Flowering Dogwood  
 Autumn Gold Maidenhair Tree  
 Sycamore

## SHRUBS, GRASSES, AND GROUND COVER

### SCIENTIFIC NAME

Arctostaphylos spp.  
 Calycanthus occidentalis  
 Camellia spp.  
 Carex tumulicola  
 Ceanothus sp.  
 Cornus sericea  
 Cornus sericea ssp. Occidentalis  
 Dianella spp.  
 Equisetum hyemale  
 Frangula californica  
 Grevillea spp.  
 Heuchera spp.  
 Heteromeles arbutifolia  
 Ilex spp.  
 Iris douglasiana  
 Juncus patens  
 Lavandula ssp.  
 Leymus condensatus "Canyon Prince"  
 Lomandra sp.  
 Lonicera ssp.  
 Mimulus sp.  
 Muhlenbergia ssp.  
 Myoporum p. "Putah Creek"  
 Olea europaea "Little Ollie"  
 Phormium spp.  
 Pittosporum spp.  
 Podocarpus elongatus "Icee Blue"  
 Polystichum munitum  
 Prunus ilicifolia  
 Rhododendron occidentale  
 Rosa spp.  
 Rosmarinus officinalis  
 Sedum spp.  
 Woodwardia ambriata  
 Westringia sp.  
 Turf Grass

### COMMON NAME

Manzanita  
 Spice Bush  
 Camellia  
 Foothill Sedge  
 Wild Lilac  
 Creek Dogwood  
 Western Dogwood  
 Flax Lily  
 Horsetail  
 Coffeeberry  
 Grevillea  
 Coral Bells  
 Toyon  
 Holly  
 Douglas' Iris  
 California Gray Rush  
 Lavender  
 Canyon Prince Wild Rye  
 Dwarf Mat Rush  
 Honeysuckle  
 Monkey Flower  
 Deer Grass  
 Creeping Myoporum  
 Little Ollie Dwarf Olive  
 New Zealand Flax  
 Pittosporum  
 Icee Blue Yellow-wood  
 Western Sword Fern  
 Hollyleaf Cherry  
 Western Azalae  
 Rose  
 Rosemary  
 Stonecrop  
 Giant Chain Fern  
 Coast Rosemary

## VINE AND ESPALIER

### SCIENTIFIC NAME

Eriobotrya ssp.  
 Lonicera japonica "Halliana"  
 Rosa banksiae  
 Vitis "Rogers Red"

### COMMON NAME

Loquat  
 Hall's Honeysuckle  
 Lady Banks' Rose  
 Rogers' Red Grape

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



## CONCEPTUAL PLANT PALETTE AND IMAGERY

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

First Application Submittal  
 APRIL 21, 2023





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# THE CANOPY - VESTING TENTATIVE MAP PACKAGE

1009 & 1011 GRAVENSTEIN HIGHWAY NORTH

Sebastopol, California

APN 060-261-026 & 028

**GRADING QUANTITIES:**  
 Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
4,549 CY	7,211 CY	2,662 CY	2,002 CY

Note:  
 Excess material to be off-hauled to an approved location or placed onsite under the direction of the project.  
 Soils Engineer: Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.  
 Area of Disturbance = 5.35 Acres

**SHEET INDEX**

- C1.0 TITLE SHEET & TYPICAL STREET SECTIONS
- C1.1, 1.2 SITE LAYOUTS
- C1.3 DEMOLITION PLAN
- C2.0, 2.1 PRELIMINARY GRADING & DRAINAGE PLANS
- C2.2 GRADING-SOILS PLAN
- C3.0, 3.1 PRELIMINARY UTILITY PLANS
- C4.0 TENTATIVE VESTING MAP

**SITE INFORMATION**

TOTAL NO. OF LOTS: 2  
 SITE AREA: 6.1 ACRES  
 PRESENT ZONING: OLM (R7 w/ CUP)  
 PROPOSED ZONING: OLM (R7 w/ CUP)  
 HIGH FIRE SEVERITY ZONE: NO

**LEGEND**

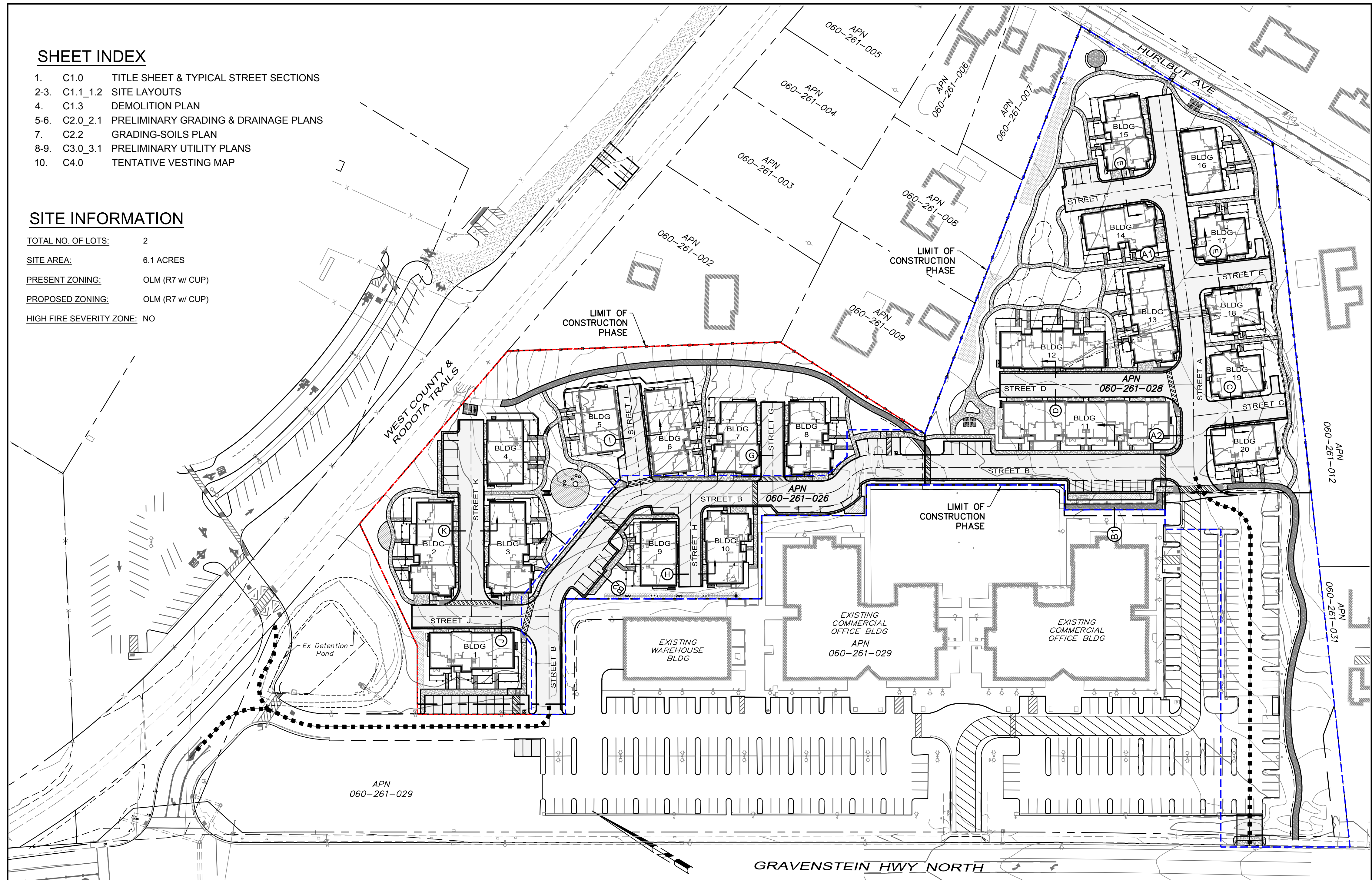
PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	SANITARY SEWER & MANHOLE
8" W	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT
---	---	PATH OF VEHICLE TRAVEL
⊗	⊗	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED APRIL 10, 2019.

**HATCHING LEGEND:**

EXISTING/ALTERNATE ACCESS

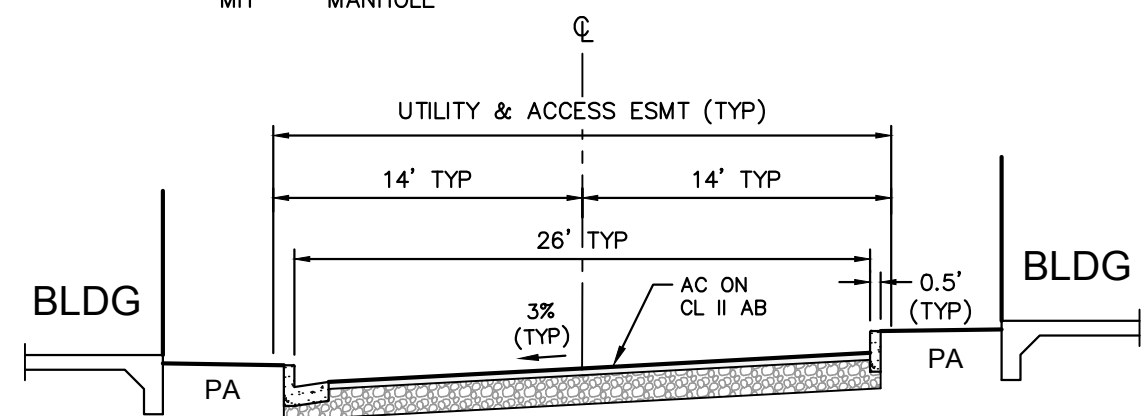
**ABBREVIATIONS**

AAI	ADBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
C	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SV	SEE PLAN VIEW
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	SWE	SIDEWALK EASEMENT
GR	GRATE	TC	TOP OF CURB
IG	INVERT GRADE	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER
LF	LINEAR FEET	WE	WATER EASEMENT
MAX	MAXIMUM	WS	WATER SERVICE
MH	MANHOLE		

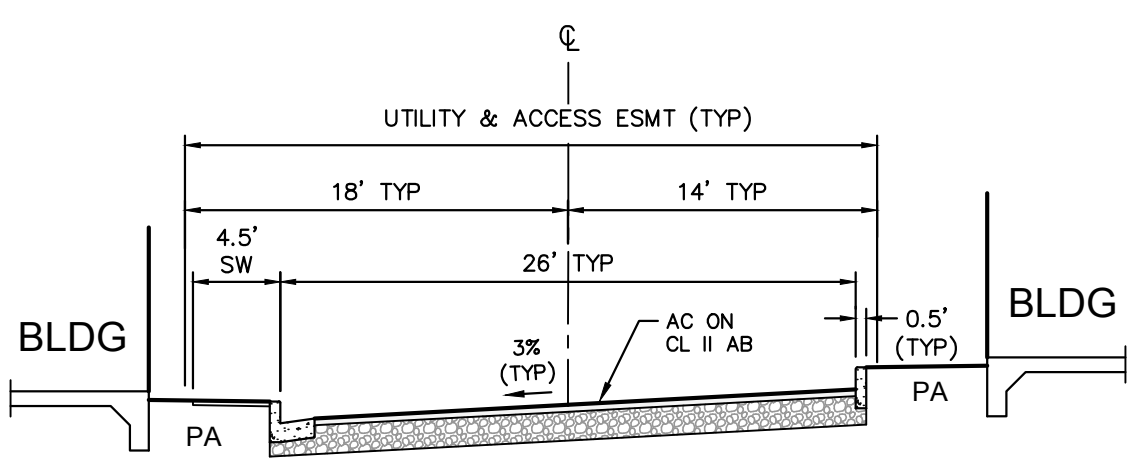


**OVERALL SITE PLAN**

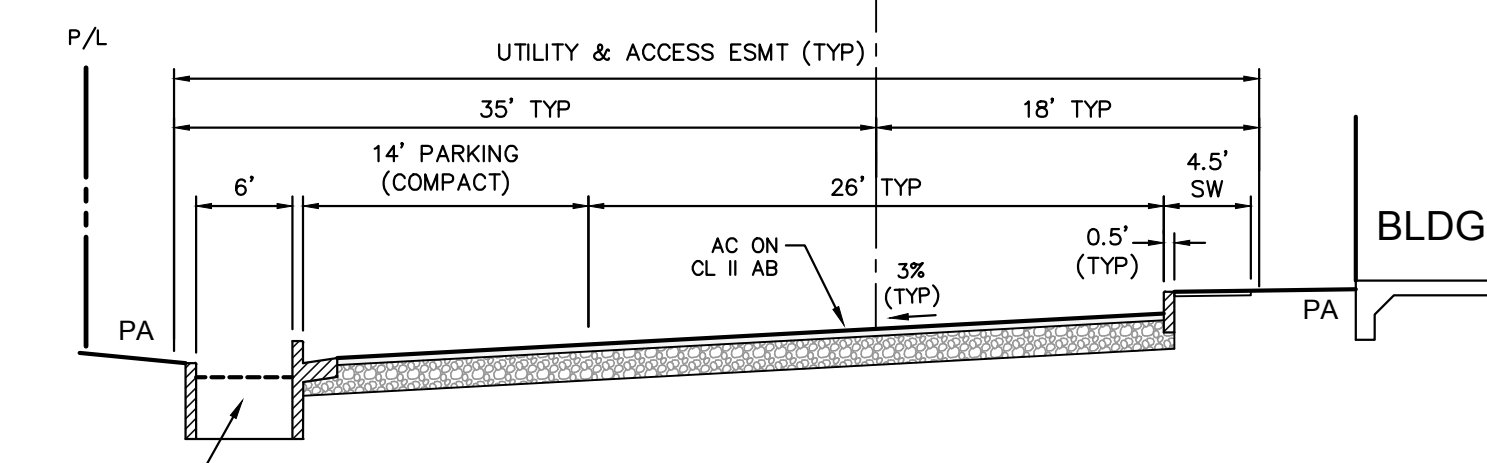
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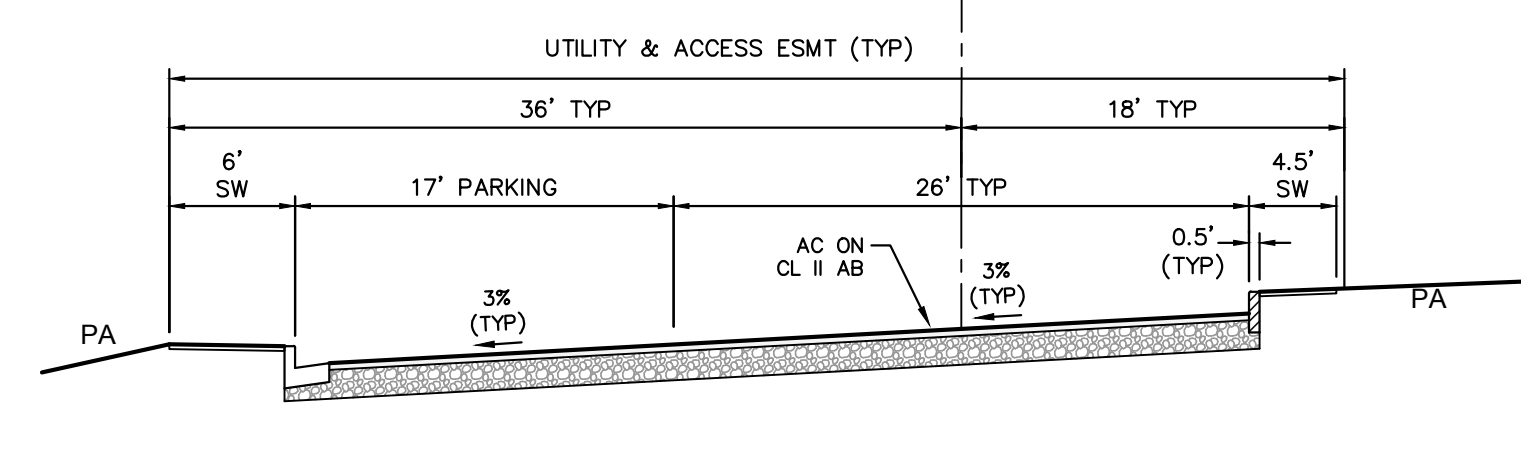
**A1** STREET A - TYPICAL SECTION (NO SIDEWALK)  
NTS



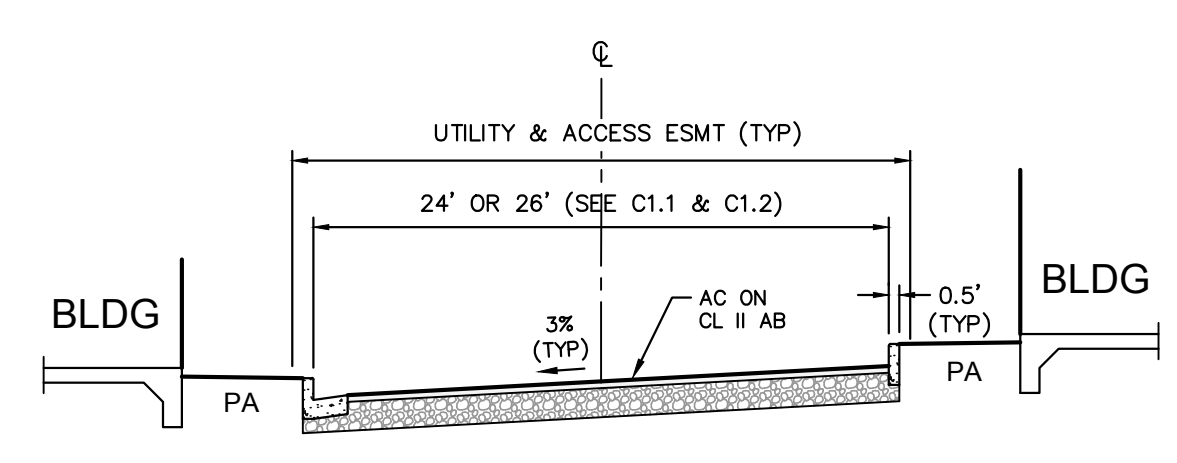
**A2** STREET A - TYPICAL SECTION (WITH SIDEWALK)  
NTS



**B1** STREET B - TYPICAL SECTION  
NTS



**B2** STREET B - TYPICAL SECTION  
NTS



**C** TYPICAL STREET SECTION (STREET C ~ K)  
NTS

**Revisions**

No.	Date	Description	Approved

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**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 TITLE SHEET & TYPICAL STREET SECTIONS  
 1009 & 1011 Gravenstein Highway North  
 Sebastopol, California  
 APN 060-261-026 & 028

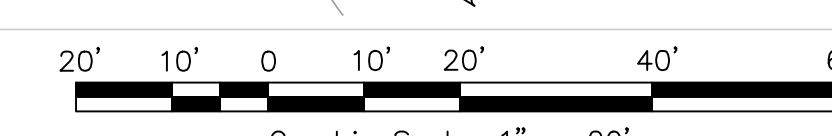
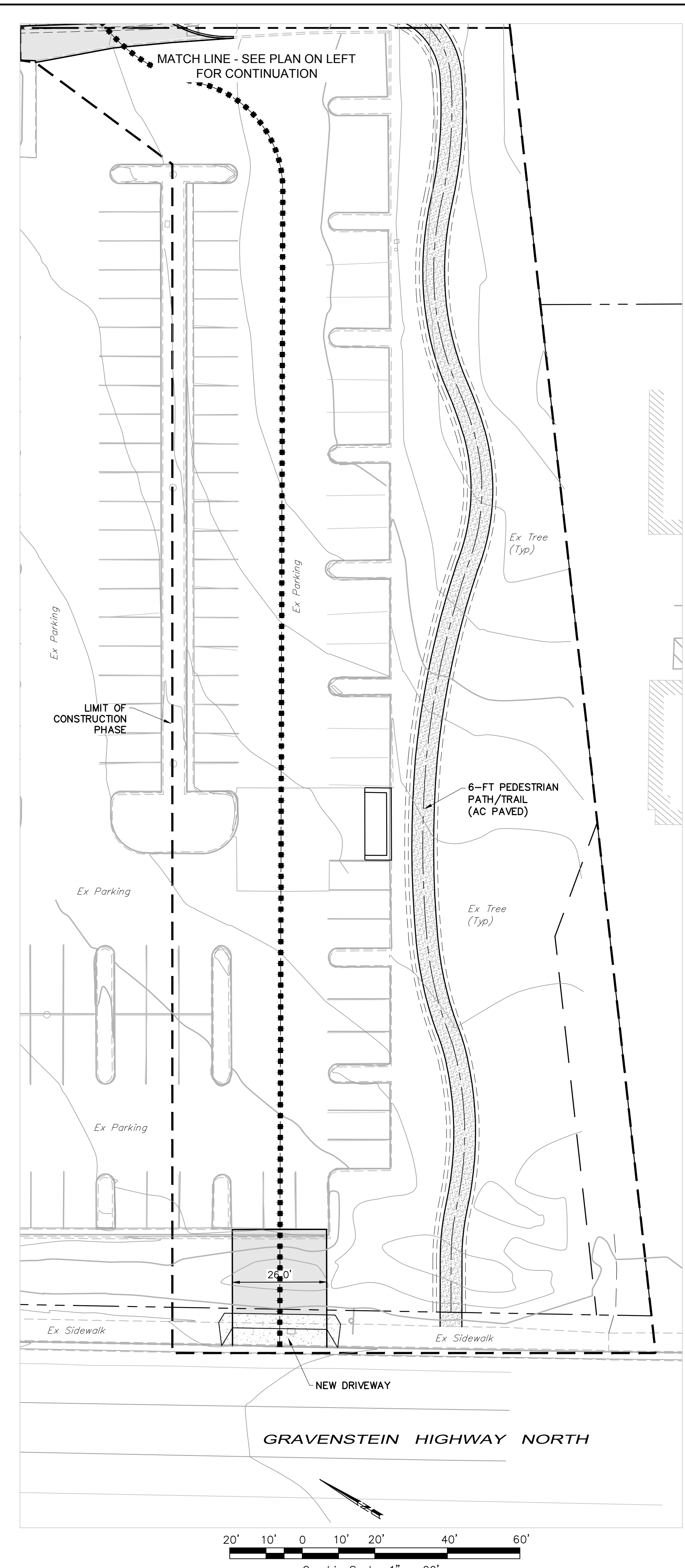
SCALE: AS NOTED  
 Date: April 2023  
 Design by: CM/GRV  
 Drawn by: GRV  
 Checked by: LRP

Sheet  
**C1.0**  
 1 of 10 Sheets  
 Job 22181

TENTATIVE MAP - NOT FOR CONSTRUCTION



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**THE CANOPY**  
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**SITE LAYOUT**

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Revisions	No.	Date	Description	Approved

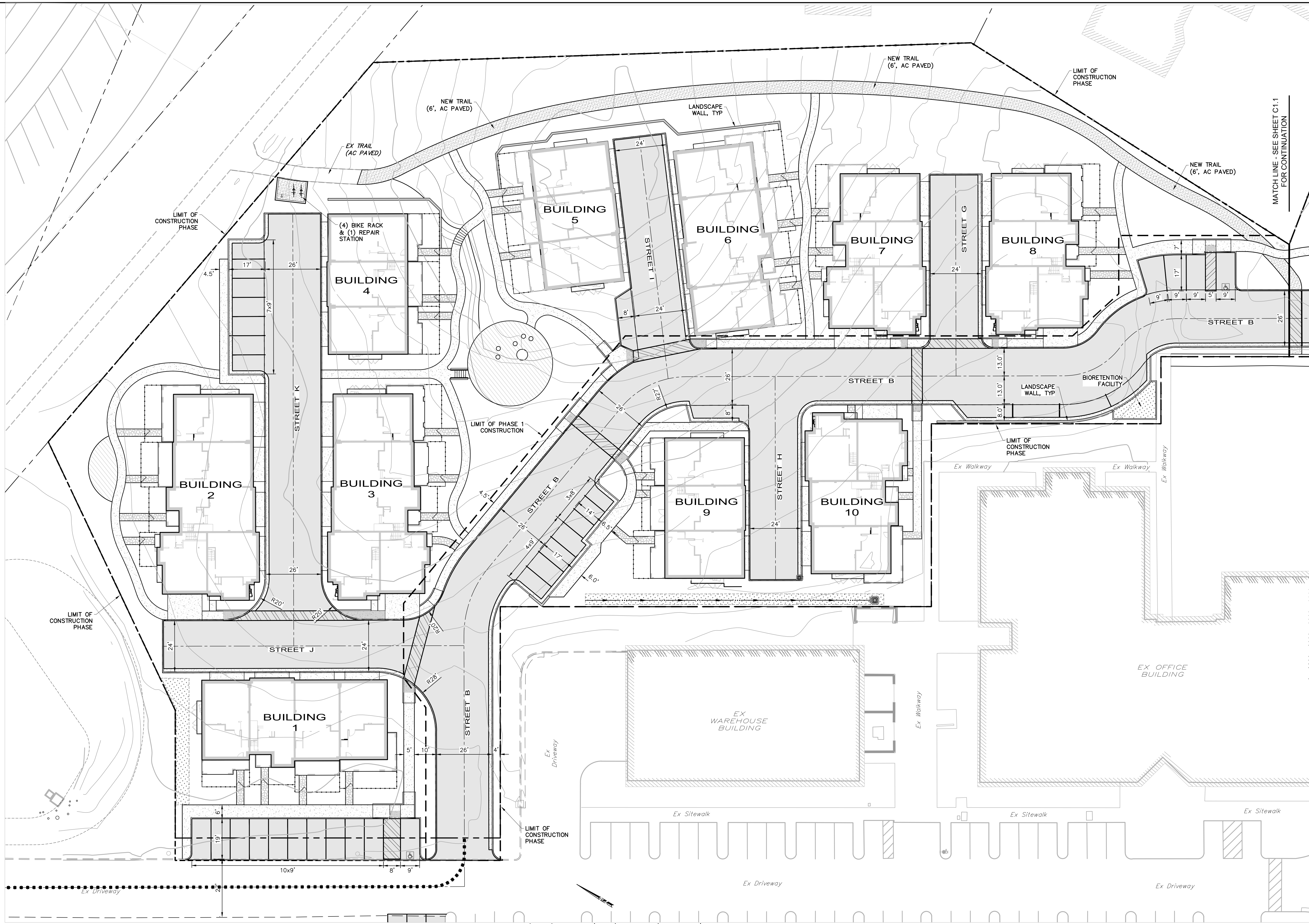
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**THE CANOPY**  
**VESTING TENTATIVE MAP PACKAGE**  
**SITE LAYOUT**  
 1009 & 1011 Gravenstein Highway North  
 Sebastopol, California  
 APN 060-261-026 & .028

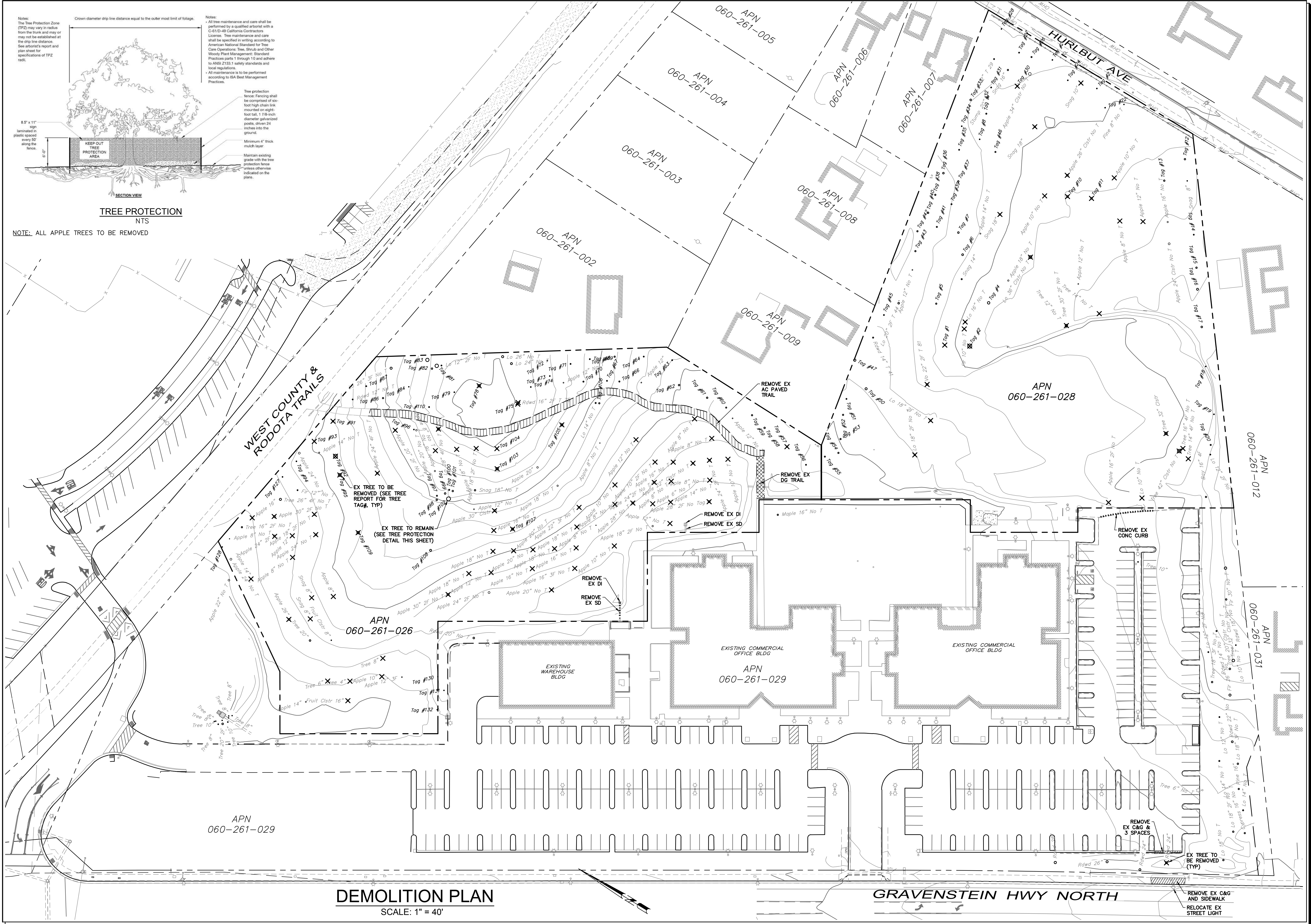
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 Date: April 2023  
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 Drawn by: RW  
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**C1.2**  
 3 of 10 Sheets  
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DEMOLITION PLAN  
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Sheet  
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4 of 10 Sheets  
Job 22181

TENTATIVE MAP - NOT FOR CONSTRUCTION



**LEGEND**

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED, AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.



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Date: April 2023

Design by: *CM/GRV*

Drawn by: *GRV*

Checked by: *LRP*

Sheet **C2.0**

5 of 10 Sheets  
Job 22181

**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 PRELIMINARY GRADING & DRAINAGE PLAN  
 1009 & 1011 Gravenstein Highway North  
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**LEGEND**  
 ..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

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 Checked by: *LRP*

Sheet  
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 6 of 10 Sheets  
 Job 22181

**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 PRELIMINARY GRADING & DRAINAGE PLAN  
 1009 & 1011 Gravenstein Highway North  
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Revisions  









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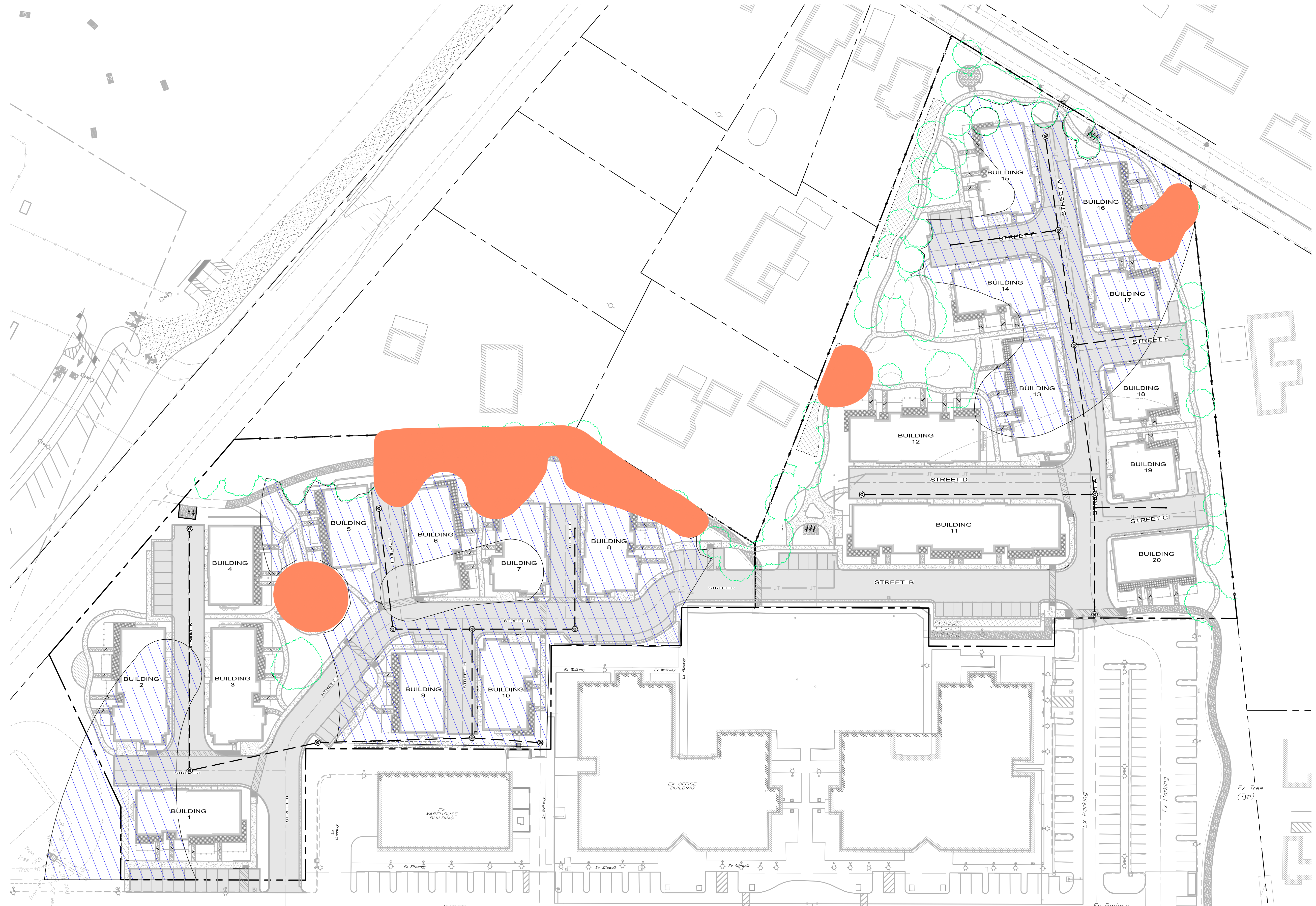
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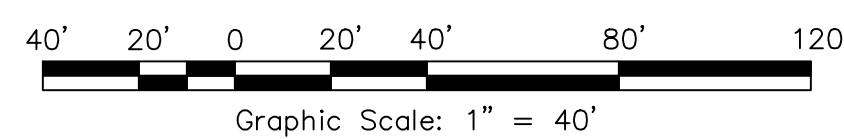
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**HATCHING LEGEND**

-  ASPHALT PAVING
-  HARDSCAPE (SLD)
-  WOOD DECK (SLD)
-  PAVING
-  LANDSCAPE/VEGETATED AREA
-  6" CLEAN SOIL CAP
-  AREA OF SOIL TO BE CAPPED
-  DRIPLINE, AREA WITH EXISTING TREES TO REMAIN



**GRADING-SOILS PLAN**



SCALE: AS NOTED  
 Date: April 2023  
 Design by: CM/RY  
 Drawn by: RW  
 Checked by: PRP

**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 GRADING SOILS PLAN  
 1009 & 1011 Gravenstein Highway North  
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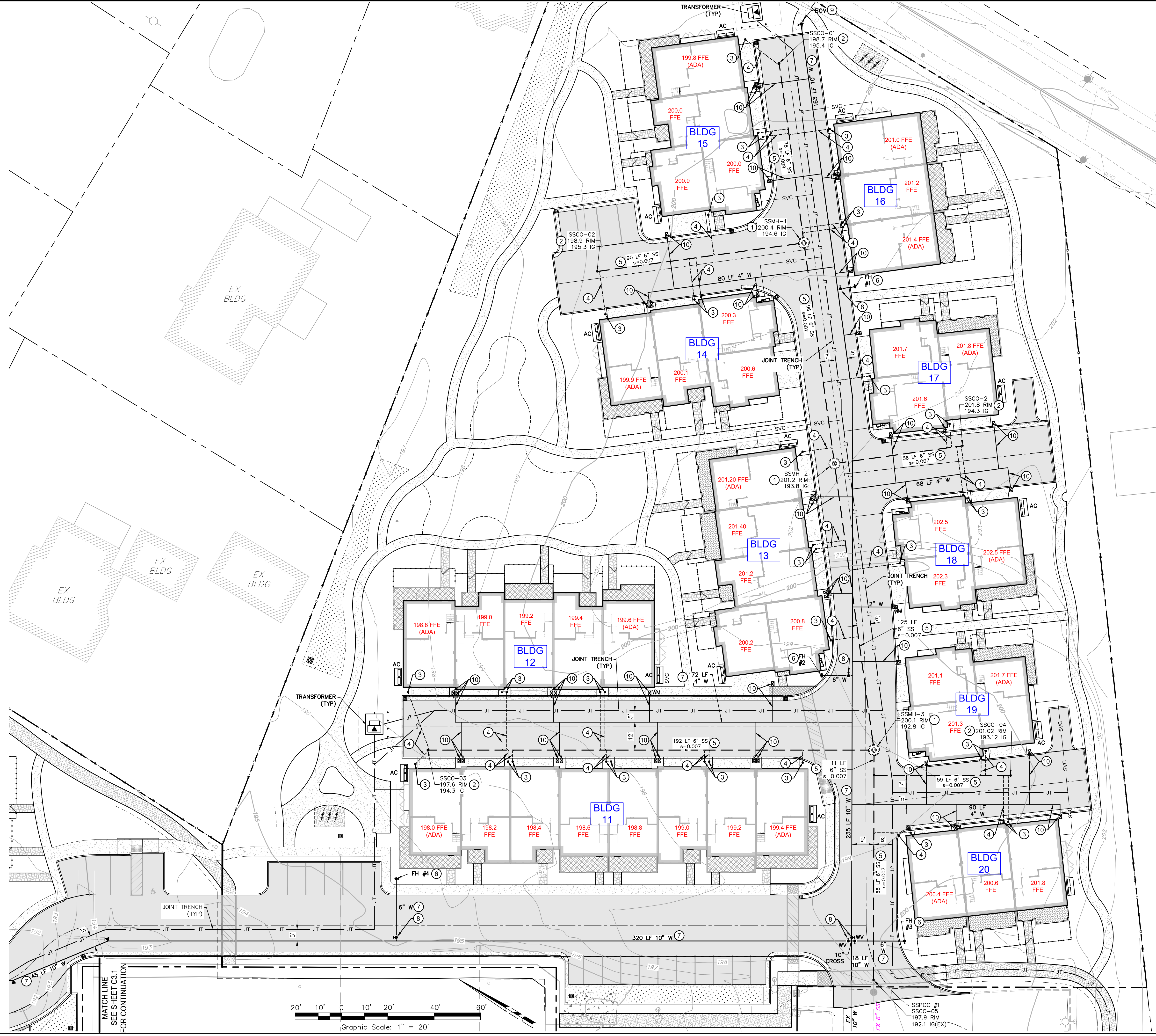
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Sheet  
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 7 of 10 Sheets  
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**UTILITY KEY NOTES**

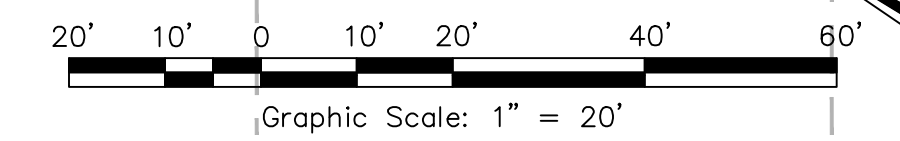
**SEWER:**

- 1 SEWER MANHOLE PER SCWA STD.-100A
- 2 END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
- 3 BUILDING SEWER CLEANOUT PER SCWA STD.-121
- 4 4" SEWER LATERAL (s=0.02 MIN, TYP)
- 5 SEWER LINE TRENCHING PER SCWA STD.-107

**WATER:**

- 6 FIRE HYDRANT PER SCWA STD.-212
- 7 WATER LINE TRENCHING PER SCWA STD.-200
- 8 WATER VALVE PER SCWA STD.-208
- 9 BLOW-OFF VALVE PER SCWA STD.-210
- 10 1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

MATCH LINE  
SEE SHEET C3.1  
FOR CONTINUATION



**SCALE:** AS NOTED

Date: April 2023

Design by: CM/RY

Drawn by: RW

Checked by: LRP

Sheet **C3.0**

8 of 10 Sheets  
Job 22181

**THE CANOPY**  
VESTING TENTATIVE MAP PACKAGE  
PRELIMINARY UTILITY PLAN  
1009 & 1011 Gravenstein Highway North  
Sebastopol, California  
APN 060-261-026 & .028

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MATCH LINE, SEE SHT C3.0 FOR CONTINUATION

UTILITY KEY NOTES	
<b>SEWER:</b>	
①	SEWER MANHOLE PER SCWA STD.-100A
②	END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
③	BUILDING SEWER CLEANOUT PER SCWA STD.-121
④	4" SEWER LATERAL (s=0.02 MIN, TYP)
⑤	SEWER LINE TRENCHING PER SCWA STD.-107
<b>WATER:</b>	
⑥	FIRE HYDRANT PER SCWA STD.-212
⑦	WATER LINE TRENCHING PER SCWA STD.-200
⑧	WATER VALVE PER SCWA STD.-208
⑨	BLOW-OFF VALVE PER SCWA STD.-210
⑩	1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

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**THE CANOPY**  
**VESTING TENTATIVE MAP PACKAGE**  
**PRELIMINARY UTILITY PLAN**  
 1009 & 1011 Gravenstein Highway North  
 Sebastopol, California  
 APN 060-261-026 & .028

SCALE: AS NOTED  
 Date: April 2023  
 Design by: CM/GRV  
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Sheet  
**C3.1**  
 9 of 10 Sheets  
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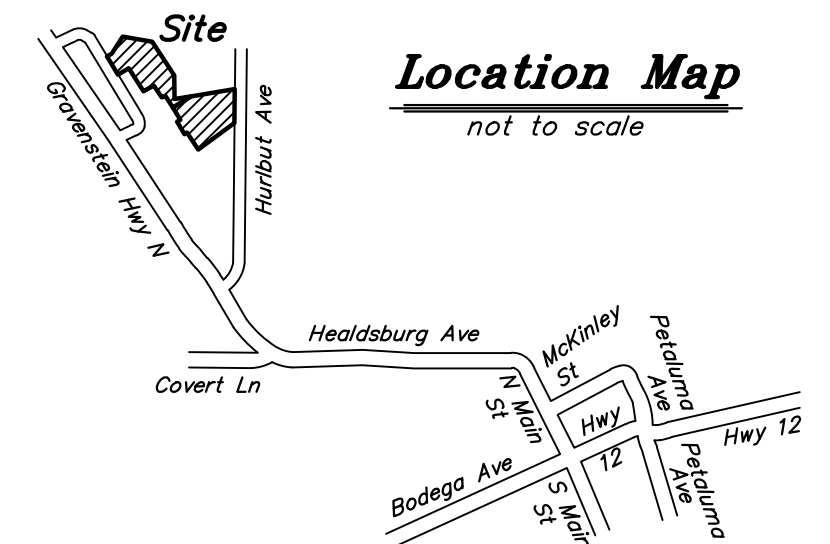


# Phased Vesting Tentative Map

For Condominium Purposes:

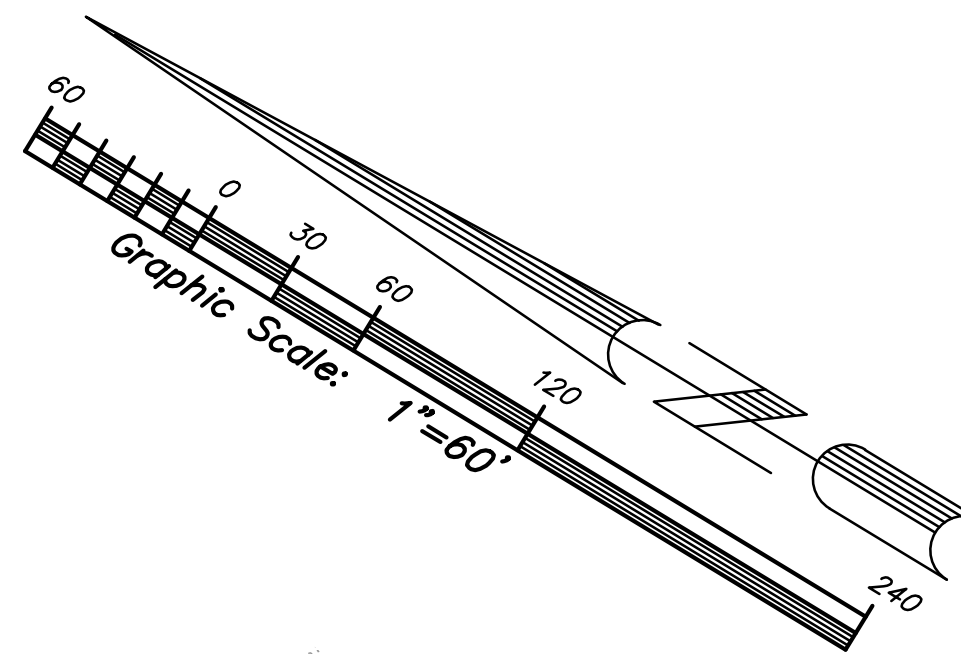
80 Residential Condo Units and Associated Accessory Dwelling Units

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.  
Assessor's Parcel Number 060-261-026 & 028



Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING  
OLM (Office/Light Industrial)



**OWNER/SUBDIVIDER:**  
City Ventures Homebuilding, LLC  
c/o Samantha Hauser  
3121 Michelson Drive, Suite 150  
Irvine, CA 92612  
samantha@cityventures.com

**SURVEYOR/ENGINEER:**  
ADOBE ASSOCIATES, INC.  
1220 N. Dutton Avenue  
Santa Rosa, CA. 95401  
(707)541-2300 phone  
(707)541-2301 fax  
asmith@adobeinc.com

### General Notes

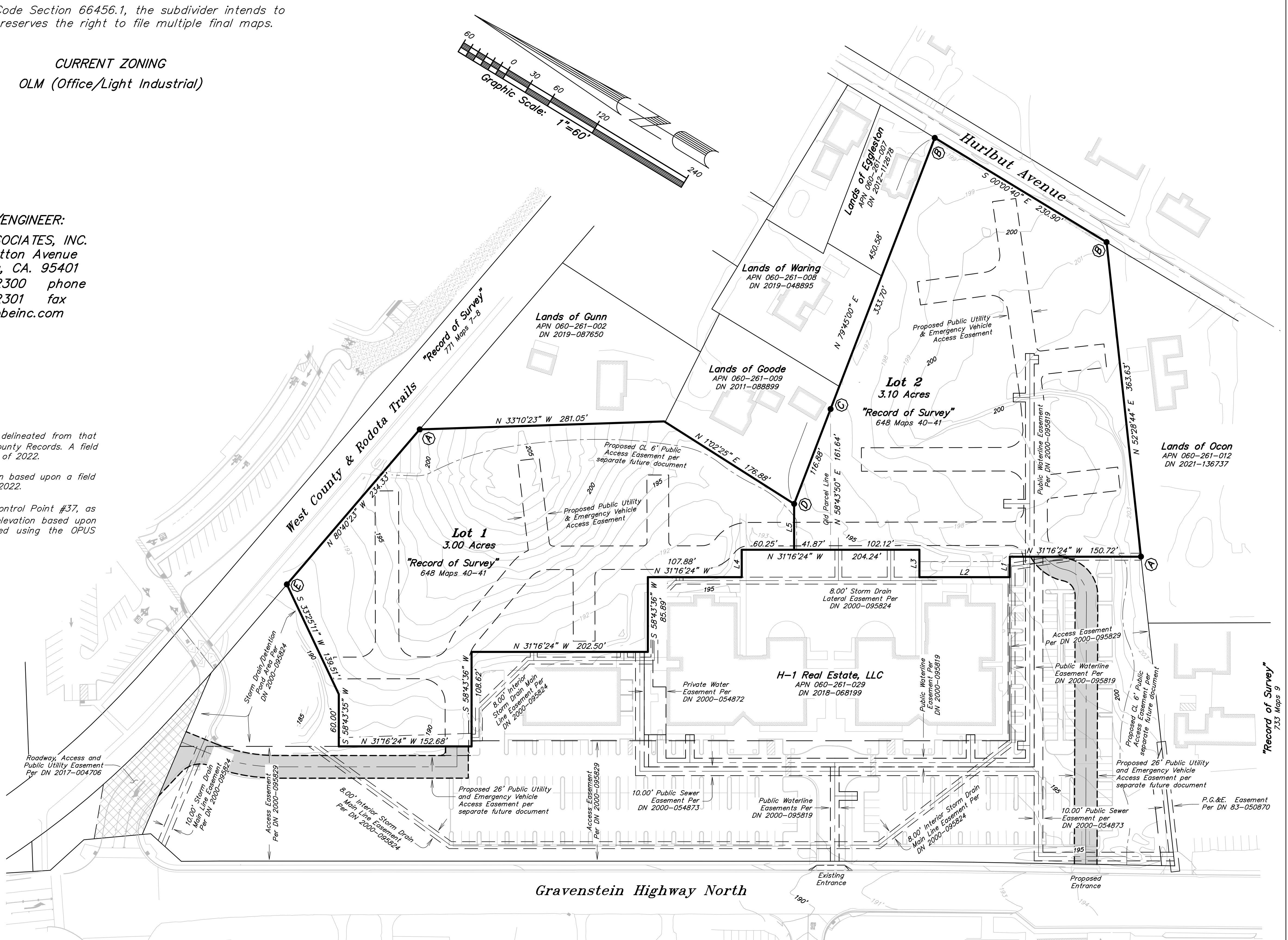
Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in August and September of 2022.

**Bench Mark:** Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0'. This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

### Monument Table:

	Line Table	No.	Direction	Length
(A)	Found 1/2" Iron Pipe, LS 4483	L1	S 58°43'36" W	23.50'
(B)	Found 1/2" Iron Pipe, LS 5143	L2	N 31°16'24" W	103.88'
(C)	Found 1/2" Iron Pipe, No Tag, In Fence Line	L3	N 58°43'36" E	31.50'
(D)	Found 3/4" Rebar & Flagging	L4	S 58°43'36" W	31.50'
(E)	Found 1/2" Iron Pipe, No Tag, Bent, Set Nail At Point Of Rotation	L5	N 58°43'36" E	52.68'



Revisions	No.	Date	Description	Approved

**adobe associates, inc.**  
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\*A Service You Can Count On!

*Aaron R. Smith*  
Aaron R. Smith, PLS 7901

**Vesting Tentative Map**  
City Ventures Homebuilding LLC  
1009 & 1011 Gravenstein Highway North, Sebastopol Ca.  
Assessor's Parcel Number 060-261-026 & 028

Scale: 1" = 60'  
Date: April 2023  
Design by: Jaggis  
Drawn by: Jaggis  
Checked by: ARS

**C4.0**  
10 of 10 sheet  
Job No. 22181

File: T:\2022\PROJECTS\22181\_Vest\Adobe\_Tentative\_Map.dwg, Date: Apr 21, 2023, Time: 11:07am





## City of Sebastopol Planning Department

December 20, 2023

To: Katie Green, Rincon Consultants

Re: Canopy Draft EIR public comments.

Hello Katie,

I received a phone call from Linda Berg on December 18<sup>th</sup>, 2023 and her comments are listed below for the project.

- How and why is there no significant impact to traffic and emergency services from this project.
- How are they estimating only 684 trips per day for this project.
- Adding vehicles to the Healdsburg corridor is not a good idea.
- Why is the cumulative congestion used and does this account for the new 22 units proposed at 845 Gravenstein Highway North.

Sincerely,

John Jay, Associate Planner  
[jjay@cityofsebastopol.gov](mailto:jjay@cityofsebastopol.gov)