

SITE INFORMATION

SITE AREA: 2.96 ACRES

PROPOSED PARKING: 83  
REGULAR STALLS (9' X 18'): 80  
ADA STALLS: 3

CARPORT SPACES: 54 (39 EV SPACES)  
UNCOVERED SPACES: 29

EXISTING & PROPOSED ZONING: RR

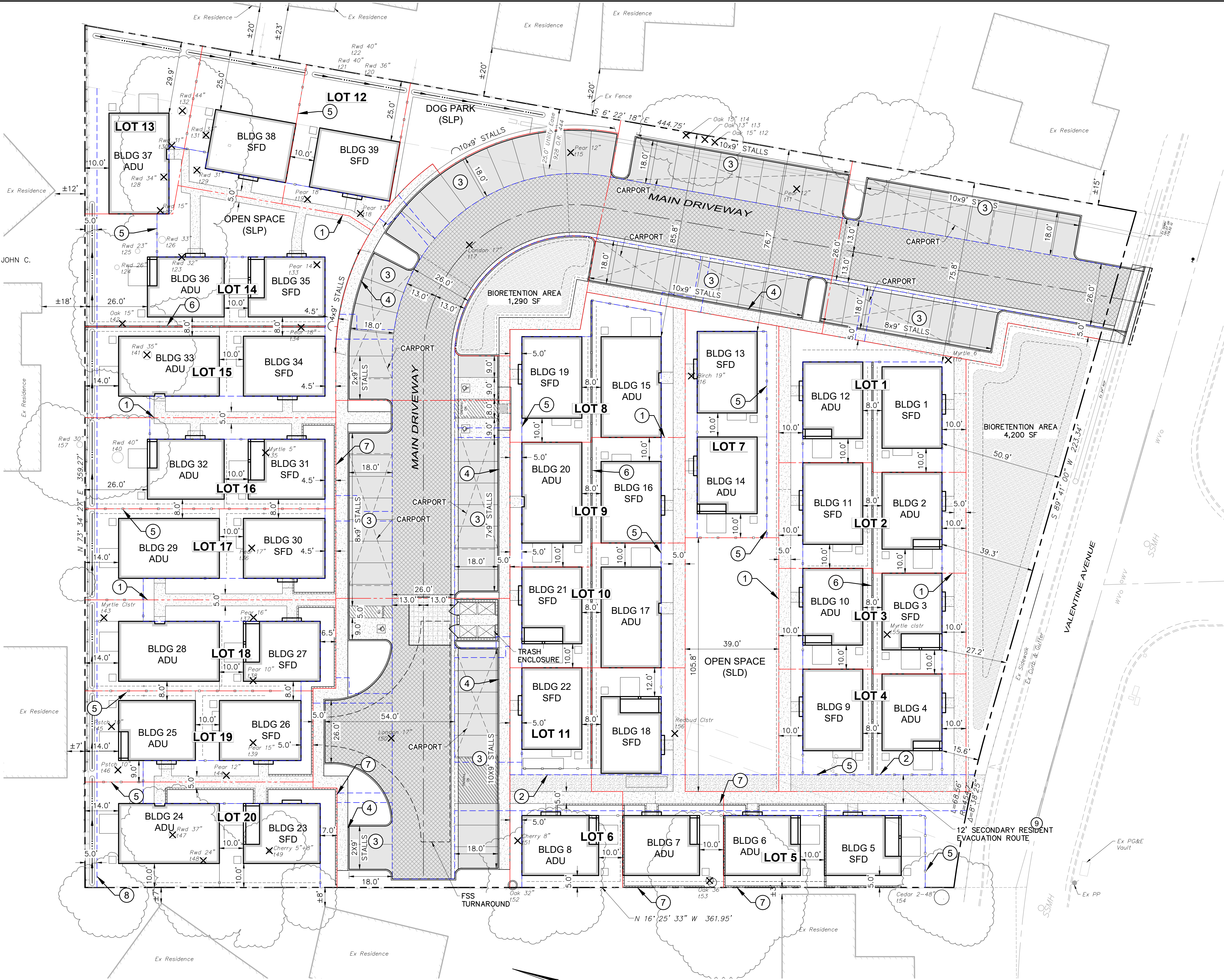
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG NOS)\*: t20, t21, t22, t24, t25, t26, t40, t52

PROTECTED TREES TO BE REMOVED (TAG NOS)\*: t23, t27, t28, t29, t30, t31, t32, t41, t47, t48 t53,

NON PROTECTED TREES TO BE REMOVED (TAG NOS)\*: t10, t11, t12, t13, t14, t15, t16, t17, t18, t19, t33, t34, t35, t36, t37, t38, t39, t42, t43, t44, t45, t46, t49, t50, t51, t55, t56

\*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY JOHN C. MESERVE, DATED DECEMBER 4, 2025.



KEYNOTES

- 1 PROPOSED LOT LINE
- 2 PROPOSED PRIVATE ACCESS & UTILITY EASEMENT (PAUE)
- 3 9-FT STREET PARKING
- 4 MONOLITHIC SIDEWALK (5')
- 5 6-FT SIDEYARD FENCE (SLP)
- 6 1-FT (MAX) KICKER WALL
- 7 2.5-FT (MAX) LANDSCAPE WALL
- 8 PRIVATE STORMDRAIN EASEMENT (PVSE)
- 9 THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT.

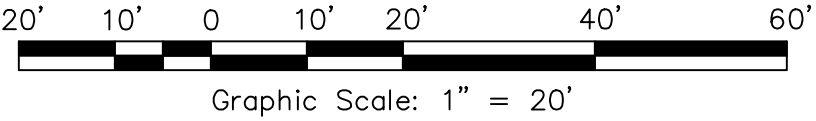
HATCHING LEGEND:

- |                                         |                         |
|-----------------------------------------|-------------------------|
| T1=8 R=30, 5" AC OVER 11" CL II AB      | 4" PCC OVER 4" CL II AB |
| PARKING PAVEMENT                        | DECOMPOSED GRANITE      |
| 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW | BIORETENTION AREA       |

DEMOLITION LEGEND:

- ⊗ EX TREE TO BE REMOVED

SITE LAYOUT



VESTING TENTATIVE MAP

VALENTINE AVENUE  
SITE LAYOUT & TYPICAL SECTIONS  
8100 Valentine Avenue  
Sebastopol, California  
APN 004-510-054

SCALE: AS SHOWN

Date: October 6, 2026  
Design by: KM  
Drawn by: KM, JLL  
Checked by: AP, CT

Sheet  
C2.0

2 of 9 Sheets  
Job 25213

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My license expires 3/31/2027

