From: Tom Boag [redacted]
Sent: Sunday, October 18, 2026 1:51 PM
To: Public Comment Received For City Council <citycouncil@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>
Subject: Supplemental comment, October 20, Item 7: Fire District letter on 8100 Valentine

To: citycouncil@cityofsebastopol.gov, CC: vhenkel@cityofsebastopol.gov
Subject: Supplemental comment, October 20, Item 7: Fire District letter on 8100 Valentine

Dear Mayor and Council Members,

Attached is the Gold Ridge Fire District's **October 16 (26/10/16, 12:22)** letter answering my records request and a copy of Chief Bray's his referenced attachment to me, **PRA_8100 Valentine_Boag_Sent Pkt_10.16.26.pdf** . It states that the District's adopted fire code deleted the sprinkler exception to Appendix D, Section D107.1, and that "the project would require two separate fire apparatus access roads."

The single access is allowed only because the Fire Chief approved it as an "Alternate Means and Methods." On October 16, Chief Bray told me he is still awaiting the developer's signed document.

The staff report states that the project "meets all requirements of the Fire Code." It does so through an alternate approval that is not yet complete.
I have inspected damage after major earthquakes in Santa Clara County and Taiwan, and in both cases water service failed immediately. Residential sprinklers depend on that water.

I ask the Council to require that the signed Alternate Means and Methods approval and its written findings be placed in the project record before the Final Map, and that those findings address **loss of water pressure after an earthquake**.

Thank you,
Tom Boag
[redacted]

Subject: Re: Thank you, and 8100 Valentine Ruling
From: Dave Bray <davebray@goldridgefire.org>
Date: 26/10/16, 12:22
To: Tom Boag [redacted], Victoria Henkel <vhenkel@cityofsebastopol.gov>

Hello Tom,
Thank you for meeting with me yesterday. As discussed, I've attached the information requested by the PRA.
NOTE: I am awaiting the developer's signed document and will provide it once I receive it.
Your understanding of our conversation is correct. The 500' rule pertains to public roads. Also, the fire sprinklers, restrictive CC&Rs, and sufficient hydrants allowed the fire department to consider the developer's request to approve a secondary *Emergency Evacuation Route*.
Thank you for your diligence and have a great weekend,
Dave

On Thu, Oct 15, 2026 at 1:09 PM Tom Boag [redacted] wrote:

> Dear Chief Bray,
> Thank you for meeting with me today on short notice. Exceeded my 10 minute estimate but good getting to know you. Remember to check out several Rotary clubs (including mine, Sebastopol Friday Club) before you think of retiring.
> I appreciated your time and your explanation.
> To make sure I understood: you haven't yet finished the District's requirements document for 8100 Valentine Avenue. Because every home and ADU will be fully sprinklered, you're inclined to find that the State dual-access rule's sprinkler exception applies, and that the City's 500-foot rule applies to public roads rather than this private road. You expect to finish your written ruling and send it to me by Tuesday, and you plan to attend the October 20 Council meeting.
> When you send your ruling, would you please also copy Victoria Henkel at the City (vhenkel@cityofsebastopol.gov)? That way it can be part of the record before the Council votes.
> Thank you again,
> Tom Boag
> [redacted]

--

Dave Bray, CFO, CTO
Deputy Chief | Operations & Training
GOLD RIDGE FIRE PROTECTION DISTRICT
4500 Hessel Road
Sebastopol, CA 95472
(O) 707-823-1084 (C) 707-867-9053
davebray@goldridgefire.org

Attachments:

PRA_8100 Valentine_Boag_Sent Pkt_10.16.26.pdf 15.2 MB

GOLD RIDGE FIRE PROTECTION DISTRICT

Proudly serving the communities of Hessel, Twin Hills, Freestone, Fort Ross, Camp Meeker, Bodega, Valley Ford, Bloomfield, Two Rock, Wilmar, San Antonio, Lakeville, Monte Rio and Sebastopol

October 14, 2026

Thomas R. Boag
8103 Hansen Lane
Sebastopol, CA 95472

Dear Mr. Boag,

Thank you for your letters dated 9/24/26 and 9/15/2026, and your follow-up email requests sent on September 28 and 29, 2026, regarding the proposed development at 8100 Valentine Avenue. The City of Sebastopol will provide much of the information, while I will provide content on fire and emergency services. Below is the information you requested regarding fire and emergency services.

Formal Request for Written Determination on Access and Emergency Egress:
As noted in your correspondence, Sebastopol Municipal Code Section 16.40.040 states:

> *"Subdivisions with streets longer than 500 feet may be required to provide multiple access. Access shall be deemed satisfactory only if it will allow reasonable ingress and egress for emergency vehicles."*

This provision applies to public streets. Based on the plans presented, the project's primary access is designed as a *private* driveway rather than a public street. The proposed project includes a single main driveway approximately 545 feet long and 26 feet wide.

Evaluation of the secondary route:
The proposed secondary route is not designed or intended to be used as Emergency Vehicle Access (EVA). The proposed 12-foot-wide secondary route is intended primarily for resident evacuation during a large-scale emergency and is not proposed as the project's primary emergency-vehicle access. During project review, we noted evacuation concerns. The developer and the fire department mutually agreed on the secondary route to accommodate evacuation concerns.

Although the secondary route is not anticipated to serve as a routine fire apparatus access road, the developer has agreed to construct it with a drivable, landscaped surface compacted to support the weight of District fire apparatus. The homeowners' association will also include provisions within its Covenants, Conditions, and Restrictions (CC&Rs) requiring the route to remain clear and unobstructed.

In your 9/29/26 correspondence, you requested multiple documents:

Item #1: Any written correspondence, memoranda, plan review comments, checklists, or determinations issued by the Fire Chief, Fire Marshal, Fire Code Official, or any representative of Gold Ridge Fire Protection District (including Darrin DeCarli) regarding the project's emergency vehicle access, the proposed 12-foot secondary emergency access route, the Fire Apparatus Access Plan referenced in the draft Conditions of Approval, or the loop/24-foot-width alternative recommended in the W-Trans traffic study (Exhibit B to the September 22, 2026 staff report), dated at any time from January 1, 2026 to the present.

See Attachment:

- GFD Email – 8100 Valentine Ave_Approval of EVA
- GFD Email – Fw_Grupe – Sebastopol Next Steps_No EVA Req by Code
- GFD Email – Fw_Grupe – Sebastopol Next Steps_EVA Acknowledgement by Bray

Item #2: Any written response by City Engineer John Moe (Moe Engineering, Inc.), the Public Works Department, or any other City staff to my letter dated September 14, 2026, addressed to Mr. Moe and Chief DeCarli, requesting a written determination regarding Sebastopol Municipal Code Section 16.40.040 and the length of the project's internal street network.
No Responsive Record

Item #3: Any written analysis, checklist, memorandum, or determination prepared by City staff or a City consultant addressing compliance with Sebastopol Municipal Code Section 16.40.040 (requiring multiple access for subdivisions with streets exceeding 500 feet) as applied to this project.
No Responsive Record

Item #4: Any staff presentation materials, speaking notes, slides, or talking points prepared for or used at the September 22, 2026 Planning Commission hearing (Agenda Item 6A) that reference Fire Marshal, Fire Chief, or Fire Department review or approval of the project's emergency access or evacuation design.
No Responsive Record

Item #5: The video or audio recording of the September 22, 2026 Planning Commission meeting, Agenda Item 6A, to the extent it is a retained public record and not already posted to the City's website or Vimeo archive; if it has not yet been posted, please advise when it will be available.
No Responsive Record

Item #6: Any minutes, resolution, motion, vote record, or written recommendation of the Design Review Board/Tree Board concerning the tree removal permit or tree protection plan for this project, including from the Special Joint Planning Commission & Design Review/Tree Board meeting of March 17, 2026, and any subsequent Tree Board consideration of the project through the present.
No Responsive Record

Item #7: Any written correspondence between Planning staff and the City Arborist (Urban Forestry Associates) since the City Arborist's July 21, 2026 tree review (Exhibit D to the September 22, 2026 staff report) concerning the applicant's response to that review, including any revised tree inventory, tree protection plan, or replacement/mitigation plan submitted since that date.
No Responsive Record

In your 9/28/26 correspondence, you requested a written response to three questions:

1. Has the City or Gold Ridge Fire Protection District amended the California Fire Code Appendix D Section D107.1 dwelling-unit threshold quoted above? If so, please identify the applicable local threshold and the ordinance or resolution adopting it.

Yes. The Gold Ridge Fire Protection District adopted the County of Sonoma's 2025 Fire Safety Ordinance (2025 edition of the California Fire Code) for the unincorporated portions of the District on December 10, 2025. This ordinance amended Appendix D Section 107.1 by deleting exceptions #1 and #2. As the project has not yet been submitted for a Building Permit, the 2025 CFC will be applicable to the project. The Fire Chief does have the authority to accept an "Alternate Means and Methods Request".

SECTION D107—ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

2. Has the Fire Code Official evaluated whether Section D107.1 (or its successor provision under the currently adopted code edition) applies to this 39-unit project, and if so, what determination was made? Yes, both the 2022 CFC and 2025 CFC adoption amended the Code to delete Exception #1 to Appendix D, Section 107.1. Because Exception #1 has been deleted and is no longer applicable, the project would require two separate fire apparatus access roads. The Fire Chief does have the authority to accept an "Alternate Means and Methods Request."

3. If Section D107.1 does apply, does the project's proposed access — a single primary entrance and a 12-foot secondary emergency route — satisfy the "two separate and approved fire apparatus access roads" requirement, or does it require redesign?
The Fire Chief has approved this option as an alternate.

Attachments:

- GFD 8100 Valentine Ave – Planning Conditions – 8.13.26
- GFD Email – 8100 Valentine_Approval of EVA
- GFD Email – Fw_Grupe – Sebastopol Next Steps
- GFD Email – FW_Grupe – Sebastopol Next Steps_No EVA Req by Code
- GFD Email – Fw_Grupe – Sebastopol Next Steps_EVA Acknowledgement by Bray

Respectfully,



Dave Bray
Deputy Chief
Gold Ridge Fire Protection District

GOLD RIDGE FIRE PROTECTION DISTRICT

Proudly serving the communities of Hessel, Twin Hills, Freestone, Fort Ross, Camp Meeker, Bodega, Valley Ford, Bloomfield, Two Rock, Wilmar, San Antonio, Lakeville, Monte Rio and Sebastopol

FINAL DRAFT

August 13, 2026

City of Sebastopol
Planning & Building Department
Sebastopol, California 95472

RE: 8100 Valentine Avenue Development – Fire and Life-Safety Review and Conditional Acceptance

Gold Ridge Fire Protection District has reviewed the Vesting Tentative Map package for the proposed development at 8100 Valentine Avenue, Sebastopol, with particular attention to fire apparatus access, emergency vehicle access (EVA), fire department operations, turning movements, parking conflicts, hydrant access, residential fire sprinklers, smoke alarms, and the project's inclusion of accessory dwelling units (ADUs). Based on the materials submitted, the District finds the project acceptable from a fire and life-safety standpoint, subject to compliance with all conditions stated in this letter and to approval of the final construction and improvement plans by the Fire Code Official.

The materials reviewed include the nine-sheet Vesting Tentative Map package prepared by Adobe Associates, Inc., including the Site Layout and Typical Sections (C2.0), Vesting Tentative Map (C2.1), Construction Phasing Plan (C2.2), Preliminary Grading and Drainage Plans (C3.0–C3.2), Preliminary Utility Plan (C4.0), and Fire Truck Analysis (C5.0).

The project is identified as a 2.96-acre, 20-lot residential subdivision for condominium purposes consisting of up to 39 residential units, including primary single-family dwellings and ADUs. The construction phasing plan indicates that development will occur in four phases and references the condominium provisions applicable to ADUs under AB 1033.

Conditions of Approval

The District's acceptance is expressly subject to the following conditions. These requirements shall be shown on the applicable final map, improvement plans, building plans, fire-protection plans, and recorded maintenance documents, as appropriate, and shall be completed before the applicable permit, final inspection, or occupancy approval unless the Fire Code Official approves another timing in writing:

1. Fire Apparatus Access Plan.
Prior to approval of final improvement plans, the applicant shall submit a Fire Apparatus Access Plan for review and approval by the Fire Code Official. The plan shall identify all required fire apparatus access roads, emergency access routes, fire lanes, no-parking areas, hydrants, turning areas, gates/bollards, and vertical-clearance requirements. Required access shall comply with CFC §§501.3 and 503.1.1.

2. Fire Apparatus Access Width.
All portions of the development designated or relied upon as required fire apparatus access roads shall provide not less than 20 feet of unobstructed width and 13 feet 6 inches of unobstructed vertical clearance, except where an alternative or modification is expressly approved pursuant to applicable code authority. Required access dimensions shall be maintained at all times.
Authority: CFC §§503.2.1, 503.2.2 and 503.4.

3. Secondary Emergency Access.
A secondary emergency access connection between the internal circulation system and Valentine Avenue shall be provided and maintained in a location and configuration approved by the Fire Code Official. If the secondary connection is relied upon as a required fire apparatus access road, it shall comply with CFC §503, including the minimum unobstructed width required by §503.2.1. A 12-foot EVA shall not be represented or relied upon as a compliant fire apparatus access road unless specifically approved under applicable code authority.
Authority: CFC §§503.1.2, 503.2.1 and 503.2.2.

4. Dead-End Fire Apparatus Access and Turnaround.
Any dead-end fire apparatus access road exceeding 150 feet shall terminate in an approved fire apparatus turnaround. Final plans shall include a turning analysis demonstrating accommodation of the Gold Ridge Fire Protection District design apparatus throughout the required route and turnaround. Authority: CFC §§503.2.4 and 503.2.5.

5. Carports and Covered Parking.
No carport, covered parking structure, or other fixed improvement shall encroach upon the required fire apparatus access width, vertical clearance, or approved apparatus turning envelope. Covered parking adjacent to the principal driveway curve and emergency access connection shall be relocated, modified, or removed where the approved apparatus analysis demonstrates an operational conflict. Authority: CFC §§503.2.1, 503.2.2, 503.2.4 and 503.4.

6. Fire Lanes and No-Parking Areas.
Approved fire lanes and permanent no-parking areas shall be established and maintained at the fire apparatus turnaround, along portions of the principal access road necessary to maintain required apparatus clearance, at emergency-access entrances, adjacent to hydrants, and at other locations identified on the approved Fire Apparatus Access Plan. Appropriate signs, curb markings, or other approved markings shall be installed and maintained. Authority: CFC §§503.3 and 503.4.

7. Emergency Access Barriers/Bollards.
Where the secondary emergency access is restricted from routine civilian vehicle use, approved gates, removable bollards, or other barricades may be installed subject to approval of the Fire Code Official. Any such device shall provide immediate emergency access to Gold Ridge Fire Protection District through an approved means of operation. Authority: CFC §§503.5, 503.5.1 and 503.6.

8. Hydrant Access and Fire-Protection Water Supply.
Fire hydrants and required fire-protection water supplies shall be installed and maintained in locations approved by the Fire Code Official. Access to hydrants shall remain unobstructed, and not less than three feet of clear space shall be maintained around the circumference of hydrants unless otherwise approved. Required fire flow, hydrant locations, and distances shall comply with the applicable provisions of CFC §507. Authority: CFC §§507.1, 507.3, 507.5.1, 507.5.4 and 507.5.5.

9. HOA/CC&R Maintenance Requirements.
Prior to recordation of the final map or condominium plan, as applicable, the applicant shall incorporate into the recorded CC&Rs or equivalent maintenance instrument a continuing prohibition against parking, storage, landscaping, planters, furniture, refuse containers, or other obstructions within designated fire apparatus access roads, emergency access routes, fire lanes, turnaround areas, and required hydrant clearances. These private maintenance obligations shall not limit independent enforcement by the City or Fire District under applicable law. Authority: CFC §§503.3, 503.4, 507.5.4 and 507.5.5.

10. Construction Access.
Required fire apparatus access and required fire-protection water supply shall be installed and made serviceable during construction at the time required by the Fire Code Official, unless an approved alternative method of protection is authorized. Authority: CFC §501.4.

11. Automatic Residential Fire-Sprinkler Systems.
All new primary one- and two-family dwellings shall be protected throughout by an approved automatic residential fire-sprinkler system. Each ADU shall also be protected where fire sprinklers are required for its associated primary residence. Systems serving buildings within the scope of the California Residential Code shall be designed and installed in accordance with CRC §R313 and either NFPA 13D or CRC §R313.3.1.1, as applicable, and shall be submitted to the Fire Code Official for review and approval before installation.

Buildings outside the scope of the CRC shall comply with CFC §§903.2.8 and 903.3 using the system standard applicable to the final occupancy and building configuration. An ADU shall not be required to provide fire sprinklers when sprinklers are not required for the primary residence, and construction of an ADU shall not trigger sprinklers in an existing primary dwelling, consistent with Government Code §§66314(d)(12) and 66323(d). Authority: 2025 CRC §§R313.1–R313.3; 2025 CFC §§903.2.8, 903.3 and 903.3.1.3; Government Code §§66314(d)(12) and 66323(d).

12. Smoke Alarms.
Approved smoke alarms shall be installed in every primary dwelling and every ADU in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every story of the dwelling, including basements and habitable attics, as applicable. In new construction, alarms shall receive primary power from the building wiring with battery backup and shall be interconnected so activation of one alarm activates all alarms within the individual dwelling unit. Devices shall be listed, installed in accordance with the manufacturer's instructions, and verified operational before final occupancy. Authority: 2025 CRC §§R314.1, R314.3, R314.4 and R314.6; where the California Building Code applies, CBC §907.2.11.

13. Final Fire and Life-Safety Inspection.
Before final occupancy of each phase or dwelling, the applicant shall obtain approval of all required fire and life-safety installations applicable to that phase or dwelling, including fire apparatus access, fire lanes, hydrants and water supply, emergency-access controls, residential fire sprinklers, and smoke alarms. Deficiencies identified during inspection shall be corrected before occupancy. Authority: CFC §§104.2, 105.4, 106.2, 501.3 and 901.5; CRC §§R109, R313 and R314.

Gmail

Dave Bray <dave@goldridgefire.org>

8100 Valentine

Rob Toste [redacted] Fri, Aug 21, 2026 at 4:40 PM
To: "jjay@cityofsebastopol.gov" <jjay@cityofsebastopol.gov>, Jane Riley <jriley@cityofsebastopol.gov>, Dave Bray Goldridge FD <davebray@goldridgefire.org>, Dave Bray <dave@goldridgefire.org>
Cc: Casey Talbot [redacted]

Hi Dave,

Happy Friday!

Let me know your thoughts on the attached, I went back through our communication with the city and Darrin and this was the process on the fire secondary evacuation route.

1. On December 23rd 2025 we submitted our formal application for development and received an incomplete letter from the city on 1-22-26 attached above (1st attachment) that states on pg 3 under "general comment" that a "lack of a looped road system for significant new development on this site may pose multiple conflicts, including lack of fire access and lack of sufficient emergency evacuation route for residents".... At the time that comment came from Darrin as he was still involved at that point which Jane and John can vouge for.
2. During a second submittal to the city on 3-4-26 and subsequently Third submittal on 4-15-26 (both saying the same thing) in response to the incompleteness letter from 1-22-26, we submitted a letter responding to all of the incomplete items (second attachment). Within that letter I address the concern that fire had from the first incomplete letter mentioned in item 1 above, where I worked with Darrin and our civil engineer Casey Talbot with Adobe and associated on the proposed solution to that comment.
3. The 3rd attachment is our incomplete letter after the 4-15 submittal and the 4th attachment is our completeness letter.
4. Youll notice after I addressed the concerns in the second attachment it was not mentioned as an item that needed to be addressed any further following subsequent submittals and ultimately the application was deemed complete showing the secondary evacuation route.

The link below (Vesting TM 1st Sub 12-23-25) was to our original application submittal and you'll notice we didn't have any connecting road or secondary evacuation route, which is was drove Darrin's comment from the first incomplete letter. After consulting with Darrin, his feeling was that "he wasn't requiring us to put in secondary EVA although it would be nice", and we tried to accommodate that request the best we could, without jeopardizing the financial feasibility of the project. Which is how we ended up with a secondary evacuation route for residents rather than a true EVA for emergency vehicles. So I understand your position for why you thought the secondary evacuation route was a true EVA and thus needed to meet the code requirements, although a true EVA was not the intent.

We also informed Darrin, that as a self-inflicted condition, that the hammerhead turn around shown on the last page of the VTM that you reviewed (which also shows that a latter truck can turn around) will have signage spread across the area as well as a protocol in the CCR's that will mention cars will be towed if parked within the hammer head area. Lastly, the secondary evacuation route for residents will be an all-weather material(decomposed granite) to ensure, in the event of an emergency resident can drive on that pathway to escape in wet conditions. this will also be documented within the CC&R and can be a condition of the project. All of that being said, what gave Darrin comfort in allowing what was proposed was knowing the hammer head would stay free of parked cars, there was ample room to turn around a fire truck, there was signage and there would be a protocol in the CCR's that spoke to these issues.

After your review of the above documents and narrative, please let me know if your team would kindly reconsider the project to move forward as planned currently. (for simplicity I have also attached the most recent VTM that you would have seen during your review)

Thanks a bunch and have a great weekend. Please call my cell with any questions.

Vesting TM 1st Sub 12-23-25

3. 4-16-26 Vesting Tentative Map.pdf

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: jjay@cityofsebastopol.gov
When: 2:30 PM - 3:00 PM August 20, 2026
Subject: 8100 Valentine
Location: Microsoft Teams Meeting

CAUTION: EXTERNAL EMAIL

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/215968309104866?p=cp76olqTf4rKUOgs5i

Meeting ID: 215 968 309 104 866

Passcode: 7Pw6tn92

[Quoted text hidden]

4 attachments

2025-067 Incompleteness Letter recieved 1-22-26.docx
45K

1. Updated Application Incomplete Letter Response 4-17-26.pdf
167K

2025-067 Incompleteness Letter #2.pdf
211K

2025-067 8100 Valentine Deemed Complete letter[1].pdf
177K

Gmail Dave Bray <dave@goldridgefire.org>

Fw: Grupe - Sebastopol Next Steps

Jane Riley <jriley@cityofsebastopol.gov>
To: John Jay <jjay@cityofsebastopol.gov>, Alex Mog <alex.mog@redwoodpubliclaw.com>, Oriana Hart <ohart@cityofsebastopol.gov>, Dave Bray Goldridge FD <davebray@goldridgefire.org>

City review team, including Alex:

Mr. Toste is awaiting our response to his summary of our meeting. Please respond to his points below:

1. Regarding the way the project will be presented to pc/cc, will be a 20 lot subdivision to be condominiumized into 39 units in accordance with AB1033 discretionary approvals. This position is also supported by the traffic memo (once the EVA language is removed) and or can be sufficiently applied to you give me a clear explanatory sentence or two here? I think we're in agreement with the process, and it's timing (and maybe semantics) this is caus inconsistent with General Plan density; we need to go through the 20-lot subdivision first, then add the density-exempt ADUs, then go through the mi

2. Regarding Sewer, staff will get back to us following our position that the recommended fix in the sewer study is sufficient to allow the sewer pipe to ha think our recommended condition of approval addresses this but Rob may be pushing back on that now too - John?

3. Dave had confirmed on the call that the project under the California fire code, is not required to have a secondary EVA and that the proposed route w add on our own. We will add bollards at the beginning and end of the evacuation route, signage identifying the route, signage at the hammer head tu purpose of the evacuation route as well as the restrictions. Dave, how does this look to you?

Thanks!

Jane Riley, AICP
Planning Consultant to the City of Sebastopol

RPS Associates, LLC
1410 Neotomas Ave, Suite 234
Santa Rosa, CA 95405

Planning Services for the City of Sebastopol are provided by RPS under contract with 4LEAF, Inc.

From: Rob Toste [redacted]
Sent: Wednesday, September 2, 2026 9:49 AM
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>; Eli Arreola <earreola@cityofsebastopol.gov>; Jeremy White [redacted]; Mark Niskanen (JB Anderson) [redacted] alex.mog@redwoodpubliclaw.com <alex.mog@redwoodpubliclaw.com>; Mary Gourley <mgourley@cityofsebastopol.gov>; Dave Bray Goldridge FD <davebray@goldridgefire
Subject: Re: Grupe - Sebastopol Next Steps

HI Jane.

Thanks for the confirmation on the process.

Regarding the response to my summary of our meeting last week please let me know when that is anticipated.

Laslty, any update on the response to sewer and our list of conditions of approval?

I will have the VTM to you end of day today/tomorrow.

Rob Toste

Senior Project Manager
[redacted]
www.Grupe.com

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Monday, August 31, 2026 at 2:24 PM
To: Rob Toste [redacted], John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted], "Mark Niskanen (JB Anderson)" <[redacted]>, <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>, Dave Bray Goldridge FD <davebray@goldridgefire.org>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Hi Rob,

The DRB and Tree Board meetings will be combined, but not the Planning Commission and the DRB. Yes, your outline below is the anticipated process, with a slight correction that the CC wi

Please know that I will generate answers to your other questions below as soon as I am able and after consultation with the City team.

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Associates, LLC

1410 Neotomas Ave, Suite 234

Santa Rosa, CA 95405

Planning Services for the City of Sebastopol are provided by RPS under contract with 4LEAF, Inc.

From: Rob Toste [redacted]
Sent: Friday, August 28, 2026 2:46 PM
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>; Eli Arreola <earreola@cityofsebastopol.gov>; Jeremy White [redacted]; Mark Niskanen (JB Anderson) <[redacted]>; C <alex.mog@redwoodpubliclaw.com>; Mary Gourley <mgourley@cityofsebastopol.gov>; Dave Bray Goldridge FD <davebray@goldridgefire.org>
Subject: Re: Grupe - Sebastopol Next Steps

Good Morning Jane,

Following up on the below email before to much time passes.

Additionally, I was made aware yesterday, that the 9/22/26 meeting that we have scheduled is not going to be a dual planning commission/DRB meeting like originally pl

I spoke to John this morning to confirm what I had heard and he suggested that we follow the same process that the canopy went through which is the following;

1. The PC will hear and vote on the projects approval and make a recommendation to council (the canopy received a favorable vote)
2. The CC will hear and vote on the projects approval after receiving a favorable recommendation from PC (the canopy received a favorable vote).
3. Then the design review board (at a later date) will hear the project and only approve design elements and not the project as a whole.

Please let me know if I have the above correct as its important to know the process now since its different than what we spoke about.

Thank you.

Rob Toste

Senior Project Manager

[redacted]

www.Grupe.com

GRUPE

From: Rob Toste <[redacted]
Date: Thursday, August 27, 2026 at 10:51 AM
To: Jane Riley <jriley@cityofsebastopol.gov>, John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted] "Mark Niskanen (JB Anderson)" <[redacted]>, <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>, Dave Bray <davebray@goldridgefire.org>
Subject: Re: Grupe - Sebastopol Next Steps

Hi Everyone,

Thank you again for the time on the phone this yesterday afternoon, super productive conversation!

Jane if you can please confirm the below based on our discussion;

1. Regarding the way the project will be presented to pc/cc, will be a 20 lot subdivision to be condominiumized into 39 units in accordance with AB1033 so the ADU's position is also supported by the traffic memo (once the EVA language is removed) and or can be sufficiently applied to the 15183 exemption. Staff will also give us

2. Regarding Sewer, staff will get back to us following our position that the recommended fix in the sewer study is sufficient to allow the sewer pipe to have the capac

3. Dave had confirmed on the call that the project under the California fire code, is not required to have a secondary EVA and that the proposed route we are showing will add bollards at the beginning and end of the evacuation route, signage identifying the route, signage at the hammer head turn around indicating that it is a "no-restrictions.

4. Regarding the COA, Staff will send as soon as possible for us to review, even if that means we receive an incomplete list in the interim while we wait for the rest of time to receive conditions prior to the notice period on September 4th.

Lastly Grupe will be sending their final docs for your staff report, early next week. For example the VTM needs to be updated to match that language regarding the emerg have a secondary EVA.

Thanks you again for your time and please confirm the above.

Rob Toste

Senior Project Manager

[redacted]

www.Grupe.com

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 3:04 PM
To: Rob Toste <[redacted]>, John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White <[redacted]>, "Mark Niskanen (JB Anderson)" [redacted], <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Hi Rob, I have no problem extending the meeting to an hour if needed; those who need to leave at 4 can do so. Talk soon!

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Riley Planning Services

RPS Associates, LLC

1410 Neotomas Ave, Suite 234

Santa Rosa, CA 95405

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Sent: Wednesday, August 26, 2026 1:59 PM

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Cc: Oriana Hart <ohart@cityofsebastopol.gov>; Eli Arreola <earreola@cityofsebastopol.gov>; Jeremy White [redacted]; Mark Niskanen (JB Anderson) [redacted]
alex.mog@redwoodpubliclaw.com <alex.mog@redwoodpubliclaw.com>; Mary Gourley <mgourley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Hi Jane,

I noticed that we have limited time on the phone this afternoon (30 minutes) to discuss a lot of material. For sake of efficiency and everyone's time, if I may make a sugge convenience) and jump into the topics, as we wait for Dave to potentially jump on later.

With that id like to discuss topics below in the following order or until Dave jumps on;

1) 15183 Exemption coupled with how it will affect the way the project is presented to PC/CC

2) Sewer Impacts

3) Fire (As long as Dave is in attendance)

4) Conditions of approval status.

Thank you all for your consideration.

Grupe Team on the call:

Rob Toste – Senior Project Manager - Grupe

Jeremy White – Chief Operating Officer – Grupe

Ken Kecskes – Land Use Attorney – Cox Castle

Casey Talbot – Civil Engineer – Adobe Associates

Rob Toste

Senior Project Manager

The Grupe Company, LLC

[redacted]

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 10:09 AM
To: Rob Toste <[redacted] John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White <[redacted]>, "Mark Niskanen (JB Anderson)" <[redacted]
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

OK, we can do that. I will send a Zoom invite for 3:30 today, and you can forward to your team as needed. Dave Bray may be able to join us late.

Thanks, Rob!

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

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Subject: Re: Grupe - Sebastopol Next Steps

Hi Jane,

I few can still hold todays meeting that would be ideal because theres a lot more to discuss than just fire.

We have had a few folks move flights on our end to attend the meeting today.

We can also still have a meeting next week as well.

Rob Toste

Senior Project Manager

[redacted]

[redacted]

www.Grupe.com

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 9:38 AM
To: Rob Toste [redacted] John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted], "Mark Niskanen (JB Anderson)" [redacted]
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Good morning Rob, I've received the revised study and am sending them both momentarily.

As to the meeting we need to have, Dave Bray won't be available at 3:30 today and his input is crucial, so let's try to schedule it for early next week. I'll be out on medical leave tomorrow throu paper by end of the day next Thursday, so I'd really like to meet on Tuesday or Wednesday next week. You had earlier indicated that Tuesday would work for your team; our available hours n fire, public works, building, the City Manager, and our City Attorney.

Look for those studies from me in about 10 minutes, and please let me know if you have not received them by 10 am.

Thanks, Rob!

Jane Riley, AICP

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RPS Riley Planning Services

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Santa Rosa, CA 95405

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From: Rob Toste [redacted]
Sent: Tuesday, August 25, 2026 3:17 PM
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>; Eli Arreola <earreola@cityofsebastopol.gov>; Jeremy White [redacted]; Mark Niskanen (JB Anderson) [redacted]
Subject: Re: Grupe - Sebastopol Next Steps

Hi Jane,

Please let me know ASAP, it's really hard to make a determination on anything without those studies in hand, as of now its only been word-of-mouth interpretations of the every department except Engineering (as they waited for the water/sewer studies) it is now end of August and we haven't seen them yet to respond.

Regarding the meeting, YES we would still like to meet and we can at 3:30. Although I understand what your referring to regarding staffs denial of the project. That is alre has been worked through. So we don't need to talk through that until we hear back from the fire department.

While we are on that topic, each time we have submitted our application it should have been referred out to each department, for their review, along with a date for each

Most importantly we need to talk through how your implementing 15183 and its effect on the project approvals.

Based on our call last week it seems as if there is now confusion as to how the project will be presented to PC/CC although it is very clear based on our VTM and the prc our project will be a 20 lot subdivision for condominium purposes: 39 residential units. This means that once the subdivision is created, each lot can then be condominiur top left corner of pg 4 on the VTM.

Regarding the second item mentioned in your letter last week, unless theres new information to discuss it will be difficult to continue that conversation unless we have th were derived. so im hoping that information will come to light tomorrow.

To reiterate, we are available for a call tomorrow at 3:30. Please confirm who will be in attendance. I will forward that invite to the applicable parties on our side.

Thank you.

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Tuesday, August 25, 2026 at 2:33 PM
To: Rob Toste [redacted] John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Hi again Rob,

As of today, the 2 studies mentioned are still admin drafts and not ready for release. We expect the traffic study to be ready this week, and I'm checking on the status of the engineering study.

The meeting is to discuss how you and your team would like to move forward. As we discussed in our meeting last week, if we move forward on the September 22 PC agenda based on the a That's the primary issue; the others are secondary and may be able to be mitigated. Please let John or I know if you and your team are available to meet via Zoom or Teams at 3:30 tomorrow

Thanks Rob!

Jane Riley, AICP

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RPS Associates, LLC

1410 Neotomas Ave, Suite 234

Santa Rosa, CA 95405

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From: Rob Toste <[redacted]
Sent: Tuesday, August 25, 2026 12:21 PM
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

HI Jane,

Following up.

Also please send over the traffic study and the water/sewer study.

We would like to review ASAP.

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: Rob Toste <[redacted]
Date: Tuesday, August 25, 2026 at 9:56 AM

To: Jane Riley <jriley@cityofsebastopol.gov>, John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Hi Jane,

Call me, what will we be discussing exactly, and who will be there.

In the past when we discussed a meeting with the city team it was once we had conditions of approval.

Is this a different meeting?

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Tuesday, August 25, 2026 at 9:52 AM
To: Rob Toste [redacted], John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

How about Mark and your attorney? We'd like to have our City Attorney attend to get up to speed. We're shooting for 3:30 tomorrow

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Riley Planning Services

RPS Associates, LLC

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Santa Rosa, CA 95405

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From: Rob Toste [redacted]
Sent: Tuesday, August 25, 2026 8:55 AM
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Sorry and Casey from adobe and Eric geers with Bassinian.

Rob Toste

Senior Project Manager

[redacted]

From: Rob Toste [redacted]
Sent: Tuesday, 25 August 2026 08:54:34
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Jane,

When's this meeting. And likely just me

Rob Toste

Senior Project Manager

[redacted]

[redacted]

From: Jane Riley <jriley@cityofsebastopol.gov>
Sent: Tuesday, 25 August 2026 08:47:19
To: Rob Toste <[redacted]>; John Jay <jjay@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Good morning Rob,

We're trying to set up a meeting with our City team. Who will be participating from Grupe?

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Associates, LLC

1410 Neotomas Ave, Suite 234

Santa Rosa, CA 95405

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From: Rob Toste <[redacted]>
Sent: Monday, August 24, 2026 8:47 AM
To: John Jay <jjay@cityofsebastopol.gov>; Jane Riley <jriley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Good Morning Jane and John,

I will follow up this email with a phone call but whats your Monday/Tuesday look like for our follow up meeting.

Also if you could please send the traffic and the sewer studies that would be great.

Thank you .

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: John Jay <jjay@cityofsebastopol.gov>
Date: Friday, August 21, 2026 at 4:01 PM
To: Rob Toste <[redacted], Jane Riley <jriley@cityofsebastopol.gov>
Subject: RE: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Hi Rob,

The call discussing the signage for the site, yes 8 and 10 are correct. No, 11 is required, item number 9 is the one we talked about. Staff has provided you with the signage language for the n

Thanks,

John Jay | Contract Associate Planner

Sebastopol Planning Department

Phone: (707) 823-6167 **Email:** jjay@cityofsebastopol.gov

Office Hours: Monday and Tuesday 9:00 am – 3:00 pm.
City Hall Hours: Monday – Thursday, 7:00 am – 5:30 pm. Closed Fridays.

From: Rob Toste [redacted]
Sent: Friday, August 21, 2026 3:40 PM
To: John Jay <jjay@cityofsebastopol.gov>; Jane Riley <jriley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Hi John,

Thank you for getting this to us. much appreciated and thanks for the call. Please confirm our conversation

Regarding item 8 and 10, you had mentioned that to satisfy these two items all I would have to do is send you a photo of the sign posted, with the invoice for it and proof

Regarding item 11 you mentioned its an old city standard that is not enforced anymore.

Do I have the above correct?

Thank you.

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: John Jay <jjay@cityofsebastopol.gov>
Date: Friday, August 21, 2026 at 2:42 PM
To: Rob Toste [redacted] Jane Riley <jriley@cityofsebastopol.gov>
Subject: RE: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Hi Rob,

Attached is the sign text for the project. Additionally, attached is the formatting required for the signage to be posted in the lawn area.

Thank you for your patience.

John Jay | Contract Associate Planner

Sebastopol Planning Department

Phone: (707) 823-6167 **Email:** jjay@cityofsebastopol.gov

Office Hours: Monday and Tuesday 9:00 am – 3:00 pm.
City Hall Hours: Monday – Thursday, 7:00 am – 5:30 pm. Closed Fridays.

From: John Jay <jjay@cityofsebastopol.gov>
Sent: Friday, August 21, 2026 11:21 AM
To: Rob Toste [redacted]; Jane Riley <jriley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Hi Rob,

We understand and are working right now to get you that language ASAP.

I'll be in contact soon.

Thanks

John

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Rob Toste <[redacted]
Sent: Friday, 21 August 2026 11:16:00
To: Jane Riley <jriley@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>
Subject: Grupe - Sebastopol Next Steps

Good Morning John and Jane,

I know we are planning to have another meeting, which we need to plan ASAP in order to continue towards the September 22 PC. This date is something I have express to our land closings.

With that, I'm still hopeful we can make it but first we need the language for the signage that I have requested for some time. If we DO NOT receive it within the next cou PC on 9/22. I have been very patient and understanding throughout this process but we need to move this process along. If not, the deal can fall apart right Infront of us, We have always viewed this process like a partnership but the way this process has been unfolding lately, it has not felt that way.

None-the-less, It is our understanding, the traffic study has been in hand for some time, along with conditions from other departments based on a due date (sans engine conditions. Furthermore the topics discussed in the letter from yesterday as well as other topics discussed in our follow up meeting do not seem as if the September 22 F communicate the issues immediately and it doesn't seem that same policy is being reciprocated to us during this process.

I know this goes without saying but I think it serves as a good reminder, we are trying to deliver UNSUBSIDIZED affordable housing and if we can pull this off in the way of communication with state officials over the last 6 months, and we have mentioned on several occasions our project in Sebastopol specifically, and they are very excite can get this across the finish line. This is an opportunity to showcase how you can help us but more importantly how you can set a practical model for this to be replicate

With all that being said, please send us the language for the signage and lets hop on a call as soon as possible to work through these outstanding issues to make the 9/

Thank you for your consideration.

Rob Toste

Senior Project Manager

[redacted]

[redacted]

GRUPE

GRUPE image049.png
9K

Gmail

Dave Bray <dave@goldridgefire.org>

Fw: Grupe - Sebastopol Next Steps

Casey Talbot [redacted]
To: Rob Toste [redacted] Jane Riley <jriley@cityofsebastopol.gov>, John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted] "Mark Niskanen (JB Anderson)" [redacted]
"alex.mog@redwoodpubliclaw.com" <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>, Dave Bray <davebray@goldridgefire.org>

All,

Here's the fire code section that states we are not required to have two points of access when the buildings are sprinklered.

SECTION D107—ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two sep approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access ro dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire access roads will connect with future development, as determined by the fire code official.

Casey Talbot, P.E.

Associate Principal

[redacted]

www.adobeinc.com

Please consider the environment before printing this email

[Quoted text hidden]

Gmail

Dave Bray <dave@goldridgefire.org>

Fw: Grupe - Sebastopol Next Steps

Rob Toste <[redacted]> Thu, Aug 27, 2026 at 10:51 AM
To: Jane Riley <jriley@cityofsebastopol.gov>, John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White <[redacted]>, "Mark Niskanen (JB Anderson)" <[redacted]>, Casey Talbot <[redacted]>, "Kecskes, Ken" <[redacted]>, "alex.mog@redwoodpubliclaw.com" <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>, Dave Bray <davebray@goldridgefire.org>

Hi Everyone,

Thank you again for the time on the phone this yesterday afternoon, super productive conversation!

Jane if you can please confirm the below based on our discussion;

1. Regarding the way the project will be presented to pc/cc, will be a 20 lot subdivision to be condominiumized into 39 units in accordance with AB1033 so the ADU's can be sold separately. Again the purpose is so we don't have to come back for any discretionary approvals. This position is also supported by the traffic memo (once the EVA language is removed) and or can be sufficiently applied to the 15183 exemption. Staff will also give us a formal determination ASAP as to CEQA pathway.

2. Regarding Sewer, staff will get back to us following our position that the recommended fix in the sewer study is sufficient to allow the sewer pipe to have the capacity it needs for our project and that will be paid for out of the fees the project pays.

3. Dave had confirmed on the call that the project under the California fire code, is not required to have a secondary EVA and that the proposed route we are showing on the plan is simply a secondary evacuation route for our residents that we had elected to add on our own. We will add bollards at the beginning and end of the evacuation route, signage identifying the route, signage at the hammer head turn around indicating that it is a "no-parking zone" and lastly have language in the CCR's stating the purpose of the evacuation route as well as the restrictions.

4. Regarding the COA, Staff will send as soon as possible for us to review, even if that means we receive an incomplete list in the interim while we wait for the rest of the outstanding conditions. This all comes in light of our 9/22/26 PC commission hearing and in the best interest of time to receive conditions prior to the notice period on September 4th.

Lastly Grupe will be sending their final docs for your staff report, early next week. For example the VTM needs to be updated to match that language regarding the emergency evacuation route. Casey, with Adobe, will be sending the California fire code stating that its not required to have a secondary EVA.

Thanks you again for your time and please confirm the above.

Rob Toste

Senior Project Manager

[redacted]

[redacted]

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 3:04 PM
To: Rob Toste [redacted], John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted] "Mark Niskanen (JB Anderson)" [redacted], Casey Talbot [redacted], "Kecskes, Ken" [redacted], "alex.mog@redwoodpubliclaw.com" <alex.mog@redwoodpubliclaw.com>, Mary Gourley <mgourley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

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Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Riley Planning Services

RPS Associates, LLC

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<mgourley@cityofsebastopol.gov>
Subject: Re: Grupe - Sebastopol Next Steps

Hi Jane,

I noticed that we have limited time on the phone this afternoon (30 minutes) to discuss a lot of material. For sake of efficiency and everyone's time, if I may make a suggestion, that we skip introductions, as most of our team is familiar with one another (see grupe team below for convenience) and jump into the topics, as we wait for Dave to potentially jump on later.

With that id like to discuss topics below in the following order or until Dave jumps on;

1) 15183 Exemption coupled with how it will affect the way the project is presented to PC/CC

2) Sewer Impacts

3) Fire (As long as Dave is in attendance)

4) Conditions of approval status.

Thank you all for your consideration.

Grupe Team on the call:

Rob Toste – Senior Project Manager - Grupe

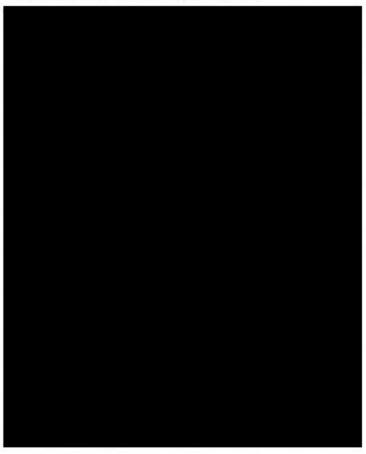
Jeremy White – Chief Operating Officer – Grupe

Ken Kecskes – Land Use Attorney – Cox Castle

Casey Talbot – Civil Engineer – Adobe Associates

Rob Toste

Senior Project Manager



GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 10:09 AM
To: Rob Toste [redacted] John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White [redacted], "Mark Niskanen (JB Anderson)" [redacted], Casey Talbot [redacted]
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

OK, we can do that. I will send a Zoom invite for 3:30 today, and you can forward to your team as needed. Dave Bray may be able to join us late.

Thanks, Rob!

Jane Riley, AICP

Planning Consultant to the City of Sebastopol

RPS Riley Planning Services

RPS Associates, LLC

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Subject: Re: Grupe - Sebastopol Next Steps

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We can also still have a meeting next week as well.

Rob Toste

Senior Project Manager

[redacted]

GRUPE

From: Jane Riley <jriley@cityofsebastopol.gov>
Date: Wednesday, August 26, 2026 at 9:38 AM
To: Rob Toste <[redacted]>, John Jay <jjay@cityofsebastopol.gov>
Cc: Oriana Hart <ohart@cityofsebastopol.gov>, Eli Arreola <earreola@cityofsebastopol.gov>, Jeremy White <[redacted]>, "Mark Niskanen (JB Anderson)" <[redacted]>, Casey Talbot <[redacted]>
Subject: Re: Grupe - Sebastopol Next Steps

CAUTION: EXTERNAL EMAIL

Good morning Rob, I've received the revised study and am sending them both momentarily.

As to the meeting we need to have, Dave Bray won't be available at 3:30 today and his input is crucial, so let's try to schedule it for early next week. I'll be out on medical leave tomorrow through Monday, and if we are moving forward on the September 22 PC agenda we need to have our Public Hearing Notice to the paper by end of the day next Thursday, so I'd really like to meet on Tuesday or Wednesday next week. You had earlier indicated that Tuesday would work for your team; our available hours next Tuesday (so far) are 8-9, 11-3, or 3:30-5. Do any of those times work for your team? We will be inviting planning, engineering, fire, public works, building, the City Manager, and our City Attorney.

Look for those studies from me in about 10 minutes, and please let me know if you have not received them by 10 am.

Thanks, Rob!

[Quoted text hidden]