

# 8100 VALENTINE AVENUE DEVELOPMENT - VESTING TENTATIVE MAP PACKAGE

8100 Valentine Avenue, Sebastopol, California  
 APN 004-510-054

### APPLICANT

Grube Investment Company, Inc.  
 3255 West March Lane, Suite 400  
 Stockton, CA 95219  
 (209) 473-6010

### ENGINEER

Adobe Associates, Inc.  
 c/o: Timothy L. Schram, RCE 67890  
 1220 N Dutton Avenue  
 Santa Rosa, CA 95401  
 Phone: (707) 541-2300

### ARCHITECT

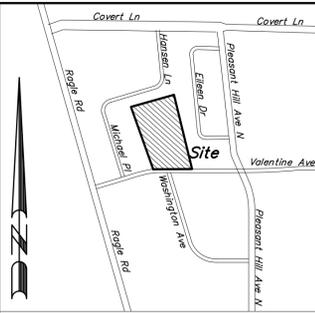
Bassenian Lagoni Architects  
 131 Innovation Drive, Suite 100  
 Irvine, CA 92617  
 Phone: (949) 553-9100

### LANDSCAPE

Sam Harned Landscape Architect  
 P.O. Box 2275  
 Oakdale, CA 95361  
 Phone: (209) 380-7376

### SURVEYOR

Adobe Associates, Inc.  
 c/o: Aaron R Smith, PLS 7901  
 1220 N Dutton Avenue  
 Santa Rosa, CA 95401  
 Phone: (707) 541-2300



**Location Map**  
 not to scale

### SHEET INDEX

1.	C1.0	TITLE SHEET
2.	C2.0	SITE LAYOUT & TYPICAL SECTIONS
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### General Notes

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in October and November of 2025.

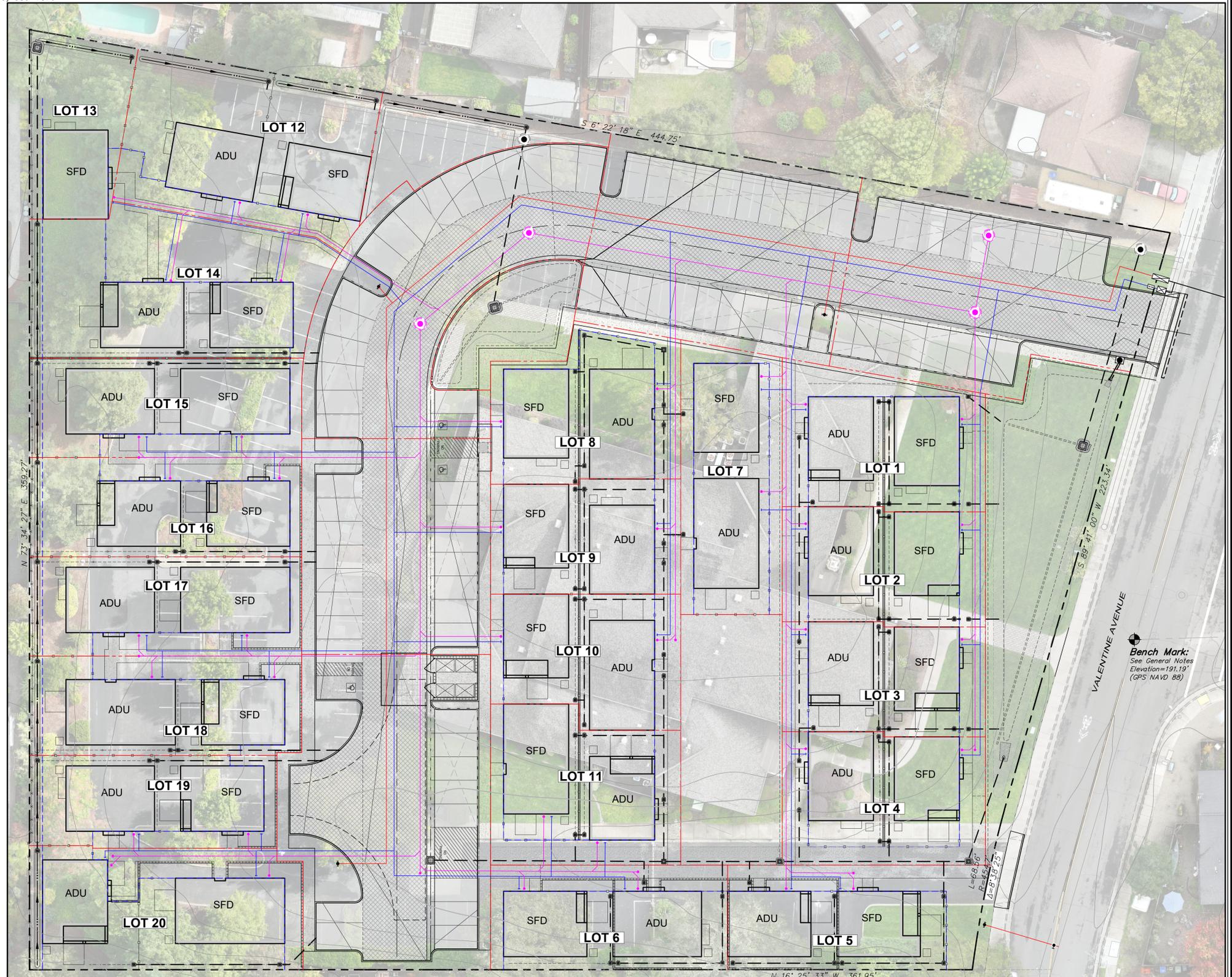
**Bench Mark:** Found 2 BD Punch in Well, Adobe Associates, Inc. Control Point #101, as shown hereon. Elevation = 191.19' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected November, 2025.

### LEGEND

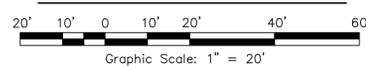
PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		LOT LINE
		NEW EASEMENT LINE
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		WATER SERVICE / WM
		WATER SERVICE / RPB
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
		DRAINAGE SWALE
		DAYLIGHT LINE
		INDEX CONTOUR
		INTERMEDIATE CONTOUR
		DOMESTIC WATER
		FIRE WATER
		SANITARY SEWER

### ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
ADU	ACCESSORY DWELLING UNIT	OHW	OVERHEAD WIRE
APN	ASSESSORS PARCEL NUMBER	PAE	PRIVATE ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PL	PROPERTY LINE
BLDG	BUILDING	PUB	PUBLIC
BM	BENCHMARK	PVSE	PRIVATE STORMDRAIN EASEMENT
CB	CATCH BASIN	PAUE	PUBLIC ACCESS & UTILITY EASEMENT
CL	CLASS	PVT	PRIVATE
CV	CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
CL	CENTERLINE	RCPD	REDUCED PRESSURE BACKFLOW DEVICE
CO	CLEANOUT	R/W	RIGHT OF WAY
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SLOPE
DI	DROP INLET	SAD	SEE ARCHITECTURAL DRAWINGS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DOMESTIC WATER	SLP	SEE LANDSCAPE PLANS
DRWY	DRIVEWAY	SF	SQUARE FEET
EASE	EASEMENT	SFD	SINGLE FAMILY DWELLING
EG	EXISTING GROUND	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EL	ELEVATION	SSP	SEE STRUCTURAL PLANS
EX	EXISTING	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SL	STREET LIGHT
FS	FINISHED SURFACE	TW	TOP OF WALL
FW	FIRE WATER	TC	TOP OF CURB
GR	GRATE	TYP	TYPICAL
IG	INVERT GRADE	W	WATER
LF	LINEAR FEET	WM	WATER METER
		WE	WATER EASEMENT
		WS	WATER SERVICE



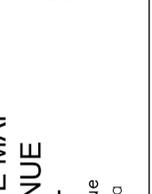
### OVERALL SITE PLAN



No.	Date	Description	Approved

**adobe associates, inc.**  
 civil engineering | land surveying | wastewater  
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 Website: www.adobeinc.com  
 "A Service You Can Count On!"

*Timothy L. Schram*  
 Timothy L. Schram, RCE 67890  
 My license expires 6/30/2027



**VESTING TENTATIVE MAP**  
**VALENTINE AVENUE**  
**TITLE SHEET**  
 8100 Valentine Avenue  
 Sebastopol, California  
 APN 004-510-054

SCALE: AS SHOWN  
 Date: March 3, 2026  
 Design by: KM  
 Drawn by: KM, JLL  
 Checked by: AP, CT  
 Sheet  
**C1.0**  
 1 of 9 Sheets  
 Job 25213

# SITE INFORMATION

**SITE AREA:** 2.96 ACRES

**PROPOSED PARKING:** 85  
 REGULAR STALLS (9' X 18'): 82  
 ADA STALLS: 3  
 CARPORT SPACES: 55 (39 EV SPACES)  
 UNCOVERED SPACES: 30

**EXISTING & PROPOSED ZONING:** RR

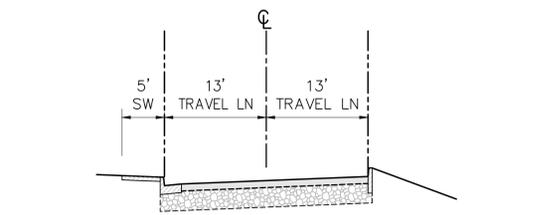
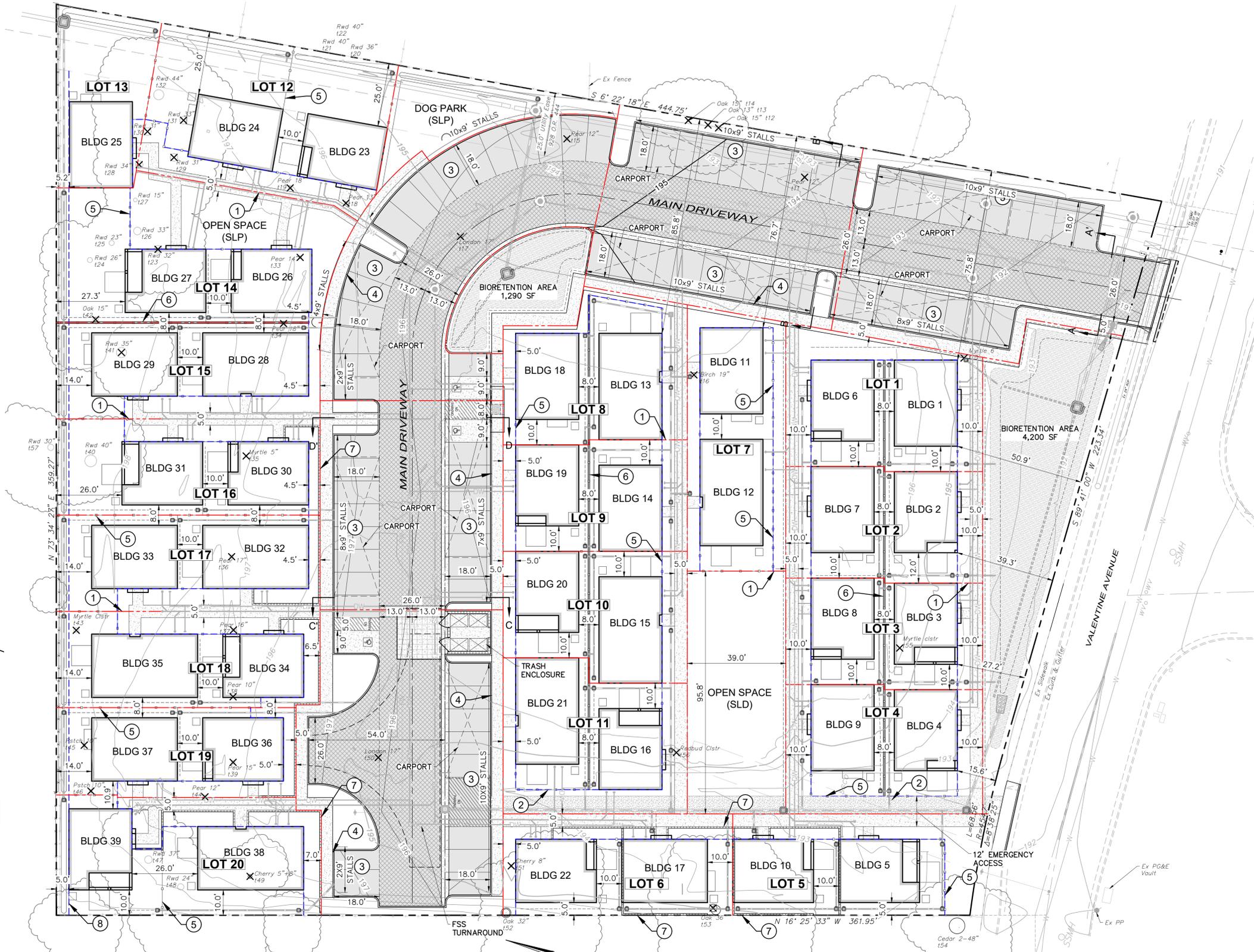
**HIGH FIRE SEVERITY ZONE:** NO

**PROTECTED TREES TO REMAIN (TAG NOS):**  
 t20, t21, t22, t24, t25, t26, t27, t32, t40, t47, t48, t52

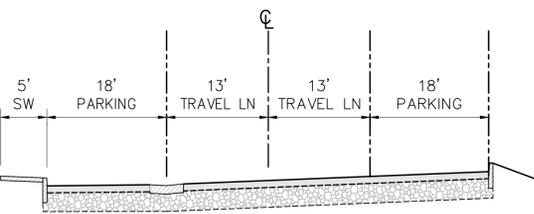
**PROTECTED TREES TO BE REMOVED (TAG NOS):**  
 t23, t28, t29, t30, t31, t41, t53,

**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

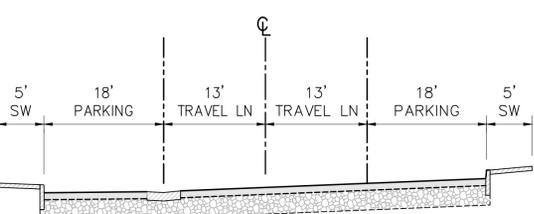
\*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY JOHN C. MESERVE, DATED DECEMBER 4, 2025.



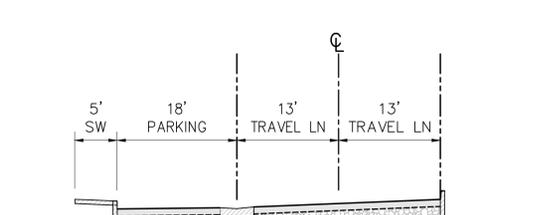
**A** MAIN DRIVEWAY - NO PARKING  
NTS



**B** MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)  
NTS

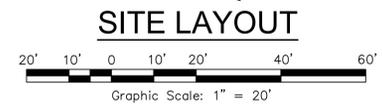


**C** MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)  
NTS



**D** MAIN DRIVEWAY - WITH PARKING  
NTS

- 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)



- DEMOLITION LEGEND:**
- X EX TREE TO BE REMOVED

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

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

SCALE: AS SHOWN  
 Date: March 3, 2026  
 Design by: KM  
 Drawn by: KM, JLL  
 Checked by: AP, CT

Sheet  
**C2.0**  
 2 of 9 Sheets  
 Job 25213

No.	Date	Description	Approved

**adobe associates, inc.**  
 civil engineering | land surveying | wastewater  
 1220 N. Dutton Ave., Santa Rosa, CA 95401  
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 Website: www.adobeinc.com  
 "A Service You Can Count On!"

Timothy L. Schram, PCE #7890  
 My license expires 6/30/2027

**SITE INFORMATION**

**SITE AREA:** 2.96 ACRES

**SMALL LOT REQUIREMENTS:**  
 MINIMUM LOT SIZE: 1,500 SF  
 MINIMUM LOT WIDTH: 50 FT (INTERIOR)  
 60 FT (CORNER)  
 MINIMUM YARD SETBACK: 10 FT (REAR YARD)  
 15 FT (FRONT YARD)  
 4 FT (SIDE YARD)  
 15 FT (STREET SIDE YARD)

**PROPOSED PARCELS:** 9  
 PARCEL A (7,800 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL B (7,207 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL C (7,480 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL D (5,980 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL E (9,110 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL F (3,734 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL G (1,745 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL H (1,882 SF): COMMON AREA (COMMUNITY HOA)  
 PARCEL I (5,336 SF): COMMON AREA (COMMUNITY HOA)

**PROPOSED RESIDENTIAL LOTS:** 20  
 SMALLEST LOT SIZE: 2,501 SF (LOT 13)  
 LARGEST LOT SIZE: 5,902 SF (LOT 14)  
 AVERAGE LOT SIZE: 3,758 SF

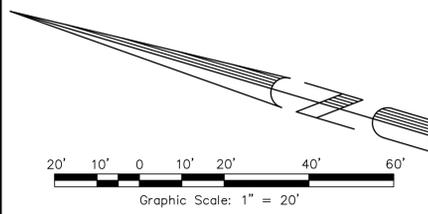
**EXISTING & PROPOSED ZONING:** R-4  
**HIGH FIRE SEVERITY ZONE:** NO

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

**OWNER/SUBDIVIDER:**  
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 c/o Rob Toste  
 3255 W. March Lane, Suite 400  
 Stockton, CA 95219  
 (209) 473-6010 phone  
 rtoste@grupe.com

**HATCHING LEGEND:**  
  
 PRIVATE ACCESS & UTILITY EASEMENT  
 PRIVATE STORMDRAIN EASEMENT

**ABBREVIATIONS**  
 AE ACCESS EASEMENT  
 APN ASSESSOR'S PARCEL NUMBER  
 BM BENCHMARK  
 CITY CITY OF ST. HELENA  
 CL CENTERLINE  
 DN DOCUMENT NUMBER  
 ESMT EASEMENT  
 EVAE EMERGENCY VEHICLE ACCESS EASEMENT  
 PAUE PUBLIC ACCESS AND UTILITY EASEMENT  
 PL PROPERTY LINE  
 PUE PUBLIC UTILITY EASEMENT  
 PVT PRIVATE  
 R/W RIGHT OF WAY  
 WE WATER EASEMENT

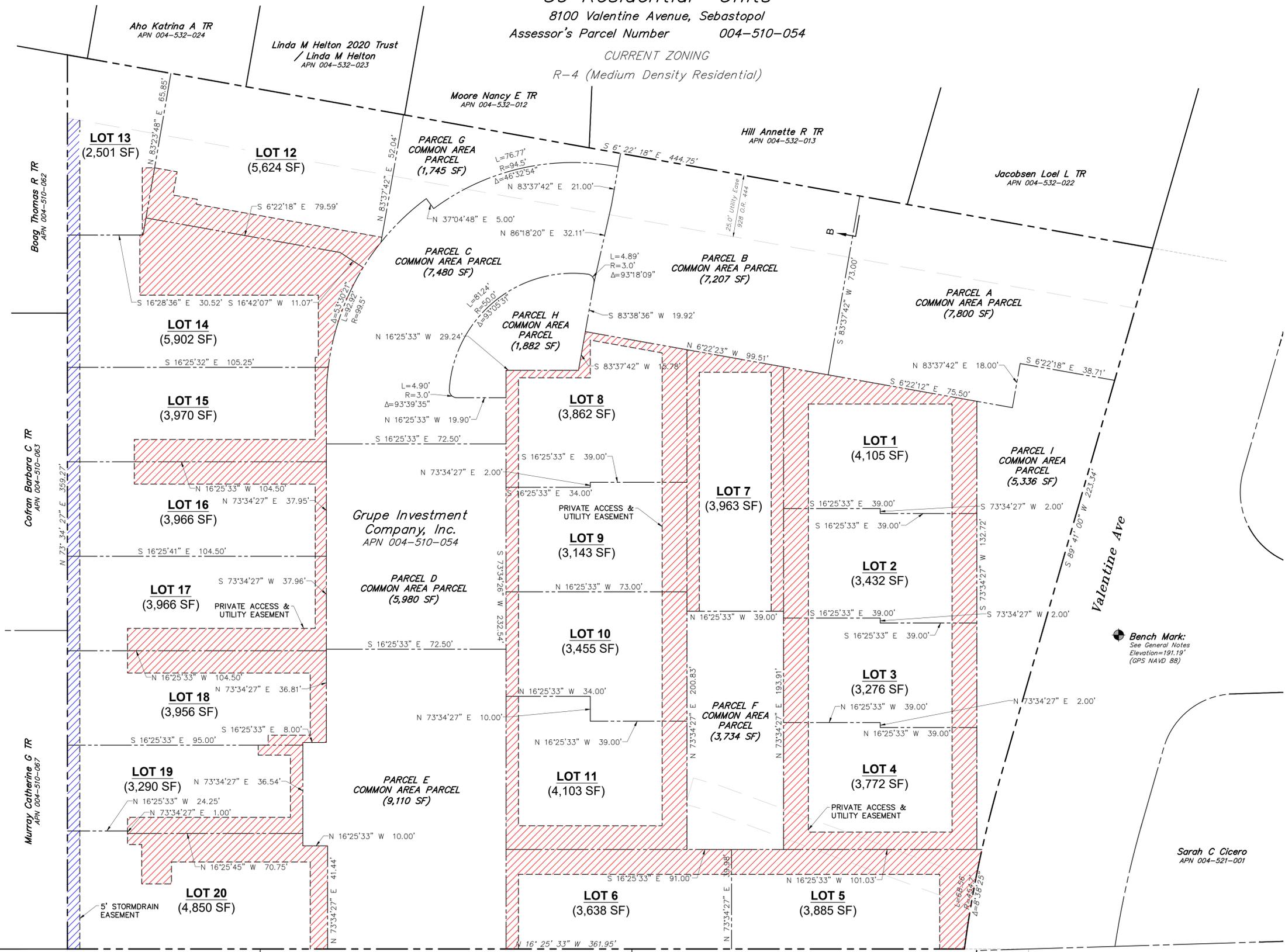


# Vesting Tentative Map

## For Condominium purpose of a 20 Lot Subdivision:

39 Residential Units  
 8100 Valentine Avenue, Sebastopol  
 Assessor's Parcel Number 004-510-054

**CURRENT ZONING**  
 R-4 (Medium Density Residential)



Janet M Lundgren  
 APN 004-510-018

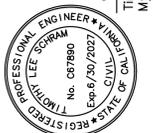
Orr Christopher S TR  
 & Orr Jolene C TR  
 APN 004-510-017

Stephen Fischer  
 APN 004-510-011

Sarah C Cicero  
 APN 004-521-001

Revisions	No.	Date	Description	Approved

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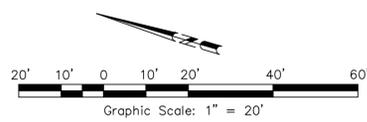
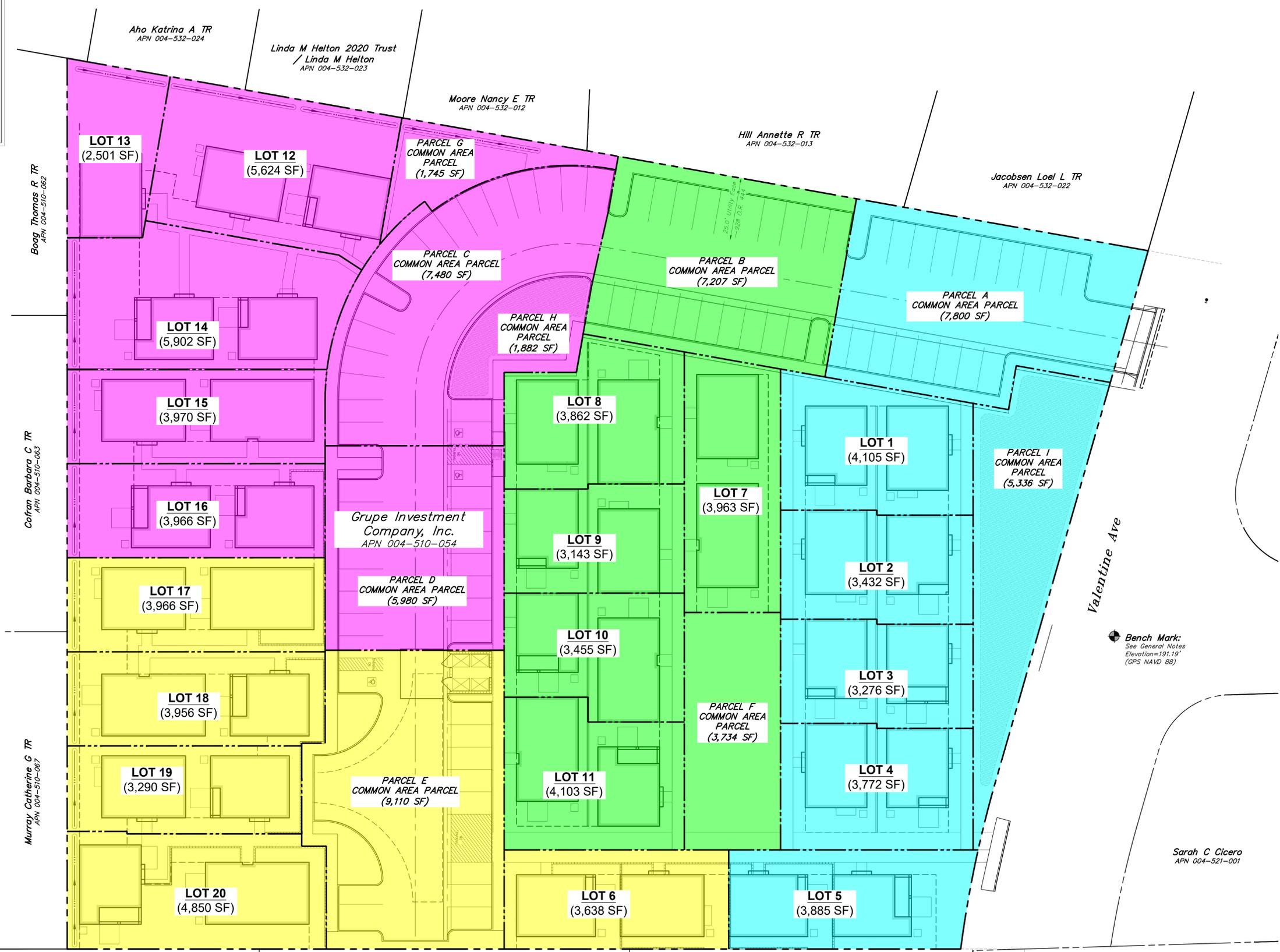
**VESTING TENTATIVE MAP**  
**VALENTINE AVENUE**  
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 Checked by: AP, CT

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 3 of 9 Sheets  
 Job 25213

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- STEPS TO COMPLETE THE PROJECT UNDER AB1033:**
- 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF UP TO 39 UNITS AND DESIGN REVIEW APPROVAL.
  - LAND DEVELOPMENT BEGINS AND 39 PADS ACROSS 20 LOTS WILL BE GRADED AND UTILITIES STUBBED.
  - THERE WILL BE 4 PHASES OF 5 LOTS EACH. THIS EQUALS ~10 HOMES PER PHASE (5 TRADITION HOMES AND 5 ADU'S) THAT WILL HAVE BUILDING PERMITS PULLED AT 1 TIME.
  - THE ADU CONSTRUCTION ON EACH LOT WILL NEED TO BE COMPLETE AND RECEIVE A CERTIFICATE OF OCCUPANCY IN ORDER FOR THE SUBDIVIDER TO RECORD THE CONDO PLAN ON A LOT BY LOT BASIS PER AB1033.
  - ONCE THE CONDO PLAN IS RECORDED THE SUBDIVIDER WILL SUBMIT TO THE DRE FOR A FINAL PUBLIC REPORT (WHITE REPORT) SO THE SUBDIVIDER CAN CLOSE HOMES SALES ~15 DAYS LATER.



**CONSTRUCTION PHASING MAP**

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**Professional Engineer**  
 Timothy L. Schram, RCE 67890  
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**VESTING TENTATIVE MAP  
 VALENTINE AVENUE  
 CONSTRUCTION PHASING MAP**  
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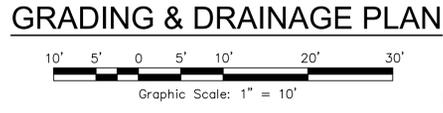
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**HATCHING LEGEND:**

	TI=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
--	-----------------------

**VESTING TENTATIVE MAP**  
**VALENTINE AVENUE**  
**PRELIMINARY GRADING & DRAINAGE PLAN**

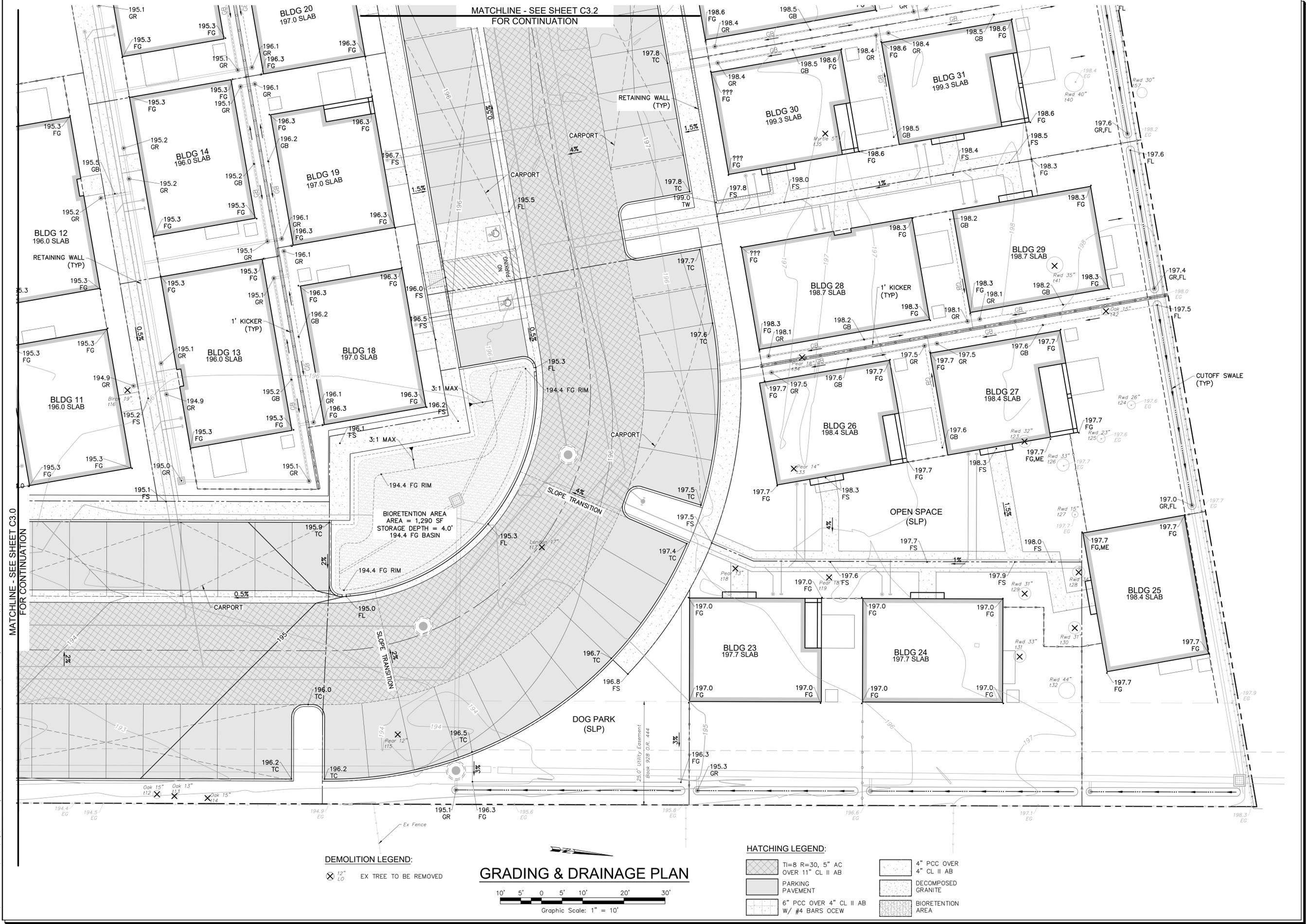
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MATCHLINE - SEE SHEET C3.0 FOR CONTINUATION

MATCHLINE - SEE SHEET C3.2 FOR CONTINUATION

Revisions	Description	Date	Approved

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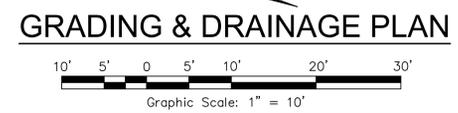
Sheet  
**C3.1**  
 6 of 9 Sheets  
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SEE SHEET C3.0 FOR GRADING & DRAINAGE PLAN

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

DEMOLITION LEGEND:  
 X EX TREE TO BE REMOVED



**HATCHING LEGEND:**

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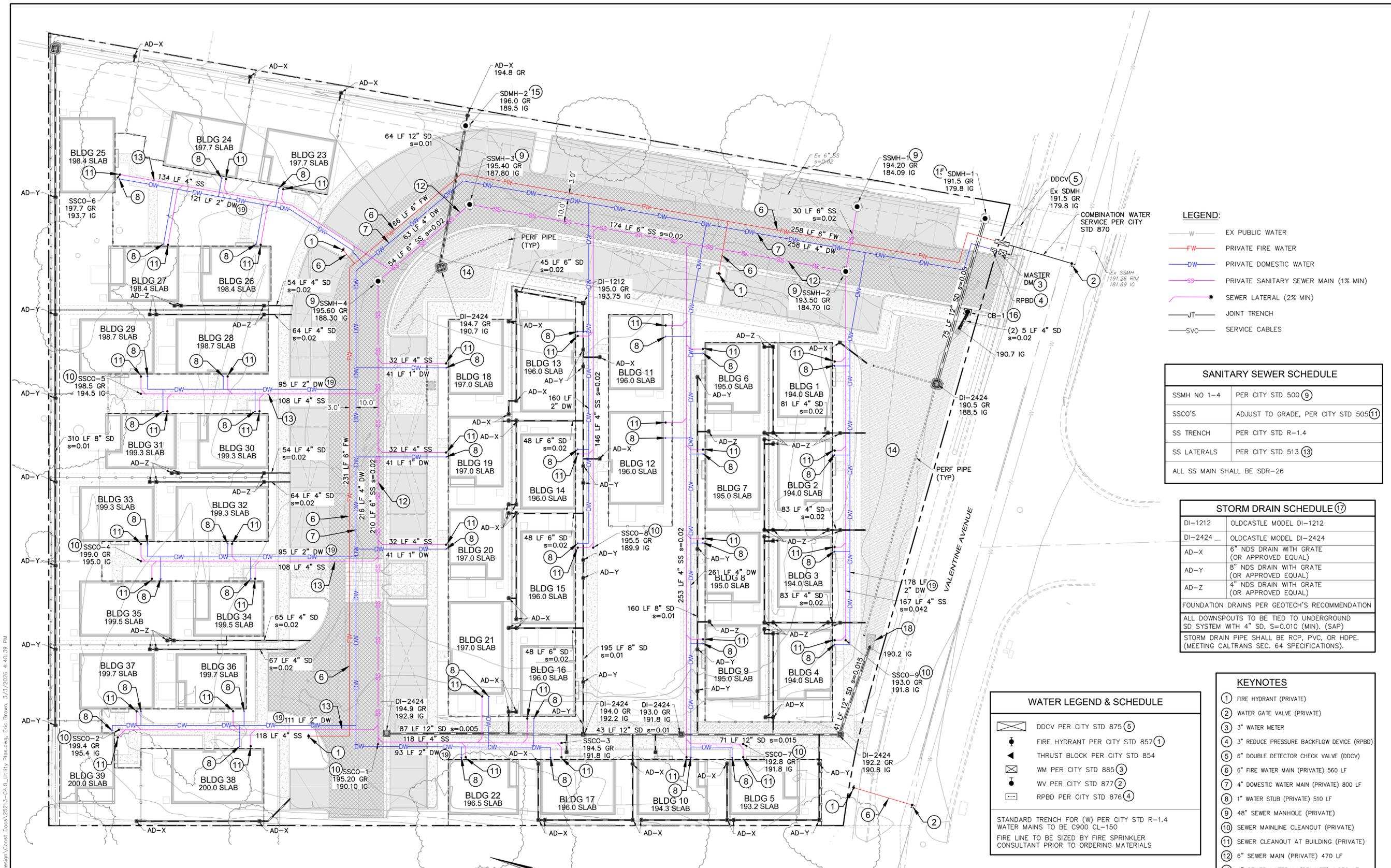
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 7 of 9 Sheets  
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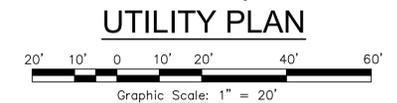
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**HATCHING LEGEND:**

	TI=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



**LEGEND:**

- EX PUBLIC WATER
- PRIVATE FIRE WATER
- PRIVATE DOMESTIC WATER
- PRIVATE SANITARY SEWER MAIN (1% MIN)
- SEWER LATERAL (2% MIN)
- JOINT TRENCH
- SERVICE CABLES

**SANITARY SEWER SCHEDULE**

SSMH NO 1-4	PER CITY STD 500 (9)
SSCO'S	ADJUST TO GRADE, PER CITY STD 505(11)
SS TRENCH	PER CITY STD R-1.4
SS LATERALS	PER CITY STD 513 (13)

ALL SS MAIN SHALL BE SDR-26

**STORM DRAIN SCHEDULE (17)**

DI-1212	OLDCASTLE MODEL DI-1212
DI-2424	OLDCASTLE MODEL DI-2424
AD-X	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Y	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Z	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)

FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION  
 ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)  
 STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).

**WATER LEGEND & SCHEDULE**

	DDCV PER CITY STD 875 (5)
	FIRE HYDRANT PER CITY STD 857 (1)
	THRUST BLOCK PER CITY STD 854
	WM PER CITY STD 885 (3)
	WV PER CITY STD 877 (2)
	RPBD PER CITY STD 876 (4)

STANDARD TRENCH FOR (W) PER CITY STD R-1.4  
 WATER MAINS TO BE C900 CL-150  
 FIRE LINE TO BE SIZED BY FIRE SPRINKLER CONSULTANT PRIOR TO ORDERING MATERIALS

**KEYNOTES**

- (1) FIRE HYDRANT (PRIVATE)
- (2) WATER GATE VALVE (PRIVATE)
- (3) 3" WATER METER
- (4) 3" REDUCE PRESSURE BACKFLOW DEVICE (RPBD)
- (5) 6" DOUBLE DETECTOR CHECK VALVE (DDCV)
- (6) 6" FIRE WATER MAIN (PRIVATE) 560 LF
- (7) 4" DOMESTIC WATER MAIN (PRIVATE) 800 LF
- (8) 1" WATER STUB (PRIVATE) 510 LF
- (9) 48" SEWER MANHOLE (PRIVATE)
- (10) SEWER MAINLINE CLEANOUT (PRIVATE)
- (11) SEWER CLEANOUT AT BUILDING (PRIVATE)
- (12) 6" SEWER MAIN (PRIVATE) 470 LF
- (13) 4" SEWER LATERAL (PRIVATE) 1,630 LF
- (14) BIORETENTION FACILITY 5,490 SF
- (15) 48" STORMDRAIN MANHOLE (PRIVATE)
- (16) STORMDRAIN CATCH BASIN (PRIVATE)
- (17) DROP-INLET/AREA DRAIN (SEE SCHEDULE)
- (18) STORM OUTFALL ROCK RIP-RAP
- (19) 2" WATER LATERAL (PRIVATE) 850 LF

**VESTING TENTATIVE MAP**  
**VALENTINE AVENUE**  
**PRELIMINARY UTILITY PLAN**  
 8100 Valentine Avenue  
 Sebastopol, California  
 APN 004-510-054

**adobe associates, inc.**  
 civil engineering | land surveying | wastewater  
 1220 N. Dutton Ave., Santa Rosa, CA 95401  
 P. (707) 541-2300 F. (707) 541-2301  
 Website: www.adobeinc.com

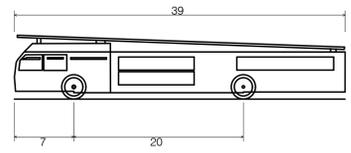
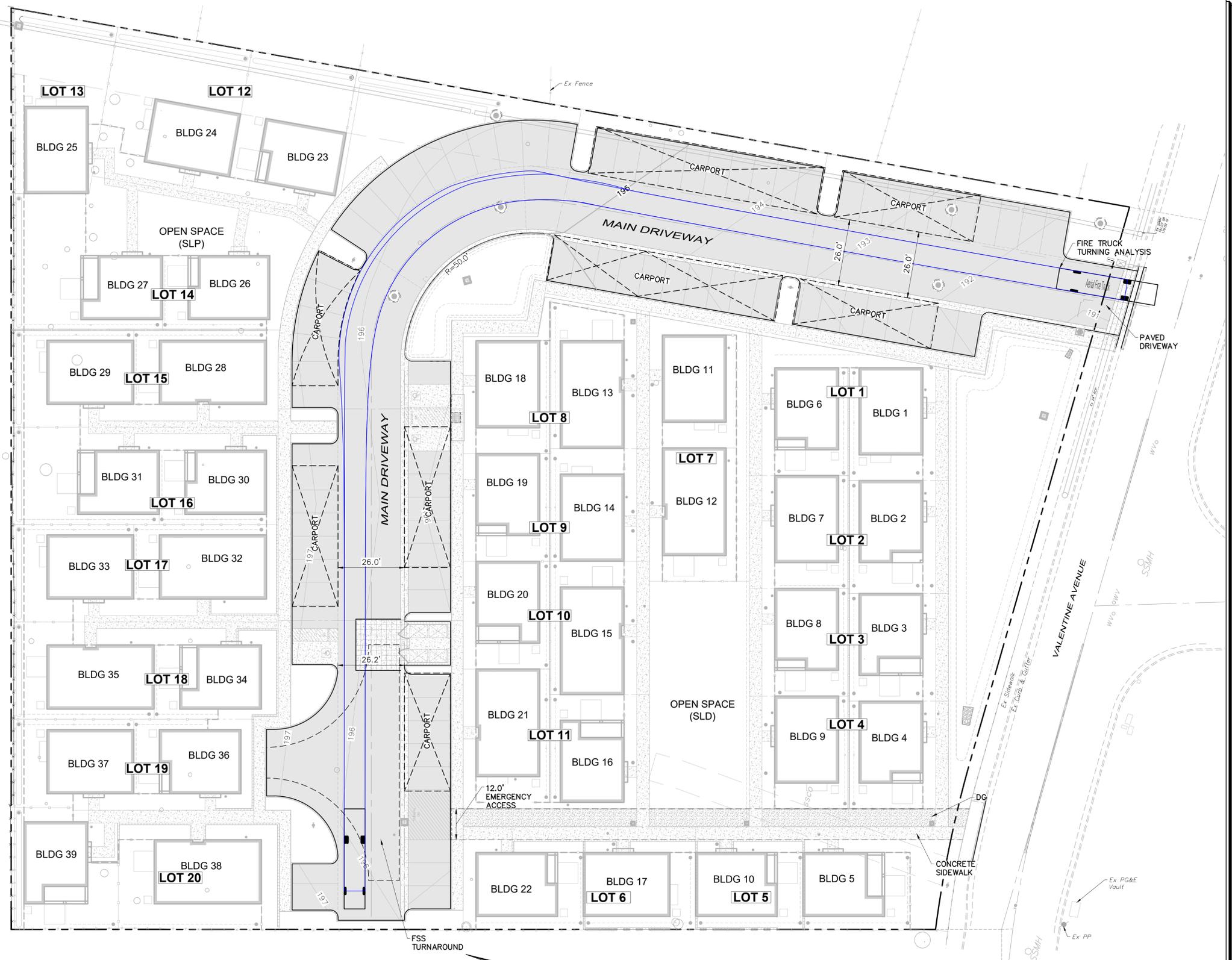
Revisions: [Table with columns: No., Date, Description, Approved]

SCALE: AS SHOWN  
 Date: March 3, 2026  
 Design by: KM  
 Drawn by: KM, JLL  
 Checked by: AP, CT

Sheet  
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 8 of 9 Sheets  
 Job 25213

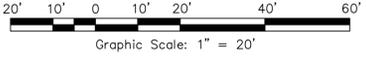
Timothy L. Schram, P.E. #7890  
 My license expires 6/30/2027

PROFESSIONAL ENGINEER - CIVIL  
 STATE OF CALIFORNIA  
 No. 067890  
 Exp. 6/30/2027



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

**FIRE TRUCK ANALYSIS**



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<b>VESTING TENTATIVE MAP</b>		<b>VALENTINE AVENUE</b>		<b>FIRE TRUCK ANALYSIS</b>											
8100 Valentine Avenue		Sebastopol, California		APN 004-510-054											
SCALE: AS SHOWN		Date: March 3, 2026		Design by: KM											
9 of 9 Sheets		Drawn by: KM, JLL		Checked by: AP, CT											
Job 25213		Sheet C5.0		APR 01 2026											
				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Revisions</th> <th>No.</th> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Revisions	No.	Date	Description	Approved					
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Timothy L. Schram, PCE #67890 My license expires 6/30/2027		adobe associates, inc. civil engineering   land surveying   wastewater 1720 N. Dutton Ave., Suite 200, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com		"A Service You Can Count On!"											