



April 17th, 2026

Sebastopol Planning Staff
7120 Bodega Avenue,
Sebastopol, CA 95472

VIA EMAIL: jjay@cityofsebastopol.com, jriley@cityofsebastopol.com, vhenkel@cityofsebastopol.com

Re: Responses to Notice of Incomplete Application Status for File 2025-067, 8100 Valentine Ave Major Subdivision Tentative Map, Design Review, State Density Bonus, Tree Removals

Dear City of Sebastopol Planning Staff,

Grupe has reviewed the letter dated 1-22-26 regarding the applications incompleteness determination. Below is a list of each incompleteness items with responses as to how the updated project material attached to this letter has satisfied the incomplete items.

Items addressed in the updated 4-17-26 resubmittal:

- General Requirements 1 - Timing of Application Relative to Effective date of AB1033 Provisions:
 - This has been addressed in the updated project description by removing mention of the need for AB1033 approval. The reason for this is, AB1033 ordinance was adopted on February 19th 2026 by Sebastopol's City Council. However AB1033 is still mentioned in the project description as the mechanism that makes this project feasible.
- General Requirements 2 – Phasing Plan:
 - There has been an addition page added to the vesting tentative map illustrating a draft phasing plan for the purposes of describing the process from entitlement approvals to condo plan recordation and the subsequent home sales that follows. In other words, it describes the process as adopted by State law on January 1st 2024. This describes the process as the project being approved as a 20 lot subdivision for condominium purposes of up to 39 units (19 of which are ADU's that do not count towards the projects density calculations).
- General Requirements 3 – Processing Fees and Deposits
 - The fees provided in the incompleteness letter have been paid. The check was received by the city on 3-2-26.



- Planning Department 4 – Concession/Incentive and Waiver:
 - An updated section within the project description now specifies the concession the applicant is requesting. Additionally, within the same section, there is a description of the development waiver purpose and its applicability to how each standard would physically preclude the development at the allowed density.
- Planning Department 5 – Lighting Plan
 - The application materials attached to this letter now include a lighting plan for review.
- Planning Department 6 – Street View Elevations:
 - An updated street scene and aerial rendering has been provided in the updated application materials. The aerial image accurately depicts the size/shape of the surrounding neighborhood in relation to the proposed project as requested. The street scene view prioritized the adjacent western property for reference. Due to the length of the project frontage and the available angles, the opposite side of the project's boundary was indistinguishable due to the existing fencing on the Eastern boundary, with that, priority was given to show the western property.
- Planning Department 7 – Trash and Recycling:
 - The project description has been updated to mention the project site plan as submitted was reviewed by the sanitation department and has been approved preliminarily. Evidence to support this has been included as a separate attachment.
- Fire Department 1 - Carports:
 - An additional sheet has been added to the Vesting Tentative map specifically calling out the carport locations and their spacing within the project site. Additionally, there has been imagery added indicating a ladder truck turning radius into and thorough the project's roadway. Its conclusion shows adequate carport spacing to allow a ladder truck unobstructed access and sufficient turning radius.
- Public Works & Engineering 1:
 - A water supply study verifying the proposed water system provides the required water pressure to service the subdivision is now included in the resubmitted materials.
- Public Works & Engineering 2:
 - A fire flow study verifying the proposed water system improvements provide adequate pressure is now included in the resubmitted materials.



- Public Works & Engineering 3:
 - A public water system has now been designed and two separate points of connection has been established within Valentine to achieve a loop system. The new design also allows for water service to be brought to the property line of each lot being served and a 15' easement has been provided where applicable.
- Public Works & Engineering 4:
 - Sewer quantities have been included in the resubmitted materials.
- Public Works & Engineering 5:
 - This was a statement rather than an incompleteness item. It is noted and understood.
- Public Works & Engineering 6:
 - A public sewer system has now been designed and a sewer service has been brought to the property line of each lot being served. A 15' easement has been provided where applicable.
- General comments:
 - There have been additional conversations with the local fire department regarding a concern surrounding a secondary evacuation route due to the nature of the longer than usual dead end/hammer head road. The applicant's understanding of this item was this comment was a request rather than a requirement, due to the project already meeting state and local building/safety codes from a design perspective. As a good faith gesture and in the best interest of future residence safety, the project was able to accommodate this request without a significant impact to projects design and financial feasibility. This was achieved by slightly widening the N/S paseo to a minimum of 12', connecting the hammer head/dead end road to Valentine Ave. This coupled with an all weather drivable surfaced allowed this paseo to be considered a secondary evacuation route in the event of an emergency. For further detail please refer to the projects vesting tentative map and updated project description.
 - Lastly, an item of clarification was discussed with the fire department regarding each units ability to be served with its domestic water connection. This comment is to confirm each home's fire suppression system WILL be fed from the domestic water connection.



Please feel free to contact me if you have any questions at 209-914-8012, or via email at rtoste@grupe.com

Sincerely,

Rob Toste, Senior Project Manager