

APN 004-510-054

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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

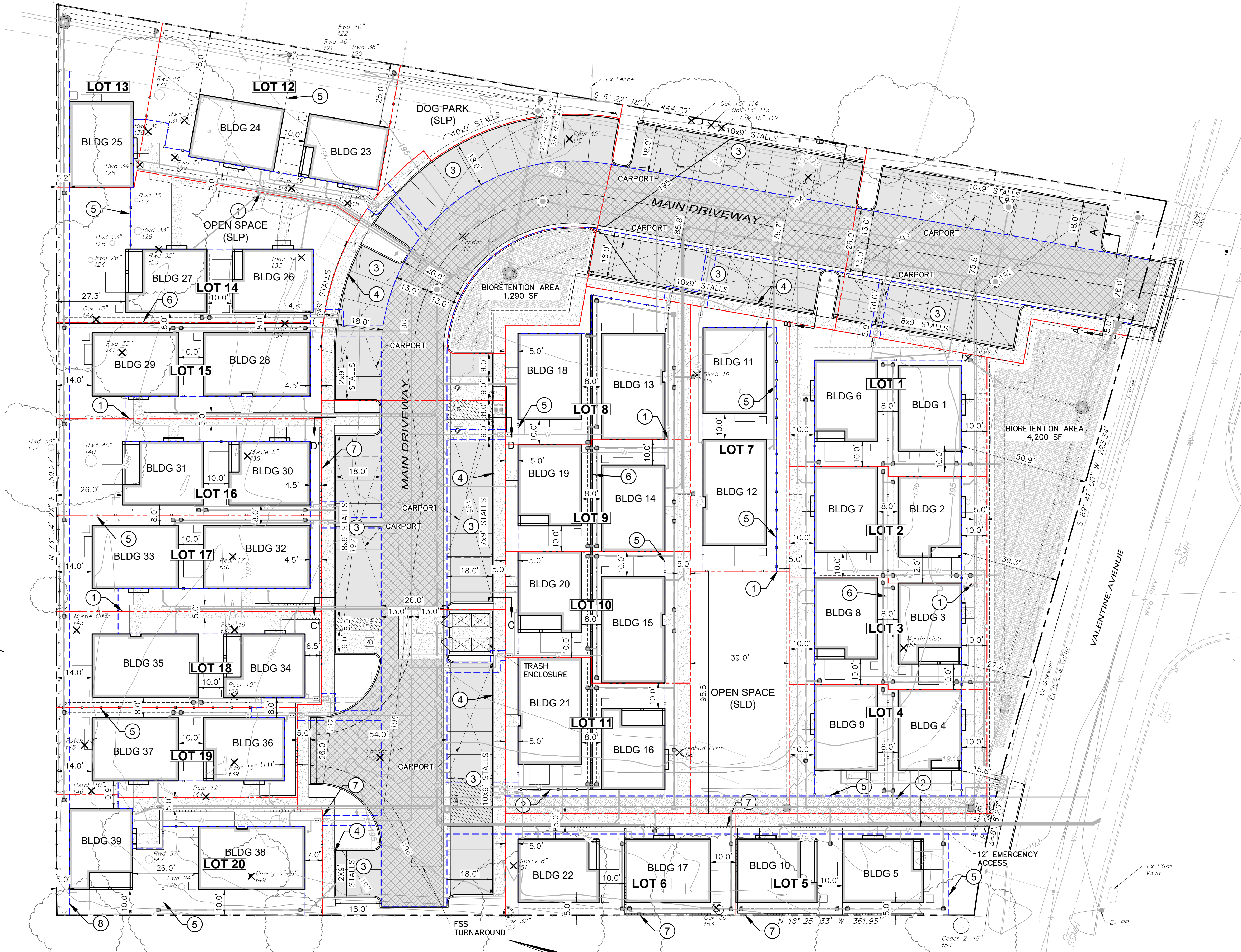
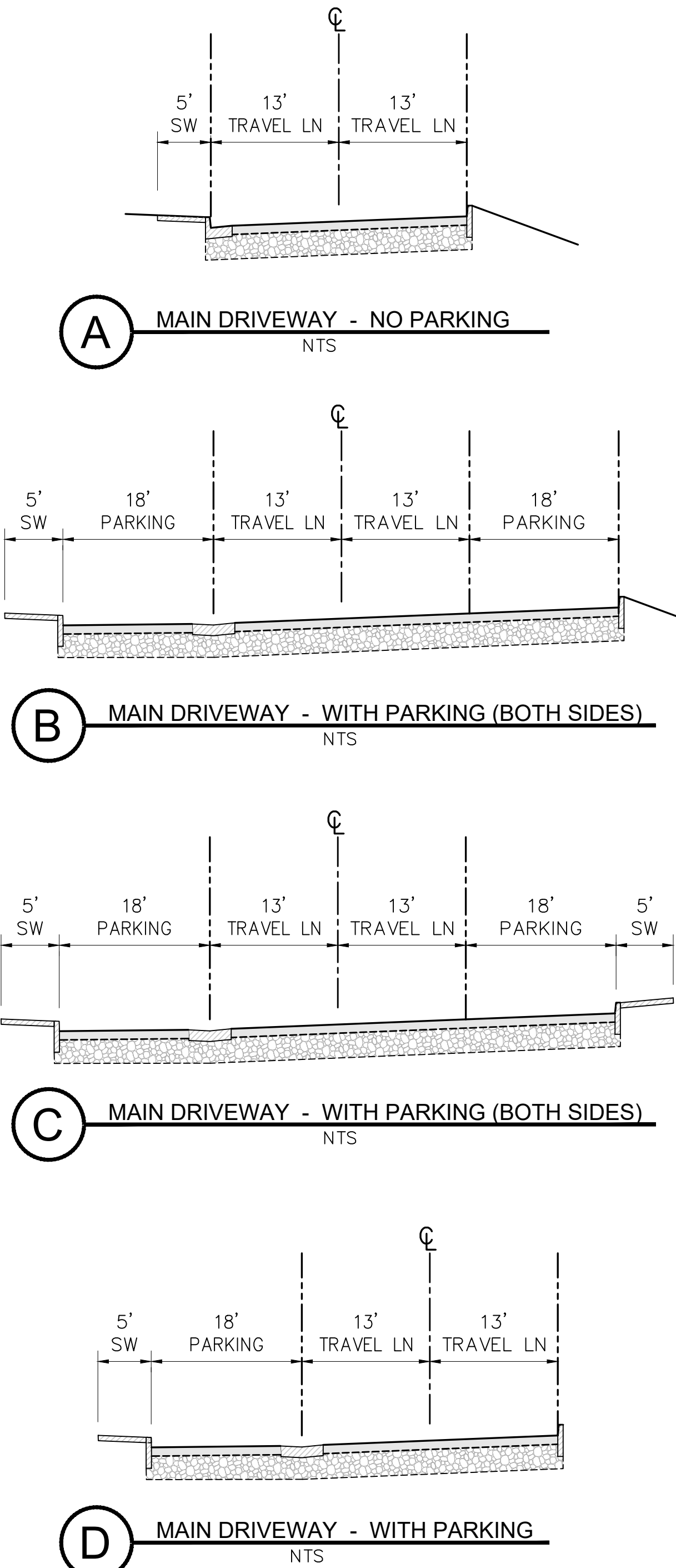
HIGH FIRE SEVERITY ZONE: NO

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

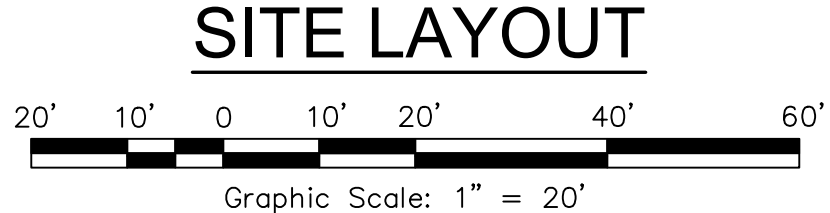
PROTECTED TREES TO BE REMOVED (TAG NOS)*:
t23, t28, t29, t30, t31, t41, t53,

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.



- 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:**
- 12" LO 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

Professional Engineer Seal for Casey Rhea Talbot, No. C91962, Exp. 3/31/2027.

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

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Revisions	No.	Date	Description	Approved

SCALE: AS SHOWN

Date: April 16, 2026
Design by: KM
Drawn by: KM, JLL
Checked by: AP, CT

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2 of 9 Sheets
Job 25213

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:

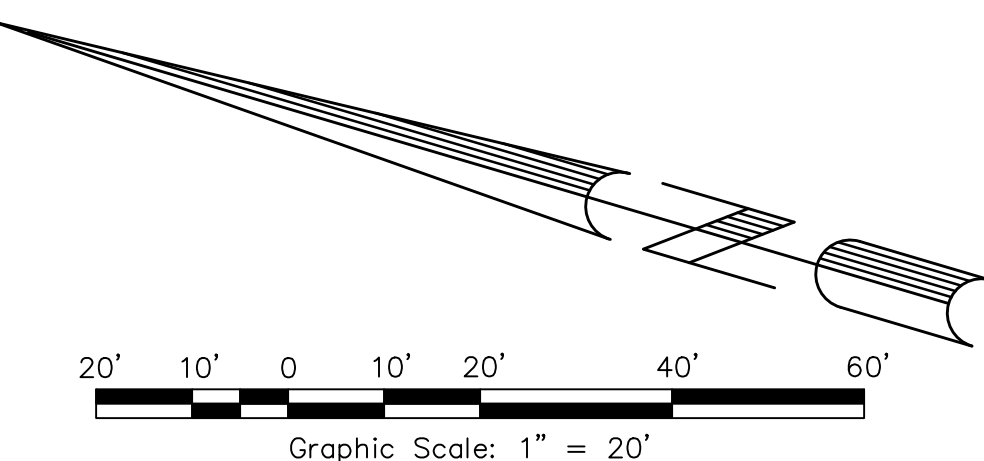
Grupe Investment Company, Inc.
c/o Rob Toste
3255 W. March Lane, Suite 400
Stockton, CA 95219
(209) 473-6010 phone
rtoste@grupe.com

HATCHING LEGEND:

- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE STORMDRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC WATER EASEMENT

ABBREVIATIONS

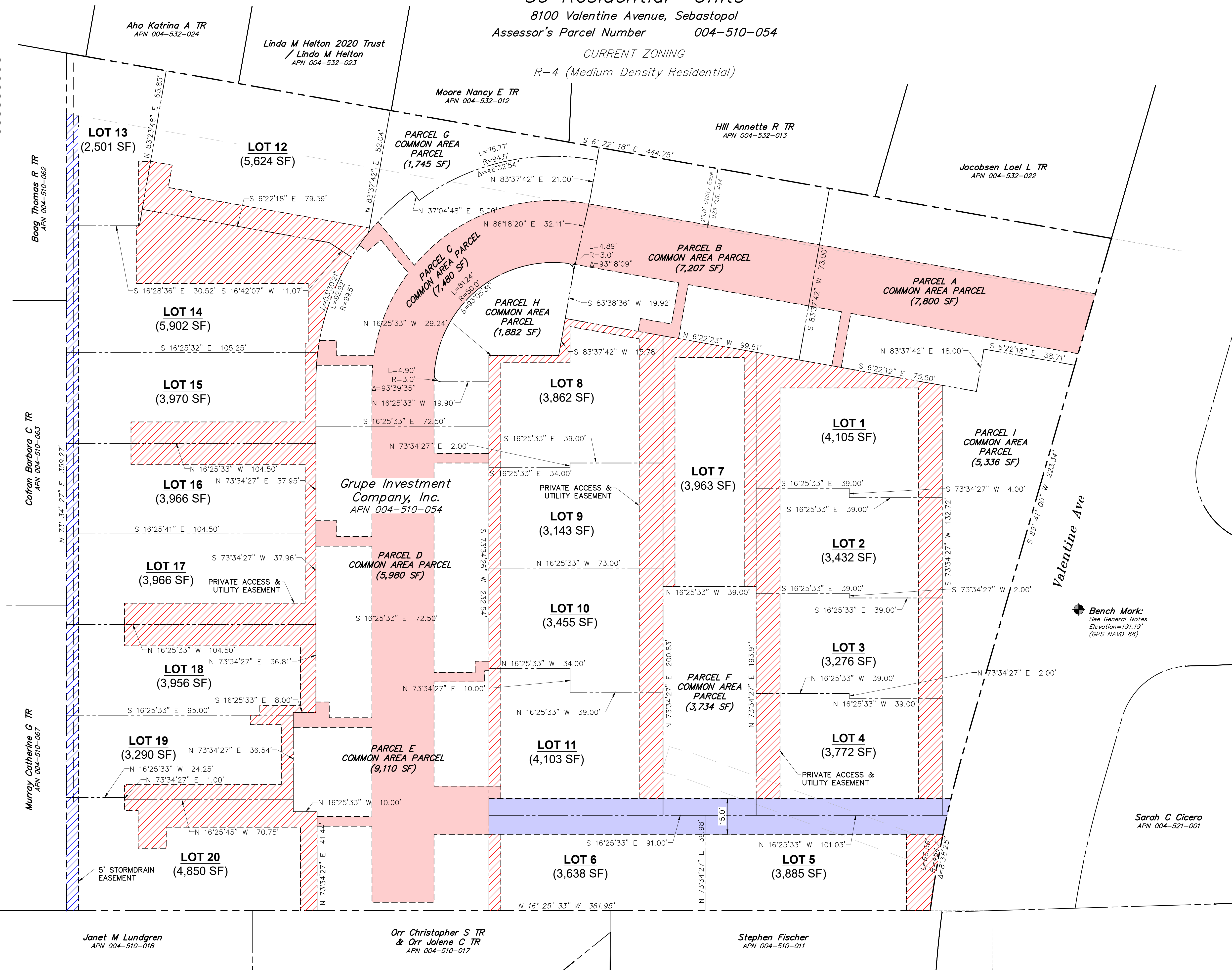
- AE ACCESS EASEMENT
- APN ASSESSORS PARCEL NUMBER
- BM BENCHMARK
- CITY CITY OF ST. HELENA
- CL CENTERLINE
- DN DOCUMENT NUMBER
- ESMT EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAUE PUBLIC ACCESS AND UTILITY EASEMENT
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- R/W RIGHT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



Vesting Tentative Map
For Condominium purpose of a 20 Lot Subdivision:

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

CURRENT ZONING
R-4 (Medium Density Residential)



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PROFESSIONAL ENGINEER
CASEY RHEA TABBOT
No. 091962
Exp. 3/31/2027
REGISTERED
STATE OF CALIFORNIA
My license expires 3/31/2027

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

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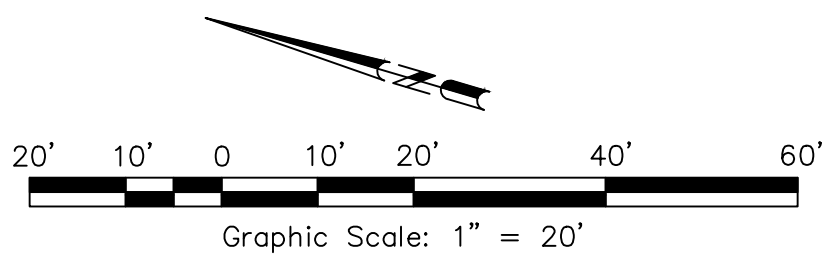
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File: T:\2025 PROJECTS\25213\Map\Adobe-Design\Cons\Draw\25213-C2.2_Phasing_Map.dwg Time: Apr 16, 2026 - 5:22pm

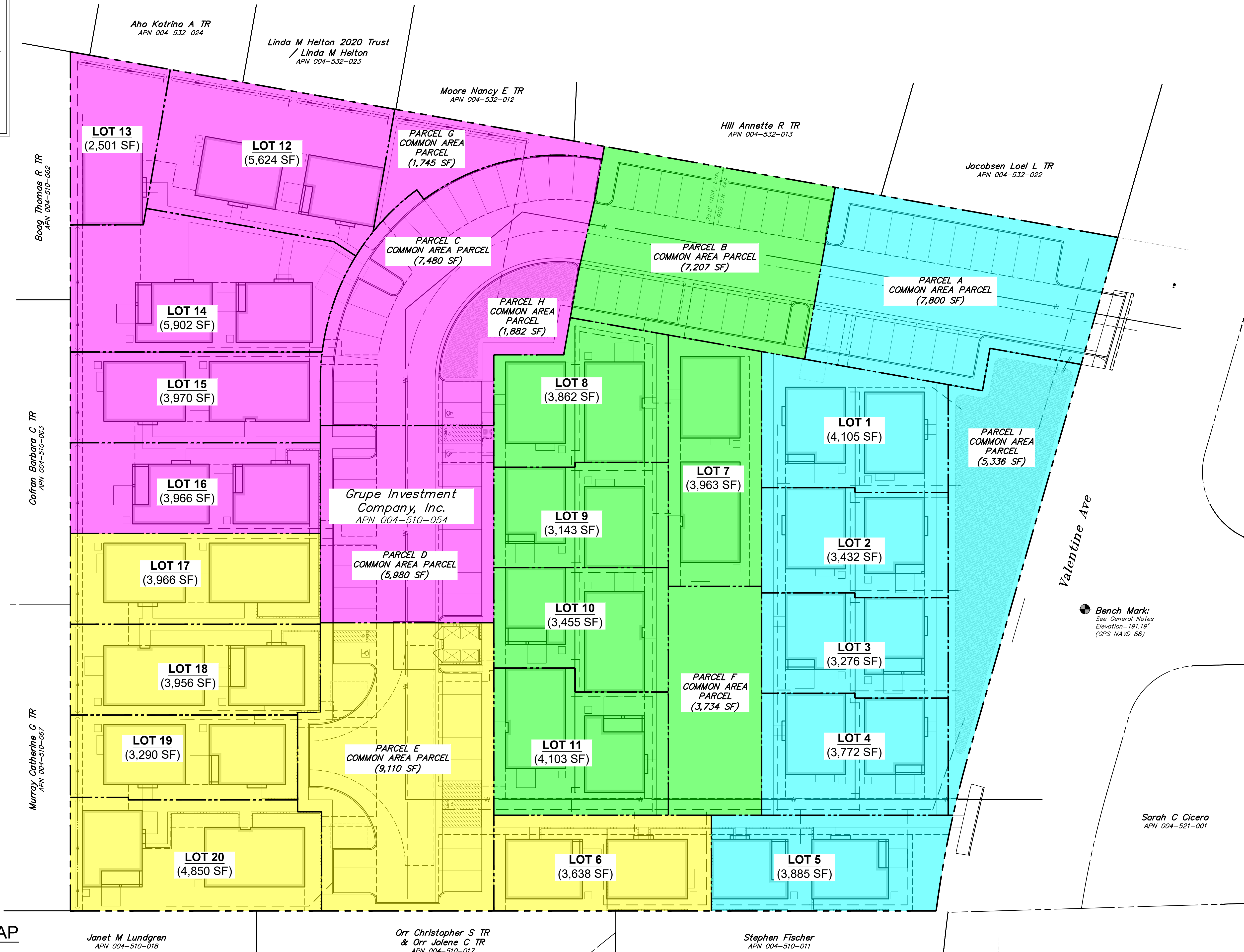
- STEPS TO COMPLETE THE PROJECT UNDER AB1033:
- 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF UP TO 39 UNITS AND DESIGN REVIEW APPROVAL.
 - LAND DEVELOPMENT BEGINS AND 39 PADS ACROSS 20 LOTS WILL BE GRADED AND UTILITIES STUBBED.
 - THERE WILL BE 4 PHASES OF 5 LOTS EACH. THIS EQUALS ~10 HOMES PER PHASE (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 LEGEND:

- PHASE 1
PHASE 2
PHASE 3
PHASE 4



CONSTRUCTION PHASING MAP



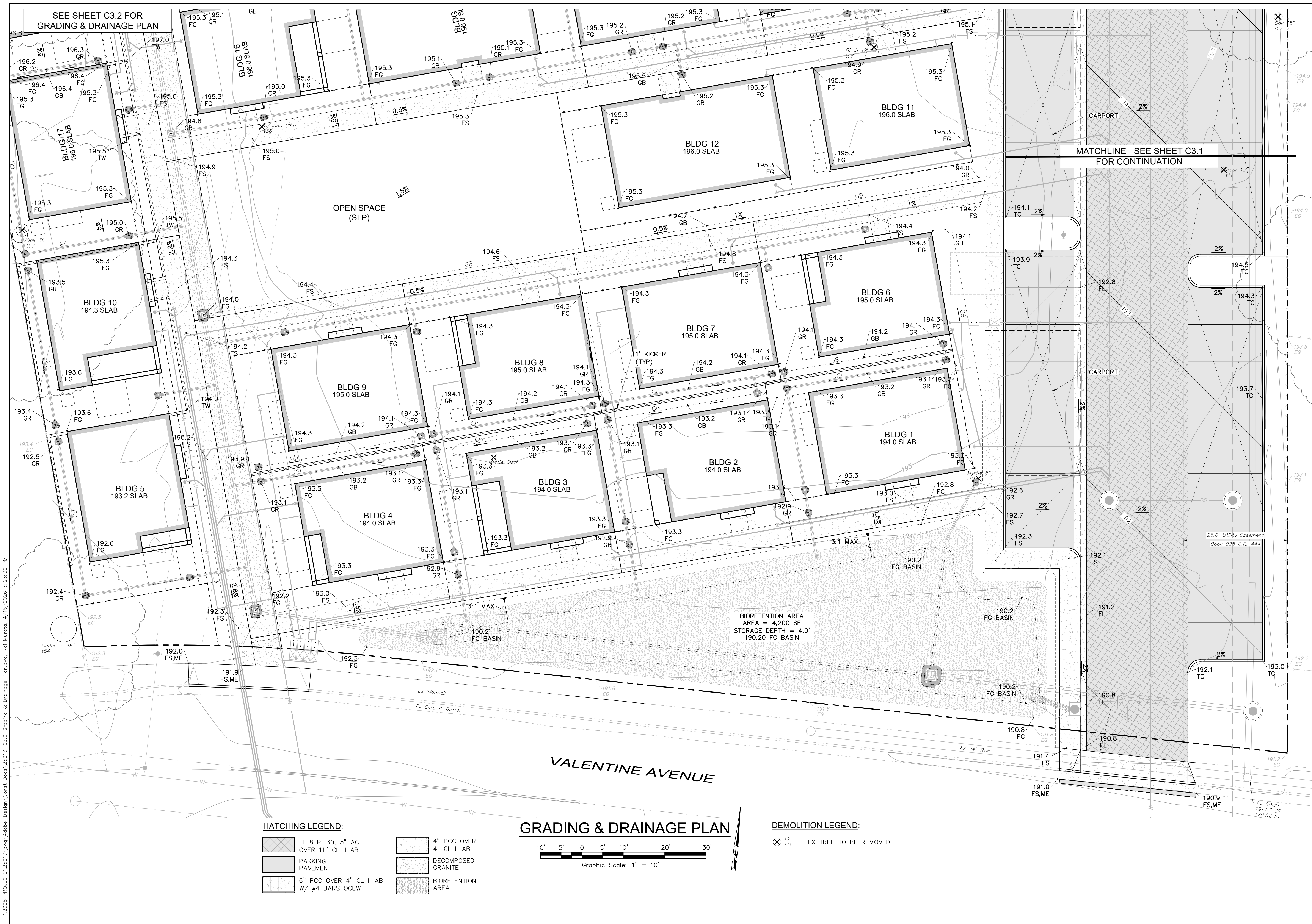
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VESTING TENTATIVE MAP
VALENTINE AVENUE
CONSTRUCTION PHASING PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

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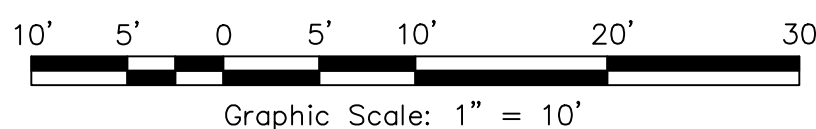


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HATCHING LEGEND:

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

GRADING & DRAINAGE PLAN



Graphic Scale: 1" = 10'

DEMOLITION LEGEND:

- EX TREE TO BE REMOVED

VESTING TENTATIVE MAP
VALENTINE AVENUE

PRELIMINARY GRADING & DRAINAGE PLAN

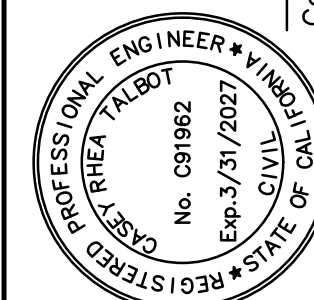
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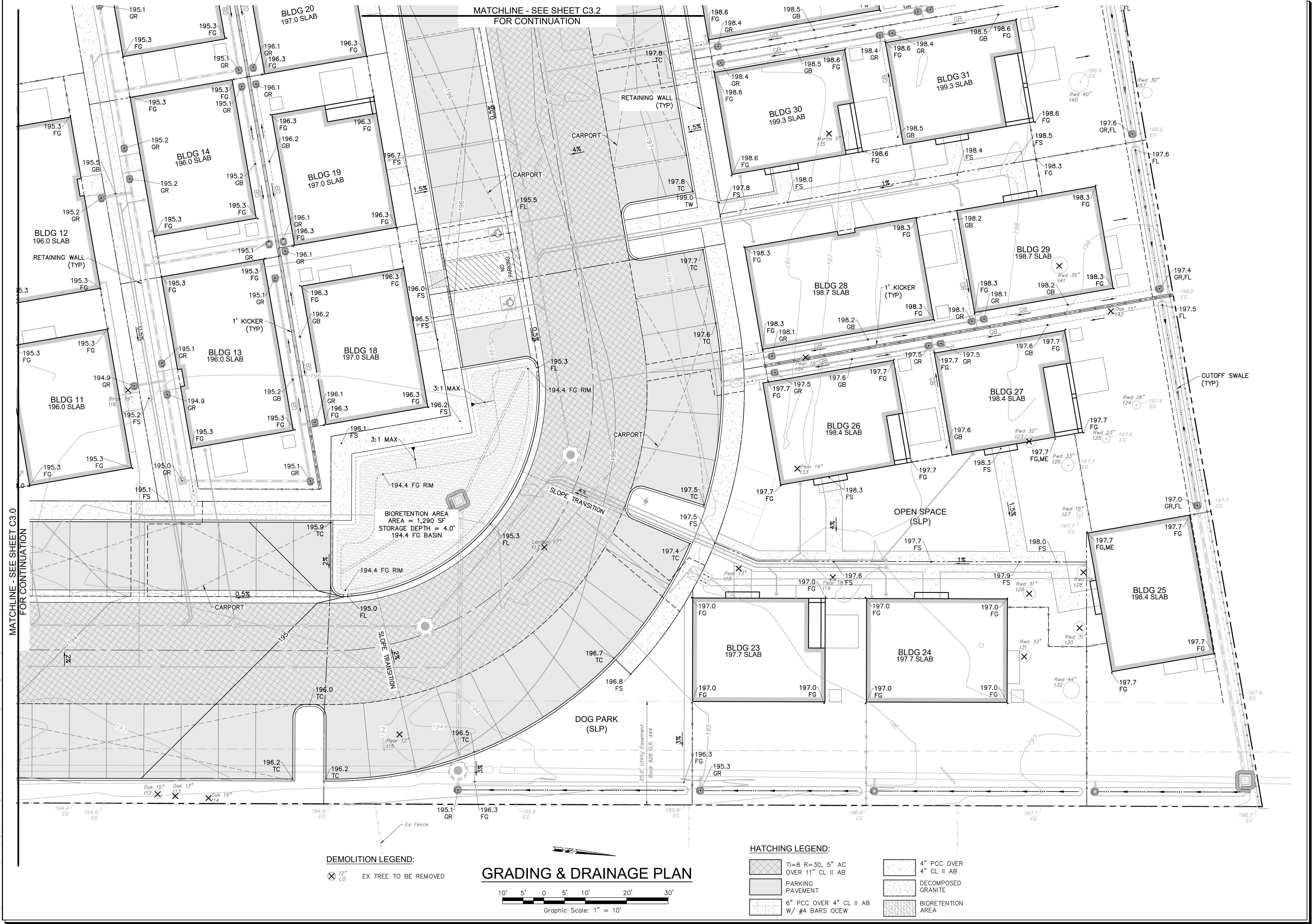


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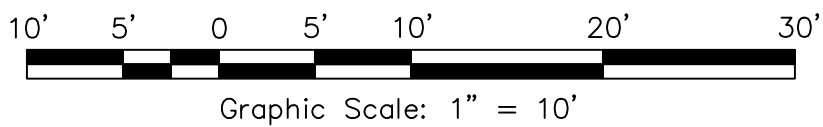
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DEMOLITION LEGEND:

⊗ EX TREE TO BE REMOVED

GRADING & DRAINAGE PLAN



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
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- BIORETENTION AREA

VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: AS SHOWN
Date: April 16, 2026
Design by: KM
Drawn by: KM,LL
Checked by: AP,CT
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Cassie Talbot
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APN 004-510-054

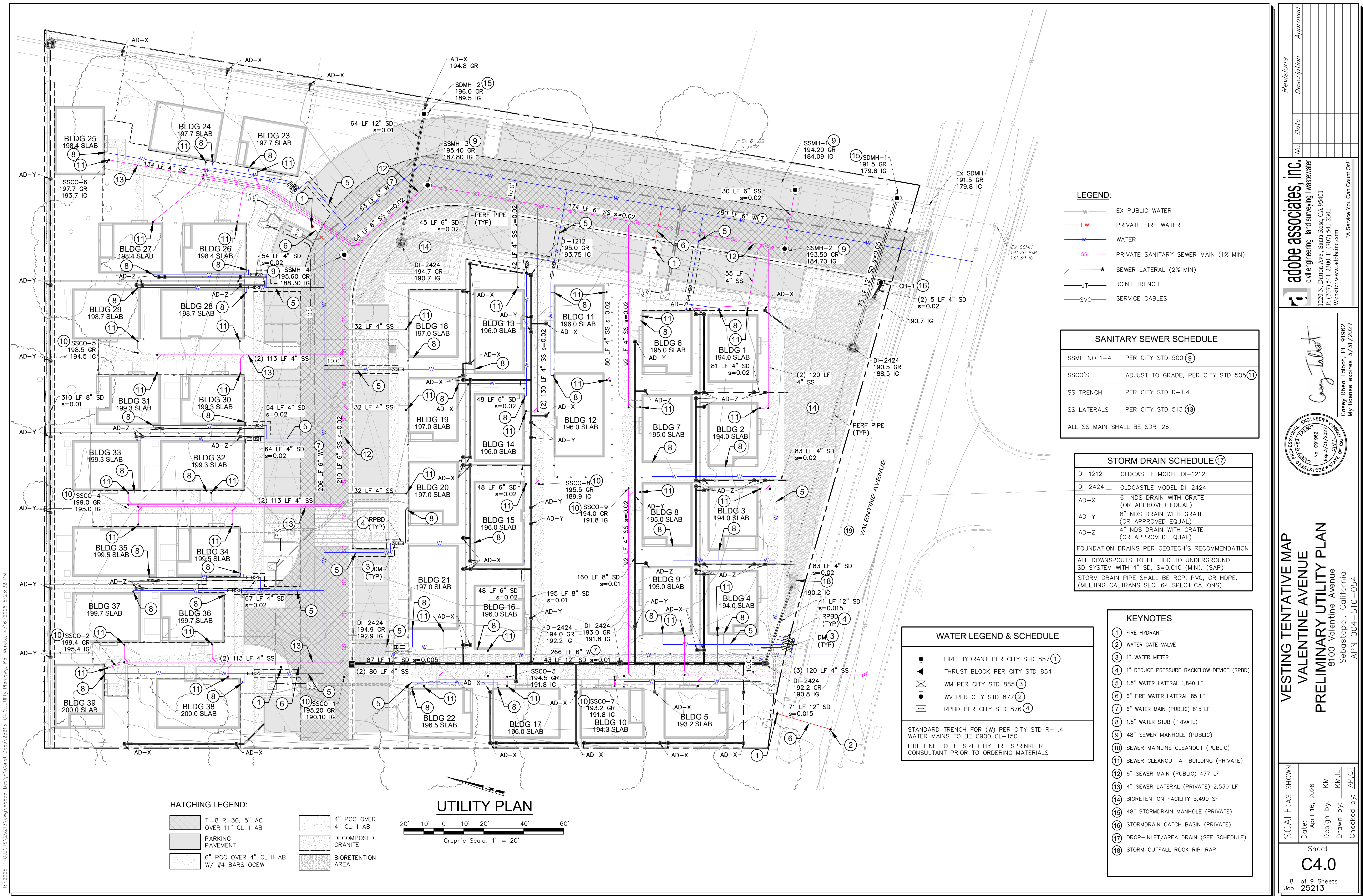
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SCALE: AS SHOWN		VESTING TENTATIVE MAP VALENTINE AVENUE PRELIMINARY GRADING & DRAINAGE PLAN										 Casey Talbot My license expires 3/31/2027		 adobe associates, inc. civil engineering land surveying wastewater 1220 N. Dutton Ave., Santa Rosa, CA 95401 P. (707) 541-2300 F. (707) 541-2301 Website: www.adobeinc.com	
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VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY UTILITY PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

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Design by: KM
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