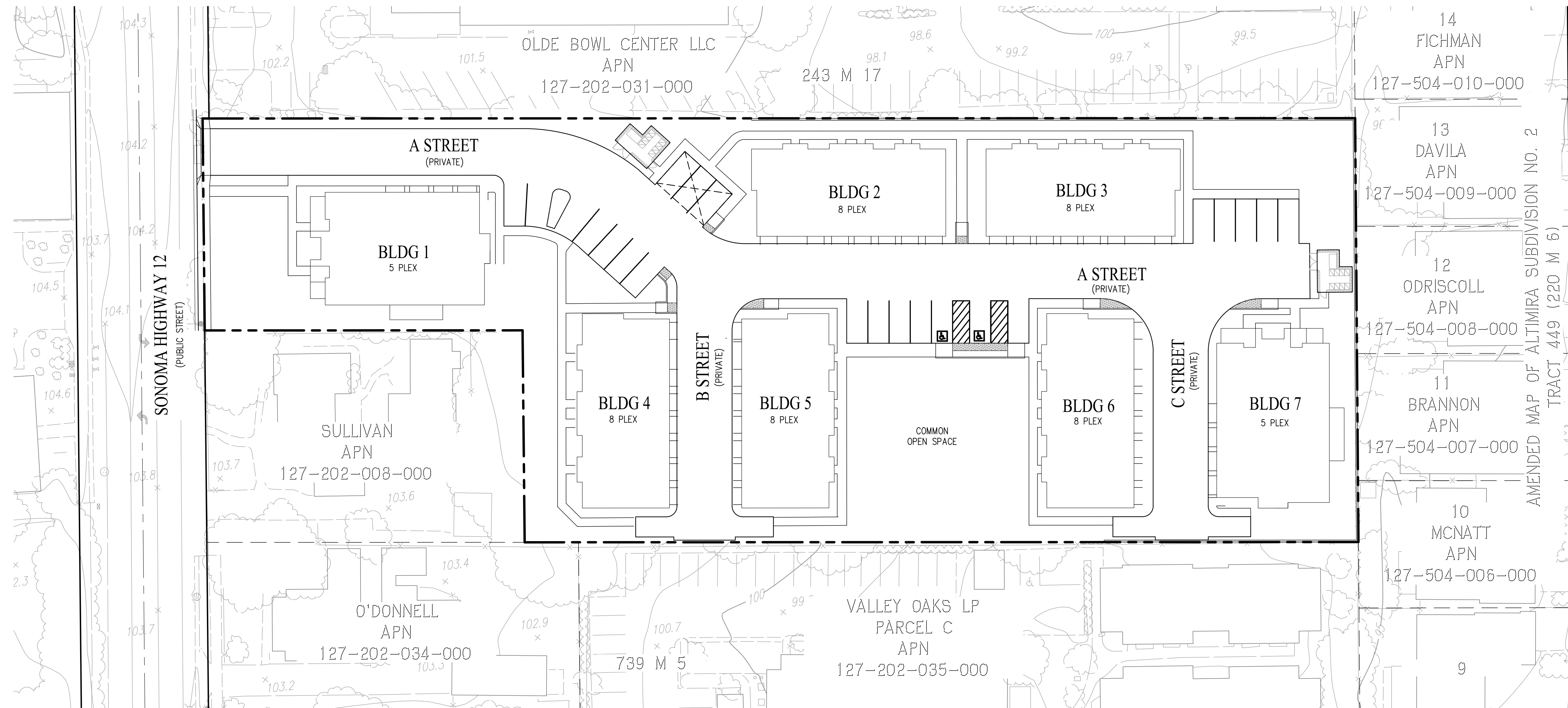


VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**

- OWNER: CIVIC PARK SONOMA HIGHWAY, LLC  
1500 WILLOW PASS COURT, CONCORD, CA 94520  
TRENT SANSON  
PHONE: (925) 852-0541
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583  
RYAN HANSEN, RCE #80557  
PHONE: (925) 866-0322
- ARCHITECT: WHA ARCHITECTS  
5000 EXECUTIVE PARKWAY, SUITE 375, SAN RAMON, CA 94583  
ROBERT LEE  
PHONE: (925) 463-1700
- CONTOUR INTERVAL: 1 FOOT (EXISTING)
- PROPERTY ADDRESS: 19320 SONOMA HIGHWAY  
SONOMA, CA 95476
- APN: 127-202-006-000 & 127-202-007-000
- LAND AREA SUMMARY:  
GROSS AREA = 93,737 SF±, 2.15 AC±,  
NET AREA = 93,437 SF±, 2.14 AC±  
(LESS R/W DEDICATION, 300 SF)
- DENSITY: 23.3 DU/AC (NET)
- FLOOR AREA RATIO (FAR): 66,874 SF / 93,437 SF = 0.72
- SITE COVERAGE: 54,686 SF / 93,437 SF = 0.59
- EXISTING PARCELS: 2  
PROPOSED PARCELS: 1
- NUMBER OF UNITS: 50 UNITS
- EXISTING ZONING: WEST NAPA / SONOMA HIGHWAY CORRIDOR  
(C-COMMERCIAL - 20 DU/AC)
- GENERAL PLAN: HOUSING OPPORTUNITY (15-25 DU/AC)
- UTILITIES:  
EACH UNIT WILL BE SERVED WITH ONE WATER LATERAL AND ONE SANITARY SEWER LATERAL.  
CITY OF SONOMA  
WATER:  
SONOMA COUNTY WATER AGENCY  
SEWER:  
CITY OF SONOMA  
STORM DRAIN:  
PACIFIC GAS & ELECTRIC  
GAS & ELECTRIC:
- TRASH: TRASH ENCLOSURE CAN PICKUP TO BE PROVIDED BY SONOMA GARBAGE COLLECTORS.
- STREETS: ALL PROPOSED ON-SITE STREETS ARE PRIVATE. PUBLIC ACCESS FOR TRASH COLLECTION, UTILITY SERVICE, AND OTHER CITY SERVICES SHALL BE GRANTED OVER THE PRIVATE STREETS VIA EASEMENT DEDICATION.
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN CONCRETE POST, DESIGNATION R 205, PID JT0238, HAVING AN NGVD29 PUBLISHED ELEVATION OF 40.83 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE PARCEL SHOWN ON THAT RECORD OF SURVEY "BEING THE LANDS OF SONOMA COMMUNITY DEVELOPMENT AGENCY, A PUBLIC BODY AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2008-050403, OFFICIAL RECORDS OF SONOMA COUNTY", FILED FOR RECORD IN BOOK 739 OF MAPS AT PAGE 5 (739 M 5) AS DETERMINED BY THE FOUND MONUMENTS SHOWN HEREON. THE BEARING BEING NORTH 83°01'20" WEST.
- FLOOD ZONE DESIGNATION: ZONE X: AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS. PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 06097C0936E, DATED DECEMBER 2, 2008.
- LANDSCAPING: COMMON LANDSCAPING IMPROVEMENTS ARE TO BE DESIGNED WITH FUTURE DESIGN REVIEW APPLICATION, SUBJECT TO PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE MAP.
- EASEMENTS: ANY PRIVATE EASEMENTS SHALL BE DEDICATED TO OWNERS AND/OR THE HOMEOWNER ASSOCIATION OF THIS SUBDIVISION. RECIPROCAL ON LOT DRAINAGE EASEMENTS WILL BE DEFINED IN THE CC&R'S.
- LOT MERGER: EXISTING LOT PARCELS (APN 127-202-006-000 & 127-202-007-000) TO BE COMBINED BY LOT MERGER PER CITY OF SONOMA MUNICIPAL CODE CHAPTER 19.66, BY SEPARATE INSTRUMENT.



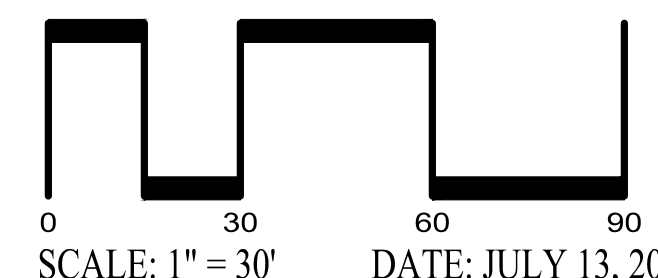
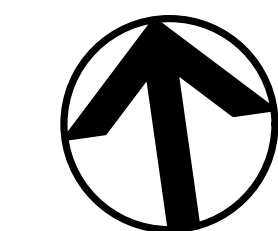
LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	CENTERLINE
---	---	ADJACENT PROPERTY BOUNDARY
---	---	EASEMENT LINE
---	---	EXISTING
---	---	SONOMA COUNTY WATER AGENCY
---	---	RIGHT OF WAY
	EX	
	SCWA	
	R/W	

SHEET SET	
SHEET NO.	SHEET TITLE
C 1.0	TITLE SHEET
C 2.0	EXISTING CONDITIONS
C 3.0	PRELIMINARY SITE PLAN
C 3.1	AFFORDABLE UNITS LOCATION
C 4.0	PRELIMINARY GRADING & UTILITY PLAN
C 5.0	PRELIMINARY STORMWATER CONTROL PLAN
C 6.0	ALTERNATIVE SANITARY SEWER CONNECTIONS

# TITLE SHEET

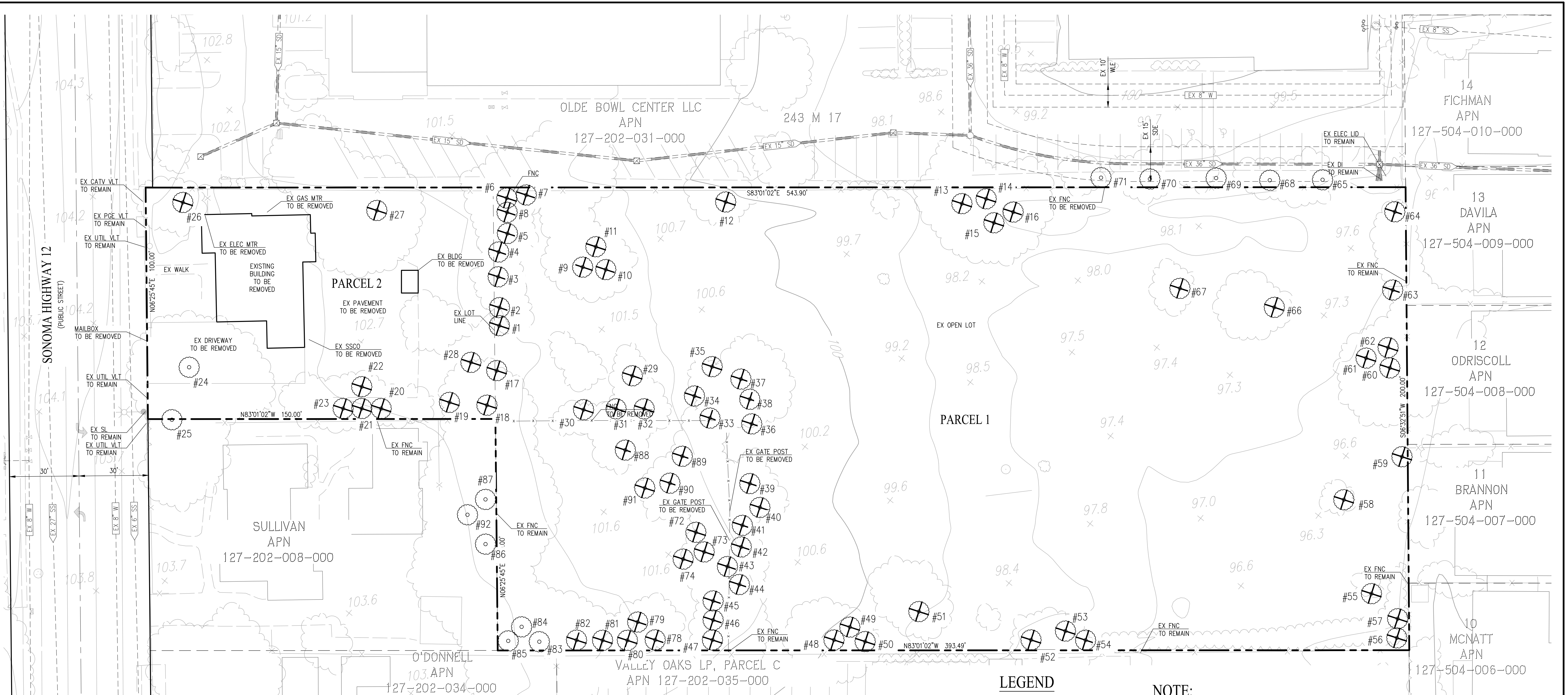
## MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**C 1.0**  
OF 7 SHEETS



TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
1	12.0	VALLEY OAK	REMOVE
2	6	PEAR	REMOVE
3	6.0	VALLEY OAK	REMOVE
4	6	VALLEY OAK	REMOVE
5	6	VALLEY OAK	REMOVE
6	9	VALLEY OAK	REMOVE
7	14.0	COAST LIVE OAK	REMOVE
8	4.0	COAST LIVE OAK	REMOVE
9	19	COAST LIVE OAK	REMOVE
10	12.0	COAST LIVE OAK	REMOVE
11	5	COAST LIVE OAK	REMOVE
12	11	LONDON PLANE	REMOVE
13	16	VALLEY OAK	REMOVE
14	5	COAST LIVE OAK	REMOVE
15	12.0	VALLEY OAK	REMOVE
16	11.0	VALLEY OAK	REMOVE
17	4.0	COAST LIVE OAK	REMOVE
18	18.0	VALLEY OAK	REMOVE
19	5.0	JAPANESE LOQUAT	REMOVE
20	4.0	COAST LIVE OAK	REMOVE
21	6.0	COAST LIVE OAK	REMOVE
22	6.0	GLOSSY PRIVET	REMOVE
23	6	COAST LIVE OAK	REMOVE
24	48	VALLEY OAK	REMAIN

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
25	8	XYLOSMA	REMAIN
26	12	GLOSSY PRIVET	REMOVE
27	24	COAST LIVE OAK	REMOVE
28	8	PLUM	REMOVE
29	3	VALLEY OAK	REMOVE
30	7	VALLEY OAK	REMOVE
31	6	VALLEY OAK	REMOVE
32	9	COAST LIVE OAK	REMOVE
33	7	VALLEY OAK	REMOVE
34	9	VALLEY OAK	REMOVE
35	18	VALLEY OAK	REMOVE
36	4	COAST LIVE OAK	REMOVE
37	4	VALLEY OAK	REMOVE
38	5	COAST LIVE OAK	REMOVE
39	4	VALLEY OAK	REMOVE
40	6	VALLEY OAK	REMOVE
41	6	COAST LIVE OAK	REMOVE
42	6	COAST LIVE OAK	REMOVE
43	5	COAST LIVE OAK	REMOVE
44	4	COAST LIVE OAK	REMOVE
45	10	COAST LIVE OAK	REMOVE
46	6	VALLEY OAK	REMOVE
47	40	VALLEY OAK	REMOVE
48	13	COAST LIVE OAK	REMOVE

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
49	26	VALLEY OAK	REMOVE
50	7	COAST LIVE OAK	REMOVE
51	13	VALLEY OAK	REMOVE
52	12	VALLEY OAK	REMOVE
53	16	VALLEY OAK	REMOVE
54	4	COAST LIVE OAK	REMOVE
55	4	VALLEY OAK	REMOVE
56	8	COAST LIVE OAK	REMOVE
57	3	VALLEY OAK	REMOVE
58	7	VALLEY OAK	REMOVE
59	14	COAST LIVE OAK	REMOVE
60	18	VALLEY OAK	REMOVE
61	4	COAST LIVE OAK	REMOVE
62	16	CHINESE PISTACHE	REMOVE
63	7	COAST LIVE OAK	REMOVE
64	5	COAST LIVE OAK	REMOVE
65	9	FLOWERING PEAR	REMAIN
66	14	VALLEY OAK	REMOVE
67	8	VALLEY OAK	REMOVE
68	6	FLOWERING PEAR	REMAIN
69	6	FLOWERING PEAR	REMAIN
70	8	FLOWERING PEAR	REMAIN
71	6	FLOWERING PEAR	REMAIN
72	7	COAST LIVE OAK	REMOVE

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
73	6	COAST LIVE OAK	REMOVE
74	14	VALLEY OAK	REMOVE
75	N/A	N/A	N/A
76	N/A	N/A	N/A
77	N/A	N/A	N/A
78	12	COAST LIVE OAK	REMOVE
79	5	VALLEY OAK	REMOVE
80	12	FIG	REMOVE
81	13	BLACK OAK	REMOVE
82	6	VALLEY OAK	REMOVE
83	7	COAST LIVE OAK	REMAIN
84	32	VALLEY OAK	REMAIN
85	14	COAST LIVE OAK	REMAIN
86	20	COAST LIVE OAK	REMAIN
87	15	COAST LIVE OAK	REMAIN
88	13	VALLEY OAK	REMOVE
89	8	GRECIAN LAUREL	REMOVE
90	5	VALLEY OAK	REMOVE
91	12	COAST LIVE OAK	REMOVE
92	12	VALLEY OAK	REMAIN

NOTE: TREE LOCATIONS SUBJECT TO FIELD SURVEY VERIFICATION.

**LEGEND**

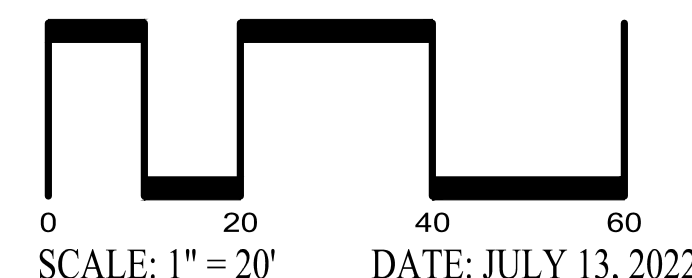
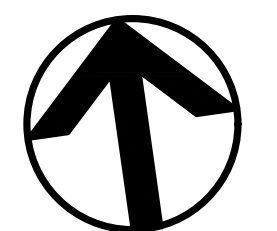
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT LINE
- - - FENCE LINE
- #7 EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- BLDG BUILDING
- DI DRAIN INLET
- ELEC ELECTRIC
- FNC FENCE
- MTR METER
- PL PROPERTY LINE
- OH OVERHANG
- SL STREET LIGHT
- SDE STORM DRAIN EASEMENT
- UTIL UTILITY
- VLT VAULT
- WLE WATER LINE EASEMENT

- NOTE:**
- SEE TREE INVENTORY REPORT PREPARED BY HORTICULTURAL ASSOCIATES DATED AUGUST 21, 2021 FOR TREE INVENTORY DETAILS.
  - ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
  - ALL EXISTING TREES LOCATED ON PROPERTY ARE TO BE REMOVED UNLESS OTHERWISE NOTED. TREE LOCATIONS TO BE FIELD VERIFIED.
  - LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
  - PROPOSED JOINT TRENCH RELOCATION SUBJECT TO FINAL PG&E APPROVAL.
  - EXISTING WATER SERVICE AND SANITARY SERVICE LOCATIONS ARE UNKNOWN.

# EXISTING CONDITIONS

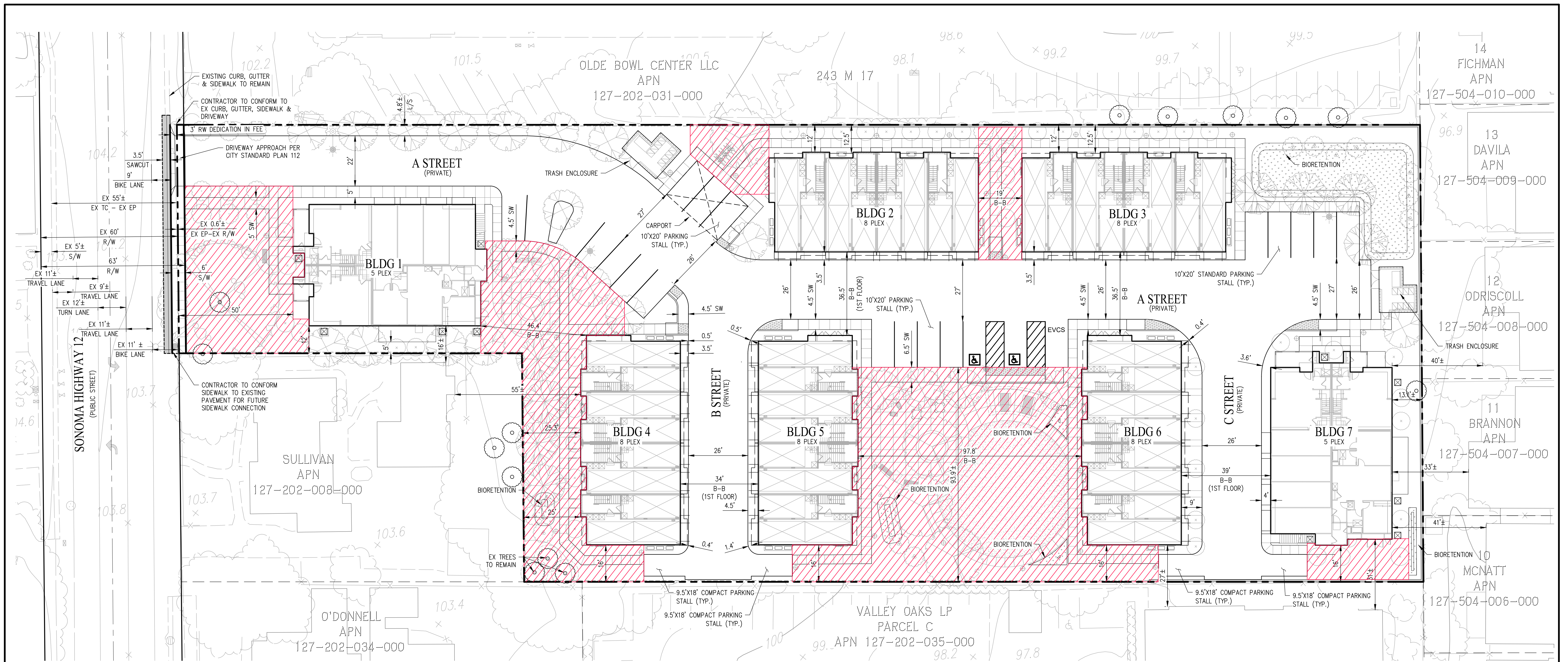
# MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

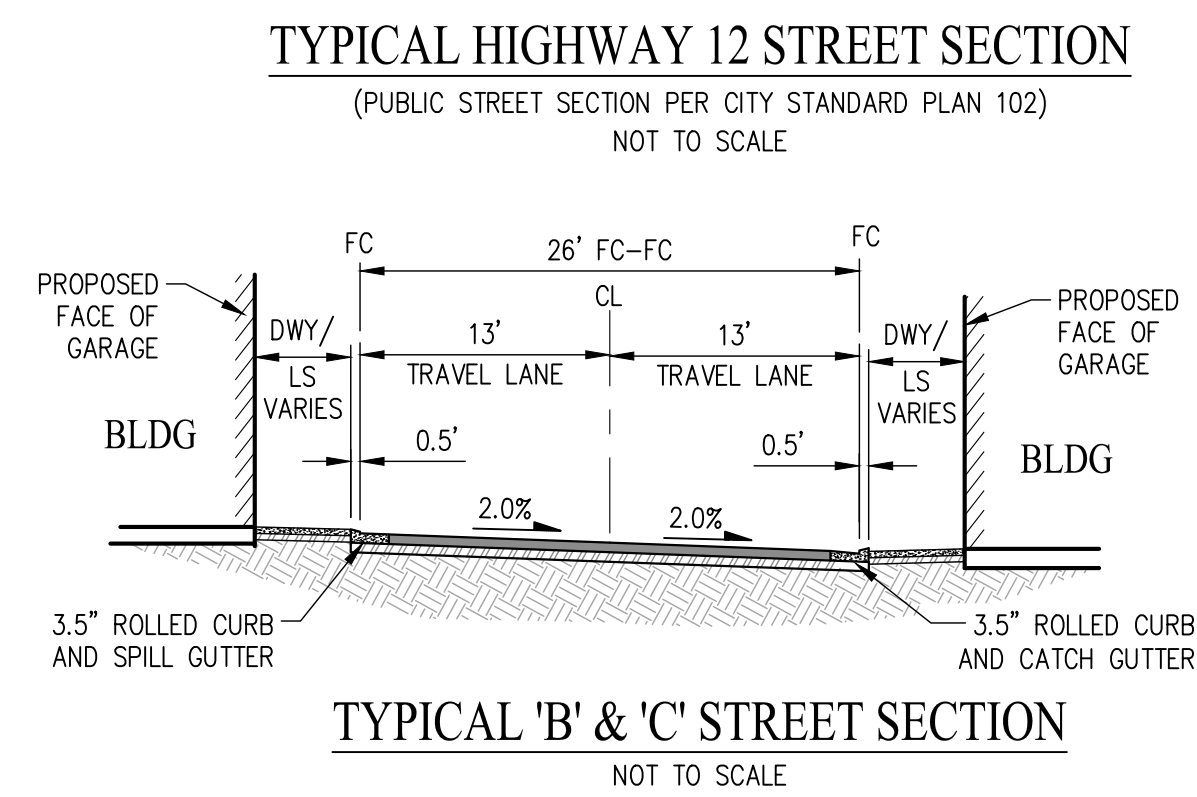
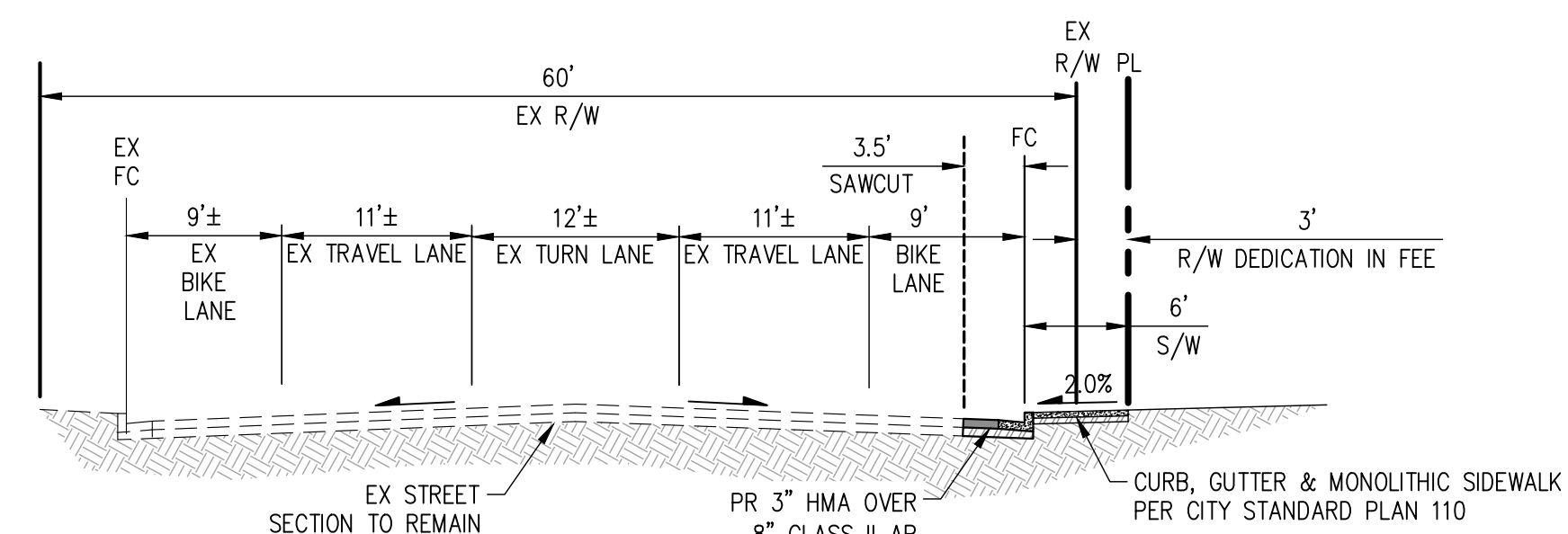


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ROSEVILLE (916) 788-4456  
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SHEET NO.  
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OF 7 SHEETS



LEGEND		DESCRIPTION
—	EXISTING	PROPERTY BOUNDARY
- - -	PROPOSED	RIGHT OF WAY BOUNDARY
- · - · -		ADJACENT PROPERTY BOUNDARY
- · - · -		CENTERLINE
- · - · -		EASEMENT LINE
- · - · -		FENCE
- · - · -		BIOWALK
[Pattern]		BIORETENTION AREA
[Pattern]		2" GRIND AND OVERLAY
[Pattern]		PROPOSED PAVEMENT REPLACEMENT
[Symbol]		BACK OF WALK
[Symbol]		BUILDING TO BUILDING
[Symbol]		CENTERLINE
[Symbol]		ELECTRIC VEHICLE CHARGING STATION
[Symbol]		EXISTING
[Symbol]		FACE OF CURB
[Symbol]		LANDSCAPE
[Symbol]		PROPERTY LINE
[Symbol]		BIOWALK



**OPEN SPACE**  
**REQUIRED:**  
 COMMON: 15,000 SF (300 SF PER HOME 15' MIN DIMENSION) ANY COMBINATION SHARED OR PRIVATE.  
**PROVIDED:**  
 COMMON OPEN SPACE: 22,242 SF

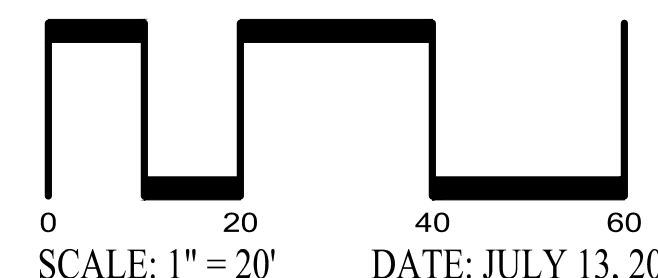
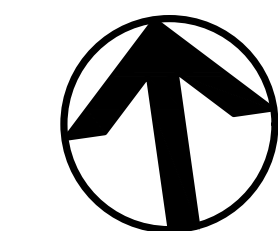
- NOTE:**
- RELOCATION AND MODIFICATION OF THE EXISTING BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.
  - NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.

NUMBER OF UNITS	PARKING STALL TYPE	REQUIRED PARKING STALLS	TOTAL NUMBER OF STALLS REQUIRED	TOTAL NUMBER OF STALLS PROVIDED
50	PRIVATE GARAGE PARKING	1.5 PER UNIT	75	68 GARAGE STALLS 2 CARPORT
	GUEST PARKING	25% OF TOTAL REQUIRED	19	20 STANDARD 4 COMPACT
	<b>TOTAL</b>		<b>94</b>	<b>94</b>

# PRELIMINARY SITE PLAN

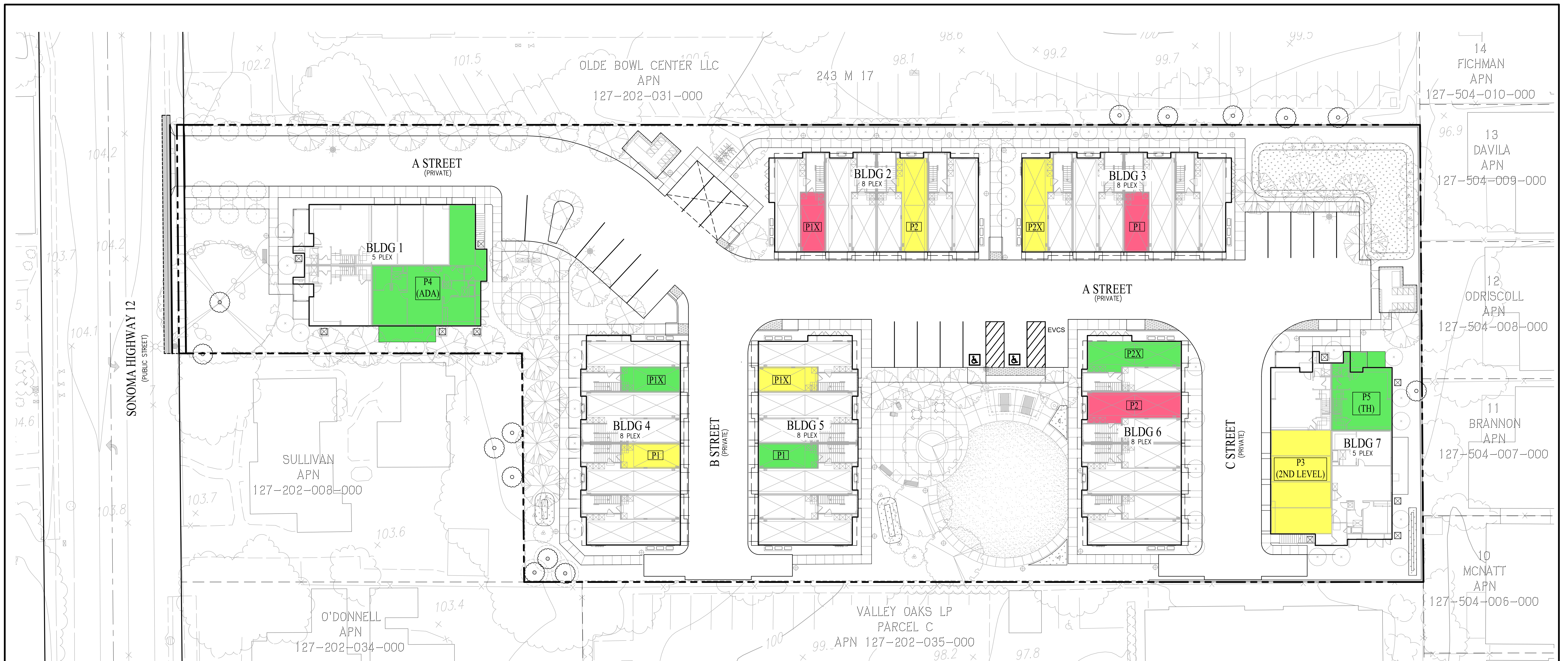
## MONTALDO APARTMENTS

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SHEET NO.  
**C 3.0**  
 OF 7 SHEETS

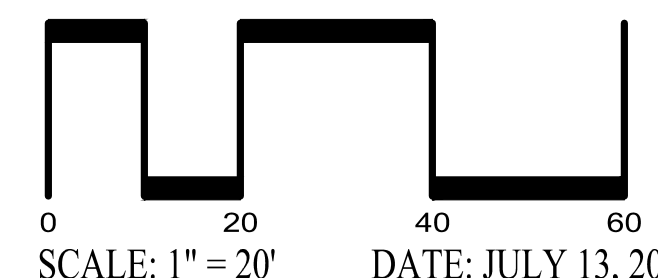
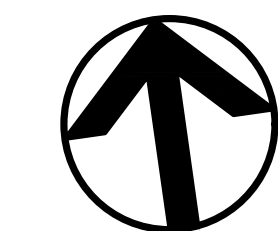


**LEGEND**

PROPOSED	DESCRIPTION
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	EXTREMELY LOW INCOME
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	VERY LOW INCOME
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span>	LOW INCOME
<span style="border: 1px solid black; padding: 2px;">PIX</span>	AFFORDABLE UNIT TYPE

# AFFORDABLE UNITS LOCATION MONTALDO APARTMENTS

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 ROSEVILLE • (916) 788-4456  
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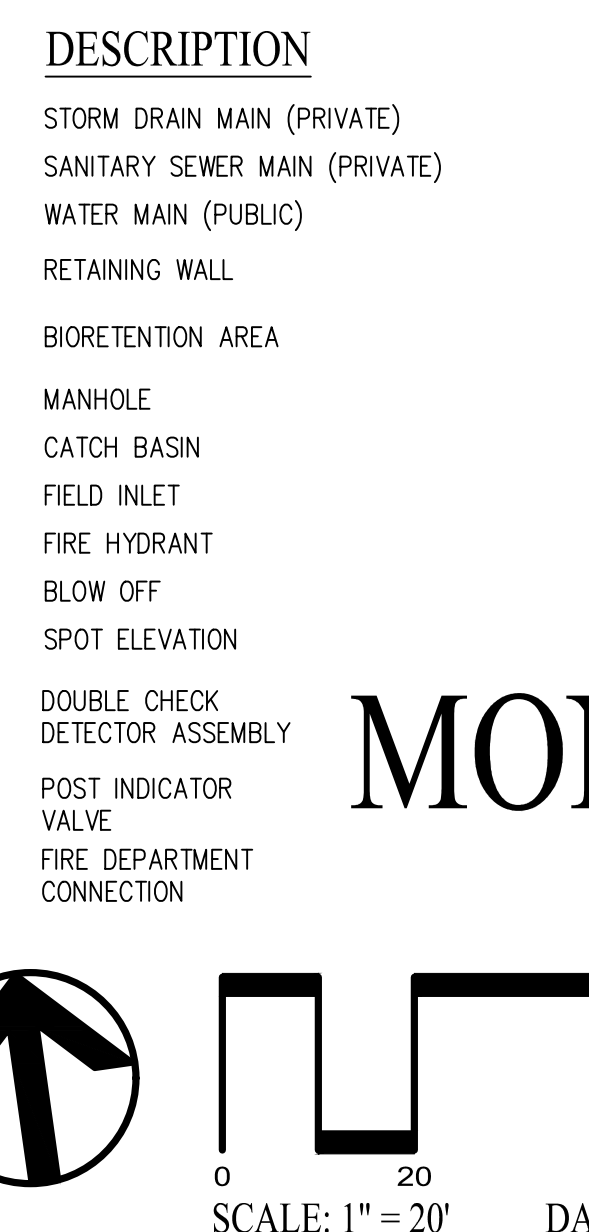
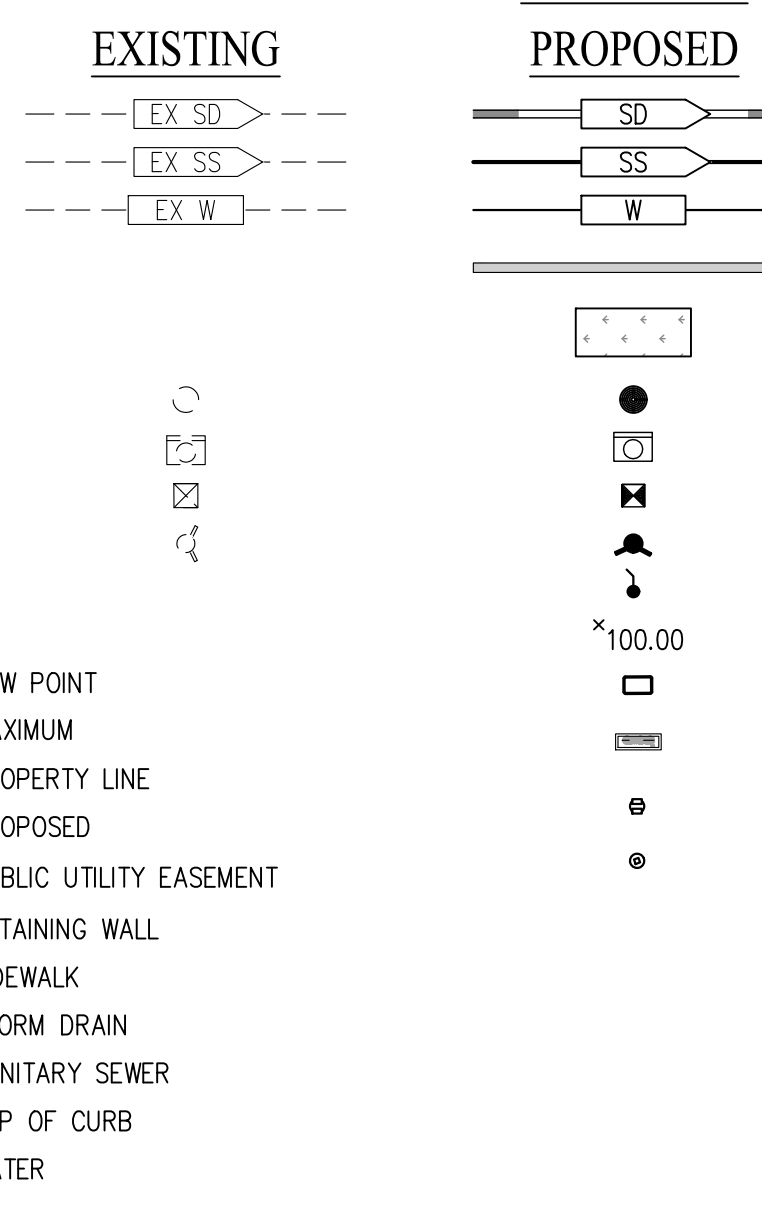
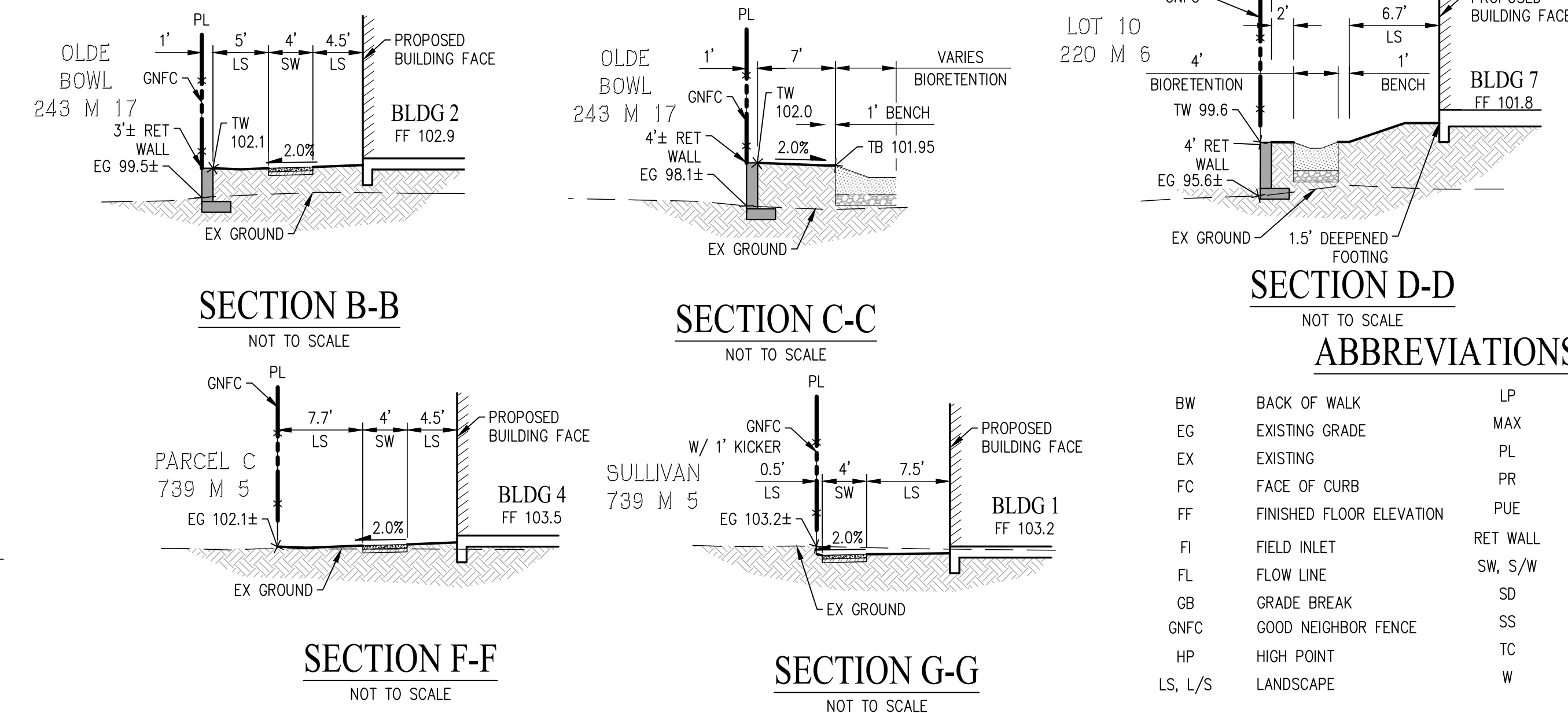
SHEET NO.  
**C 3.1**  
 OF 7 SHEETS

F:\3412-000\ACAD\TIA-USE PERM\TIA\03.1.DWG

**PRELIMINARY EARTHWORK SUMMARY**

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
<b>ROUGH GRADING</b>			
ROUGH GRADING (FROM PROPOSED SUBGRADE TO EXISTING FINISHED GRADE)	600	5,800	5,200 (F)
<b>ROUGH GRADING SUB-TOTAL</b>	600	5,800	5,200 (F)
<b>SPOILS</b>			
UTILITY SPOILS	1,000	-	1,000 (C)
BIO-RETENTION SECTION SPOILS (AFTER ROUGH GRADE)	250	-	250 (C)
<b>SPOILS SUB-TOTAL</b>	1,250	-	1,250 (C)
<b>TOTAL</b>	1,850	5,800	3,950 (F)

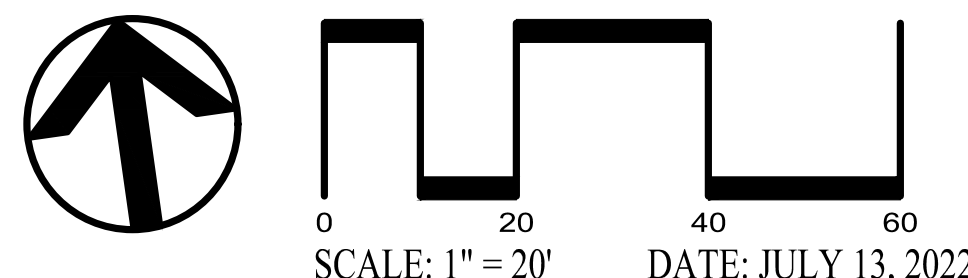
NOTES:  
 1. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.  
 2. EARTHWORK SPOILS INCLUDES ESTIMATION FOR FOUNDATION, SANITARY SEWER TRENCH, WATER TRENCH, AND BIO-RETENTION.



**NOTE:**  
 1. ALL NEW PROPOSED UTILITIES REQUIRED TO BE UNDERGROUND BY GOVERNING AGENCY TO BE DETAILED IN THE IMPROVEMENT PLANS.

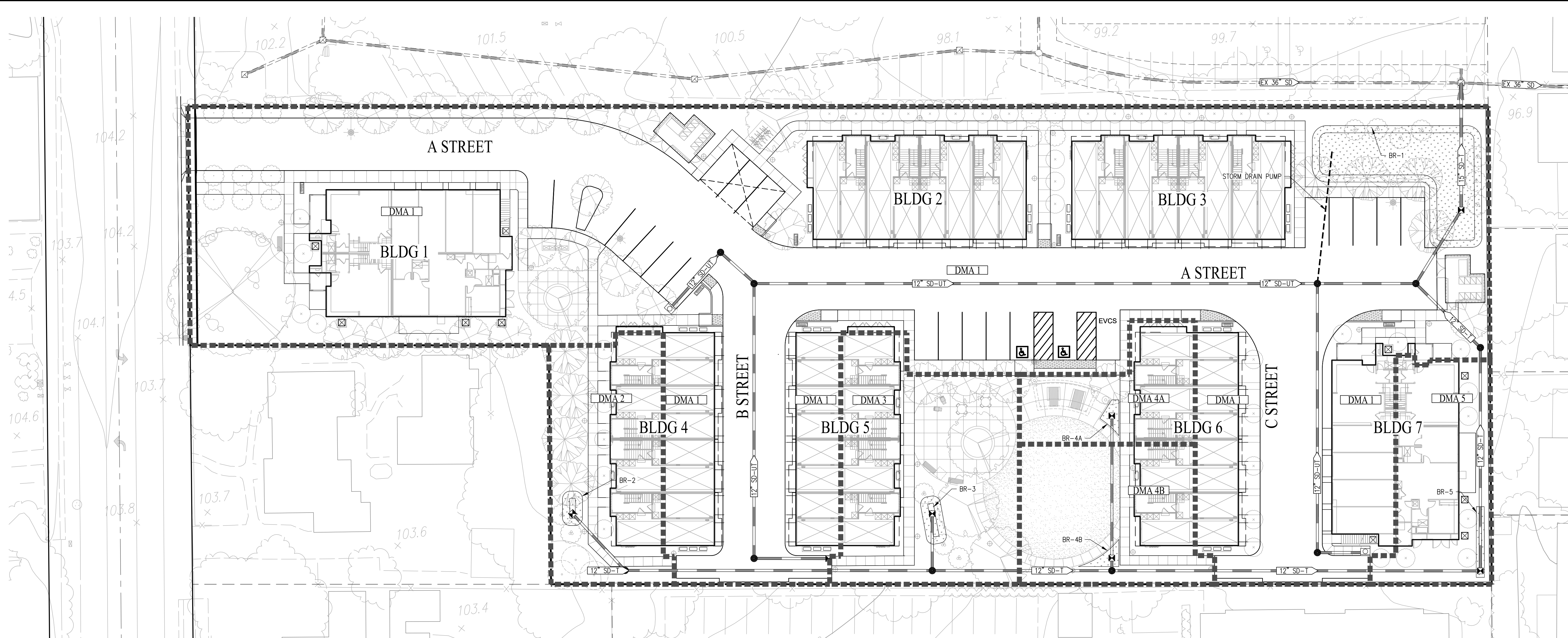
**PRELIMINARY GRADING & UTILITY PLAN**  
**MONTALDO APARTMENTS**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



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SHEET NO.  
**C 4.0**  
 OF 7 SHEETS

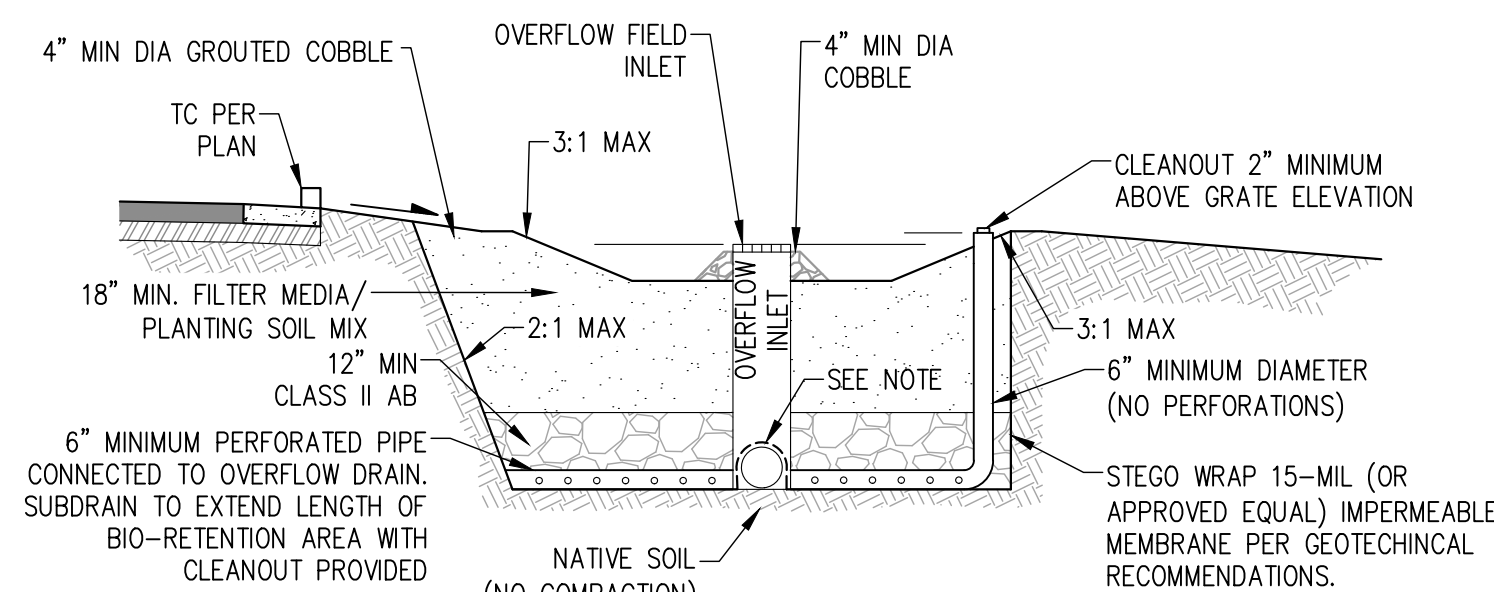


**LEGEND:**

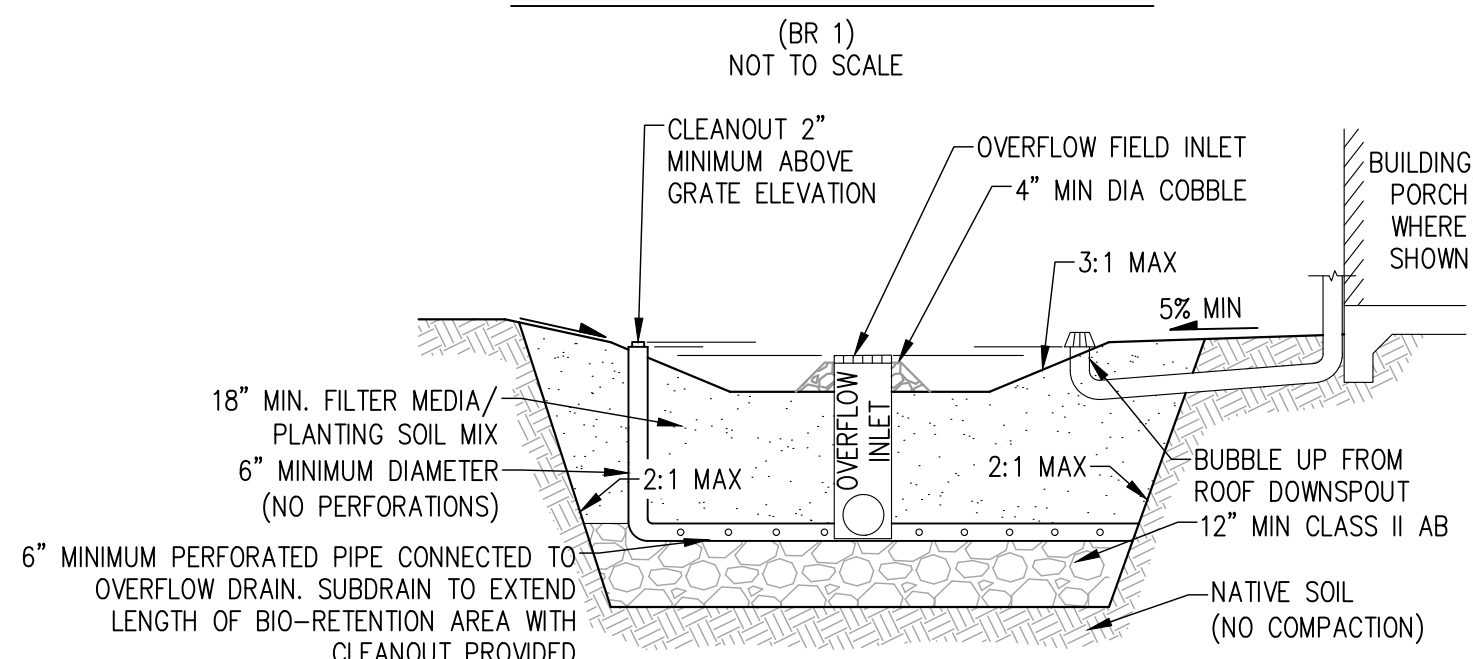
- PROPERTY LINE
- RIGHT OF WAY
- DRAINAGE AREA BOUNDARY
- STORM DRAIN MAIN (TREATED)
- STORM DRAIN MAIN (TREATED)
- STORM DRAIN MAIN (UNTREATED)
- BIORETENTION AREA
- MANHOLE
- CATCH BASIN
- FIELD INLET
- PERVIOUS AREA / LANDSCAPE AREA
- DRAINAGE MANAGEMENT AREA LABEL
- BIORETENTION
- DRAINAGE MANAGEMENT AREA

**NOTE:**

1. STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT ROOF DRAINAGE AREAS AND DOWNSPOUT LOCATIONS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD, FROM THE BASMAA POST - CONSTRUCTION MANUAL, DATED JANUARY 2019.



**BIORETENTION AREA DETAIL**  
(BR 1)  
NOT TO SCALE



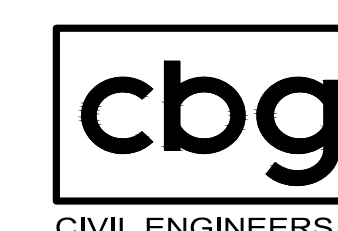
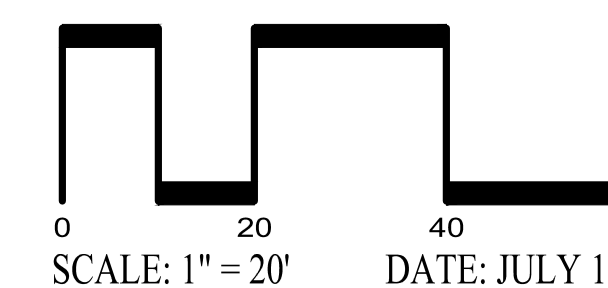
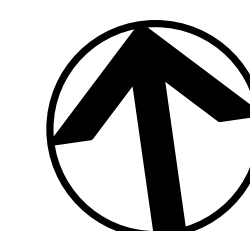
**TYPICAL COMMON SPACE BIORETENTION AREA DETAIL**  
(BR 2-5)  
NOT TO SCALE

**BIORETENTION SUMMARY**

DMA	DMA TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA	EFFECTIVE AREA	SIZING METHOD	REQUIRED BIO AREA	PROVIDED BIO AREA
DMA 1	70,996 SF	53,664 SF	17,332 SF	55,397 SF	4%	2,215 SF	2,215 SF
DMA 2	4,901 SF	2,401 SF	2,500 SF	2,651 SF	4%	106 SF	106 SF
DMA 3	7,082 SF	2,357 SF	4,725 SF	2,829 SF	4%	113 SF	113 SF
DMA 4A	3,968 SF	1,180 SF	2,788 SF	1,458 SF	4%	58 SF	58 SF
DMA 4B	4,839 SF	1,180 SF	3,659 SF	1,546 SF	4%	62 SF	62 SF
DMA 5	3,867 SF	2,205 SF	1,662 SF	2,371 SF	4%	95 SF	95 SF
<b>TOTAL</b>	<b>93,737 SF</b>	<b>62,987 SF</b>	<b>30,750 SF</b>	<b>66,252 SF</b>	<b>4%</b>	<b>2,649 SF</b>	<b>2,649 SF</b>

**PRELIMINARY STORMWATER CONTROL PLAN**  
**MONTALDO APARTMENTS**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

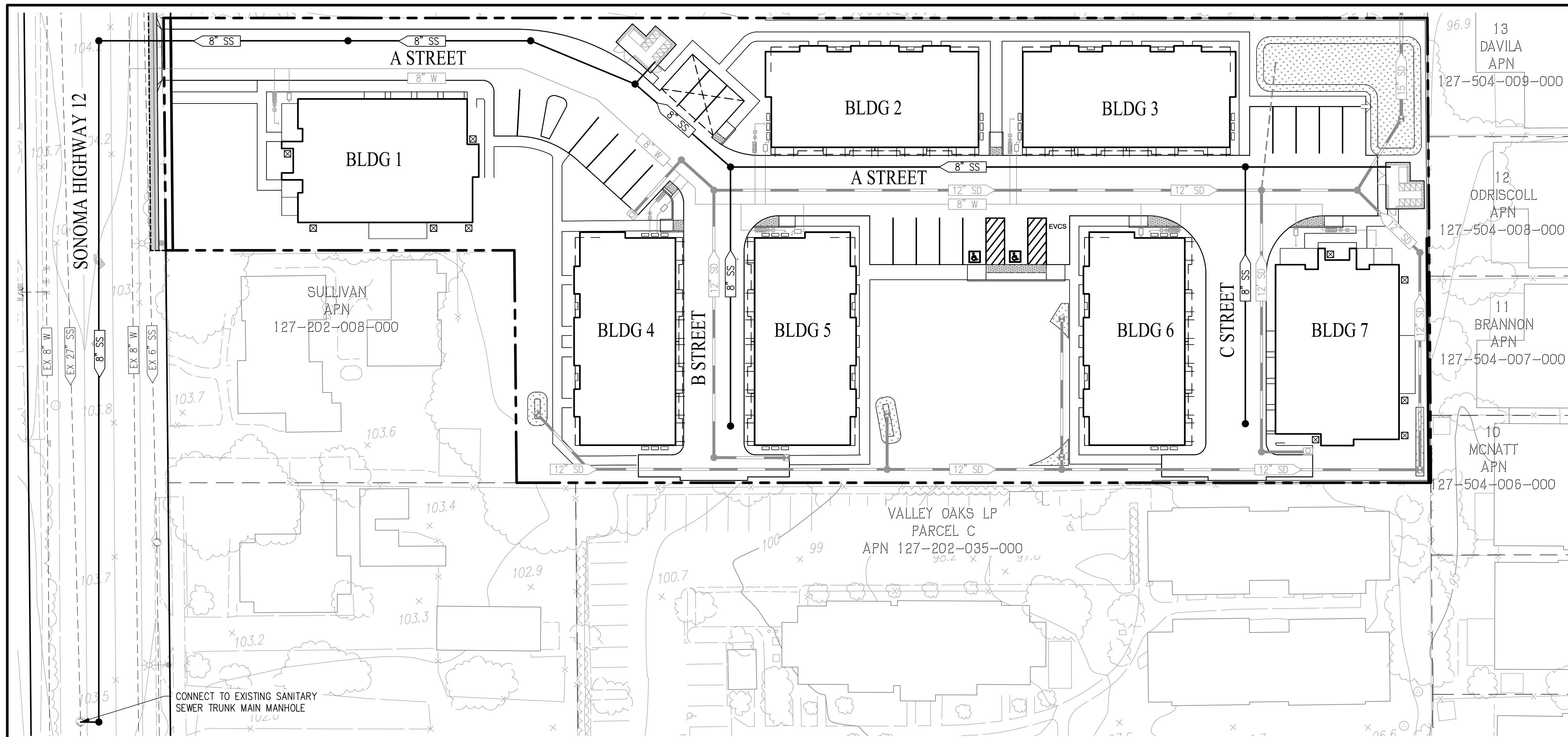


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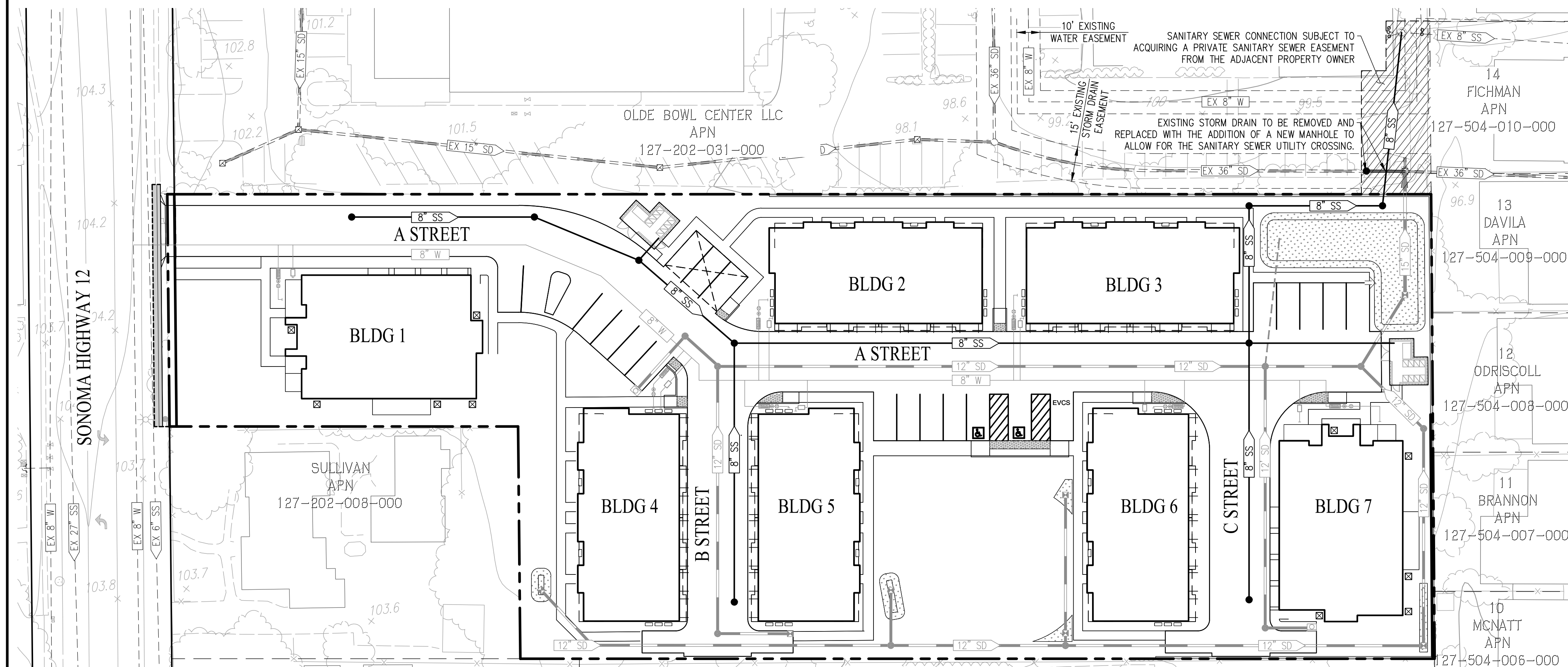
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**C 5.0**  
OF 7 SHEETS

SCALE: 1" = 20' DATE: JULY 13, 2022



ALTERNATIVE SANITARY SEWER CONNECTION #2

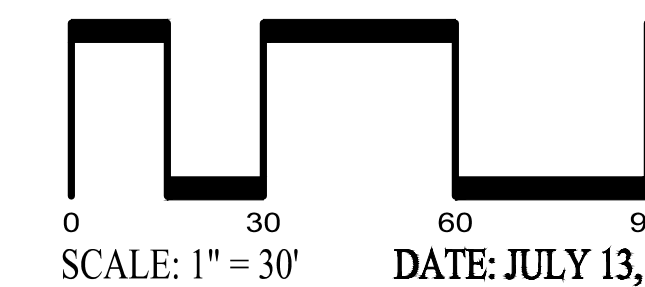
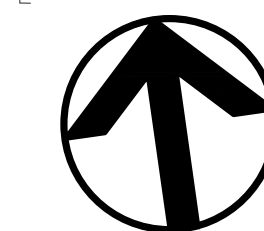


ALTERNATIVE SANITARY SEWER CONNECTION #3

EXISTING		PROPOSED		DESCRIPTION
---	EX SD	---	SD	STORM DRAIN MAIN (PRIVATE)
---	EX SS	---	SS	SANITARY SEWER MAIN (PRIVATE)
---	EX W	---	W	WATER MAIN (PUBLIC)
				RETAINING WALL
				BIORETENTION AREA
				SANITARY SEWER MANHOLE
				MANHOLE
				CATCH BASIN
				FIELD INLET
				FIRE HYDRANT
				DOUBLE CHECK DETECTOR ASSEMBLY
				POST INDICATOR VALVE
				FIRE DEPARTMENT CONNECTION

# ALTERNATIVE SANITARY SEWER CONNECTIONS MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



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