

**PRIME INFILL  
RESIDENTIAL  
LAND**



**FOR  
SALE**

**RAGLE RANCH  
PARK**

**RAGLE ROAD**

**±2.46 ACRES  
SEBASTOPOL  
CALIFORNIA**

**ALL OFFERS ARE  
SUBJECT TO  
BANKRUPTCY  
COURT APPROVAL**

**CALL FOR OFFERS  
BY FRIDAY  
DECEMBER 5, 2025**

**WILLARD  
LIBBY  
PARK**

**BROOKHAVEN  
SUPER PARK**

**SUBJECT  
±2.46 ACRES**

**ST SEBASTIAN  
ROMAN  
CATHOLIC CHURCH**

**LUCKY  
SUPERMARKET**

**FIESTA & REDWOOD  
MARKETPLACE  
SHOPPING  
CENTERS**

**BROOKHAVEN  
SCHOOL**

**PACIFIC  
MARKET**

**VALENTINE AVENUE**

**PLEASANT HILL AVENUE NORTH**

**COVERT LANE**

**ZIMPER DRIVE**

**GRAVENSTEIN  
HIGHWAY**

**SPRINGDALE STREET**





# CITY OF POSSIBILITIES

±2.46  
ACRES

# SEBASTOPOL CALIFORNIA

**PRIME RESIDENTIAL  
DEVELOPMENT OPPORTUNITY**

## THE AMENITIES

- Along Public Transit
- Excellent Schools
- Existing Residential Zoning
- Parks & Recreation Nearby
- Premier Location

- Rare Infill Housing Opportunity
- Strong Housing Values
- Shopping and Services Available
- Vibrant Community
- Utilities & Services Proximate

## THE OPPORTUNITY

Sebastopol is awesome! Sebastopol is the nostalgic small town that most everybody wishes was their hometown. The community is a great place to be raised, to raise children, and to retire - all while having access to North Bay jobs and amenities. Sebastopol has a pleasant microclimate, convenient access to the coast, abundant recreation, great schools, excellent restaurants and services, and a wonderful sense of community. These same benefits make residential land opportunities in Sebastopol very desirable, although infrequent, as the city of Sebastopol is largely built out, and infill development land does not become available often. Recent State of California laws have also made development of residential land more viable. Living at the "edge" of the Bay Area, Sebastopol not only offers a place to come home to a slower pace, it also allows for a degree of affordability absent in much of the Bay Area.





**±2.46 ACRES**  
**SEBASTOPOL**  
**CALIFORNIA**



**STATE HIGHWAY 116**

**HIGH SCHOOL ROAD**

**ANALY HIGH SCHOOL**

**COVERT LANE**

**HEALDSBURG AVENUE**

**RAGLE PARK**

**RAGLE ROAD**

**PLEASANT HILL AVENUE NORTH**

**ZIMPHER DRIVE**

**SEBASTOPOL**

**SOUTH MAIN STREET**

**VALENTINE AVENUE**

**BROOK HAVEN ELEMENTARY SCHOOL**

**PARK SIDE ELEMENTARY SCHOOL**

**FOR SALE**

**PRIME INFILL RESIDENTIAL LAND**



**BODEGA AVENUE**





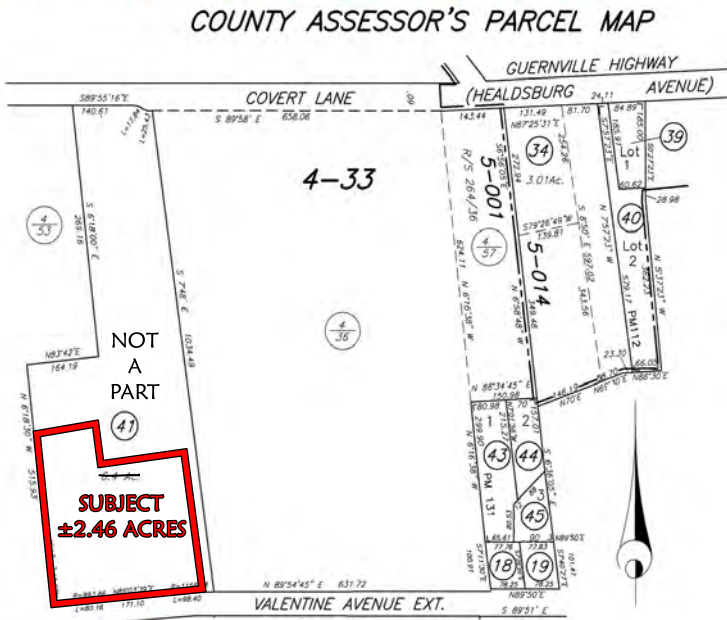
# PRIME INFILL RESIDENTIAL LAND



# SEBASTOPOL CALIFORNIA

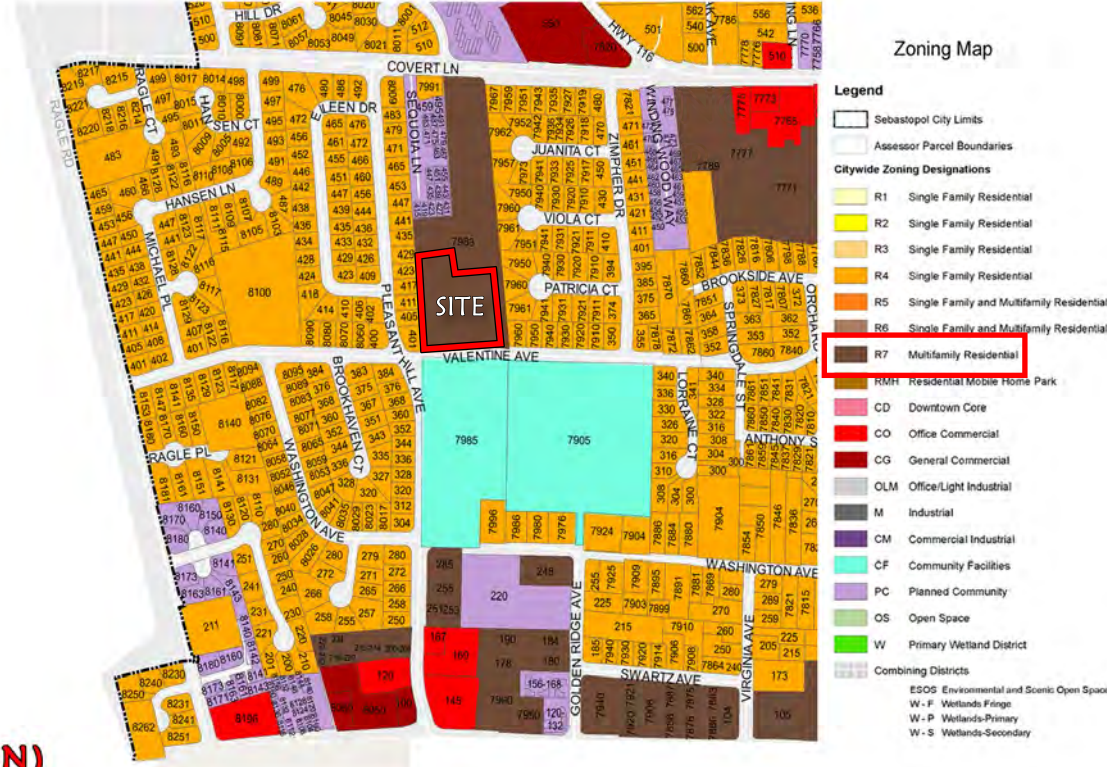
# FOR SALE

## ASSESSOR'S PARCEL MAP



## SONOMA COUNTY ASSESSOR'S PARCEL NUMBER: 004-330-041 (PORTION)

Note: This is a proposed portion of a larger parcel that presently includes the St. Sebastian Church building improvements. The building improvements are not included in this sale. The buyer shall be responsible for securing the Seller proposed Parcel Map, and for obtaining whatever other approvals are necessary to develop the Buyer's contemplated project, and all associated costs. The Seller and Broker make no representations that the Buyer's efforts will be successful. Tax Assessor acreages are approximate, as are the dimensions and size of the proposed subject property. The use of Tax Assessor information does not mean that more accurate information and measurement, including surveys, do not exist.



## CITY OF SEBASTOPOL GENERAL PLAN LAND USE:

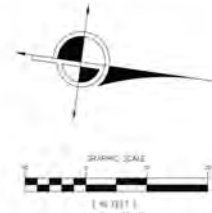
HIGH DENSITY RESIDENTIAL

## ZONING:

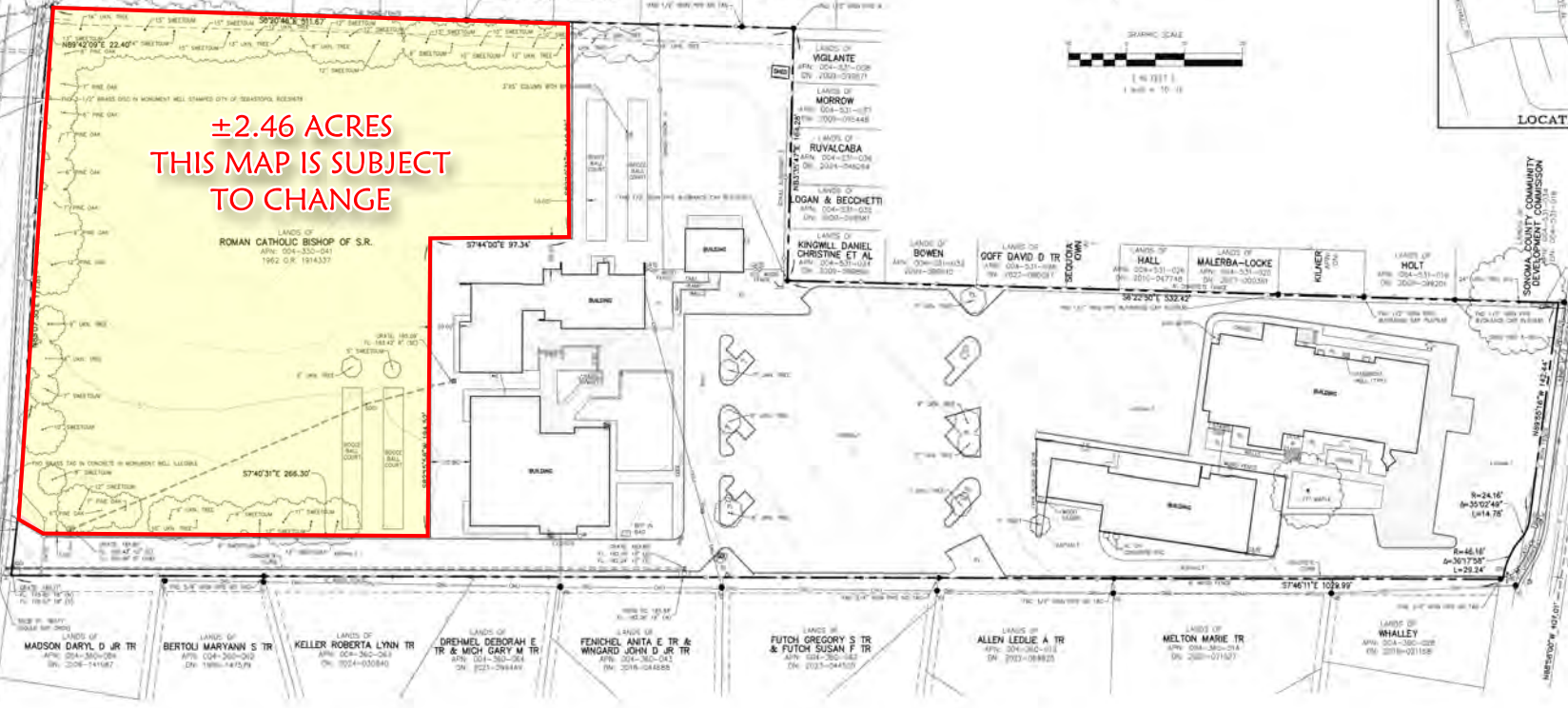
R7 MULTIFAMILY RESIDENTIAL (12.1 to 25 units per acre density)







**±2.46 ACRES  
THIS MAP IS SUBJECT  
TO CHANGE**



**PROJECT INFORMATION**  
 OWNER: ROMAN CATHOLIC BISHOP OF S.R.  
 APPLICANT: ROMAN CATHOLIC BISHOP OF S.R.  
 SITE ADDRESS: 7833 COVERT LANE, SEBASTOPOL, CA 95402  
 ASSESSOR'S PARCEL NUMBER: 004-330-041  
 TOTAL PARCEL AREA: 65.59 ACRES  
 PROPOSED PARCEL AREA: 2.46 ACRES  
 PROPOSED REMAINDER AREA: 63.13 ACRES  
 SURVEYOR: CINQUINI & PASSARINO, INC.

**SURVEY NOTES**  
 1. THE PARCEL BOUNDARIES AND TOPOGRAPHY IS BASED ON A FIELD SURVEY CONDUCTED IN JULY AND AUGUST OF 2025 BY CINQUINI & PASSARINO, INC.

**SURVEYOR'S NOTES**  
 1. bcd

**SURVEYOR'S STATEMENT**  
 THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON AUGUST 13, 2025 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.  
 Preliminary  
 MARK P. ANDRILLA, P.L.S. 8985 DATE

**BENCHMARK**  
 BEING A FOUND 1/2" IRON PIPE IN CONCRETE WITH NO TAG IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF COVERT LANE AND ZWISPER DRIVE AS SHOWN ON THE CITY OF SEBASTOPOL BASE MAPS. ELEVATION = 152.74'

**BASIS OF BEARINGS**  
 BEING NORTH 89°50'00" WEST BETWEEN A FOUND 1/2" IRON PIPE IN CONCRETE WITH NO TAG IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF COVERT LANE AND ZWISPER DRIVE AND A FOUND 1/2" IRON PIPE WITH TAG REMAINS IN A MONUMENT WELL AT AN ANGLE POINT IN THE COVERT DRIVE CENTERLINE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 314 AT PAGE 26, SONOMA COUNTY RECORDS.

**LEGEND (ALL SYMBOLS MAY NOT APPLY)**

--- SUBJECT PROPERTY BOUNDARY	--- WIRE FENCE	--- IRIGATION CONTROL VALVE	--- JOINT POLE W/STREET LIGHT	--- TELEPHONE W/VAULT	--- PROPOSED PARCEL NUMBER	--- BUILDING	--- FLOWLINE	--- RETAINING WALL BOTTOM
--- OVERHEAD ELECTRIC LINE	--- CONCRETE	--- MONITORING WELL	--- TRAFFIC SIGNAL	--- GAS VALVE	--- ASSESSOR'S PARCEL NUMBER	--- BACK OF SIDEWALK	--- FINISH GRADE	--- RETAINING WALL TOP
--- OVERHEAD TELEPHONE LINE	--- PERIMETER OF BUILDING	--- WELL	--- TRAFFIC SIGNAL POLE W/STREET LIGHT	--- GAS METER	--- DOCUMENT NUMBER	--- CORRUGATED METAL PIPE	--- GRADE BREAK	--- STORM DRAIN
--- OVERHEAD UTILITY LINES (W/ATRIE)	--- SURVEY CONTROL POINT	--- FIRE HYDRANT	--- TELEPHONE POLE	--- BOLLARD	--- LIVE OAK	--- DRAINAGE INLET	--- HANDICAPPED PARKING SPACE	--- STREET LIGHT BOX
--- OVERHEAD ELECTRIC (HIGH VOLTAGE)	--- SPOT ELEVATION	--- WATER VALVE	--- STREET LIGHT	--- SIGN	--- MADRONE	--- DOCUMENT NUMBER	--- HIGH DENSITY POLYETHYLENE	--- SINGLE WHITE BUTTON
--- GAS LINE	--- SANITARY SEWER CLEANOUT	--- SANITARY SEWER MANHOLE	--- LANDSCAPE LIGHT	--- MAILBOX	--- ORNAMENTAL	--- DRIVEWAY	--- TILE REPORT FIRM NUMBER	--- SINGLE YELLOW BUTTON
--- STORM DRAIN LINE	--- SANITARY SEWER MANHOLE	--- STORM DRAIN MANHOLE	--- STREET LIGHT BOX	--- FOUND IRON PIPE, SIZE AND TAGGED AS NOTED	--- REDWOOD	--- DOUBLE YELLOW BUTTON	--- JUNCTION BOX	--- TOP OF BANK
--- SANITARY SEWER LINE	--- STORM DRAIN CATCH BASIN	--- DRAINAGE INLET	--- TRAFFIC SIGNAL LIGHT BOX	--- FOUND MONUMENT, SIZE AND STAMPED, AS NOTED	--- WHITE OAK	--- LIP OF OUTER	--- LIP OF OUTER	--- TOP OF BANK
--- PROPOSED LOT LINE	--- WATER LINE	--- DRAINAGE INLET	--- TELEPHONE BOX	--- TREE SYMBOL AND DRIP LINE	--- MADRONE	--- EDGE OF ROAD	--- NATURAL GROUND	--- TOP OF CURB
--- CHAINLINK FENCE	--- POWER POLE	--- DRAINAGE DOWNSPOUT	--- TELEPHONE MANHOLE	--- EXISTING	--- WILLOW	--- EDGE TRAVELED WAY	--- OFFICIAL RECORDS	--- BACK OF ROLLED CURB
--- WOOD FENCE	--- JOINT UTILITY POLE		--- CABLE TV BOX		--- ASPHALT	--- EXISTING	--- FLANTER	--- TRAFFIC SIGNAL BOX
					--- EXISTING	--- BACK FLOW PREVENTION CHECK VALVE	--- REINFORCED CONCRETE PIPE	--- TOP OF WALL
								--- OVERHEAD

**TENTATIVE  
PARCEL MAP**  
 OF THE LANDS ROMAN CATHOLIC BISHOP OF S.R. AS DESCRIBED IN THE GRANT DEED RECORDED UNDER DOCUMENT NUMBER 1962-1914337, SONOMA COUNTY RECORDS LYING WITHIN THE

COUNTY OF SONOMA CITY OF SEBASTOPOL STATE OF CALIFORNIA  
 1 LOT & 1 DESIGNATED REMAINDER 0.XX ACRES

PREPARED: 8/15/25  
 SCALE: 1"=40'  
 CINQUINI & PASSARINO, INC.  
 LAND SURVEYING  
 1804 Specor Avenue, STE 202  
 Ukiah, CA 95528  
 Phone: (707) 459-3025  
 Fax: (707) 543-2108  
 WWW.CINQUINIPASSARINO.COM

SHEET 1 OF 1  
 CPI FILE NO. 10954-25  
 APR. 004-330-041

**±2.46 ACRES  
SEBASTOPOL  
CALIFORNIA**

**FOR  
SALE**





**±2.46 ACRES**  
**SEBASTOPOL**  
**CALIFORNIA**

**COVERT LANE**

**SEQUOIA LANE**

**SEQUOIA VILLAGE TOWNHOMES**

**JUANITA COURT**

**ST. SEBASTIAN ROMAN CATHOLIC CHURCH**

**VIOLA COURT**

**ZIMPER DRIVE**

**PLEASANT HILL AVENUE NORTH**

**EILEEN DRIVE**

**PATRICIA COURT**

**FOR SALE**

**PRIME INFILL RESIDENTIAL LAND**



**VALENTINE AVENUE**

**BROOK HAVEN SUPER PARK**

**BROOK HAVEN ELEMENTARY SCHOOL**





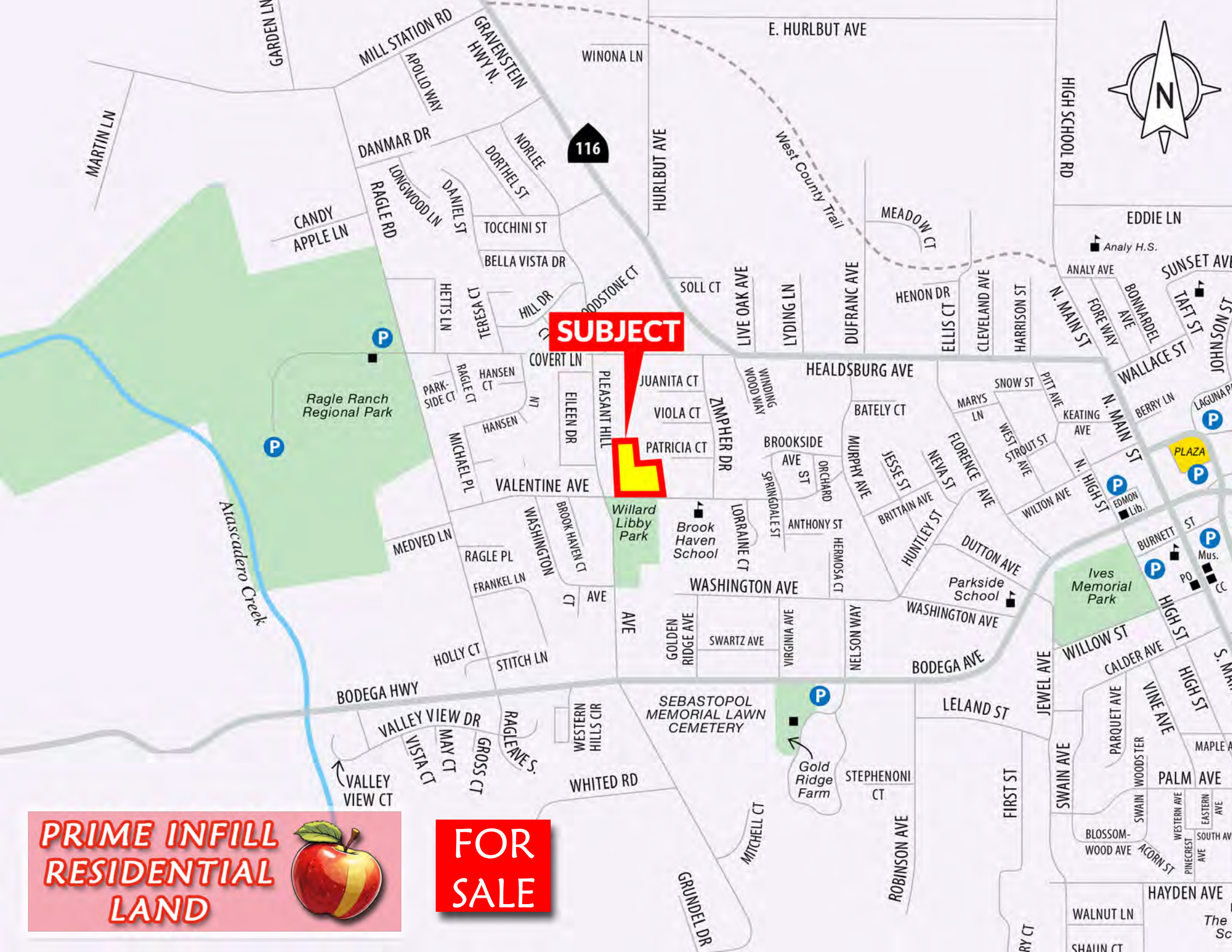
**SUBJECT**



**PRIME INFILL  
RESIDENTIAL  
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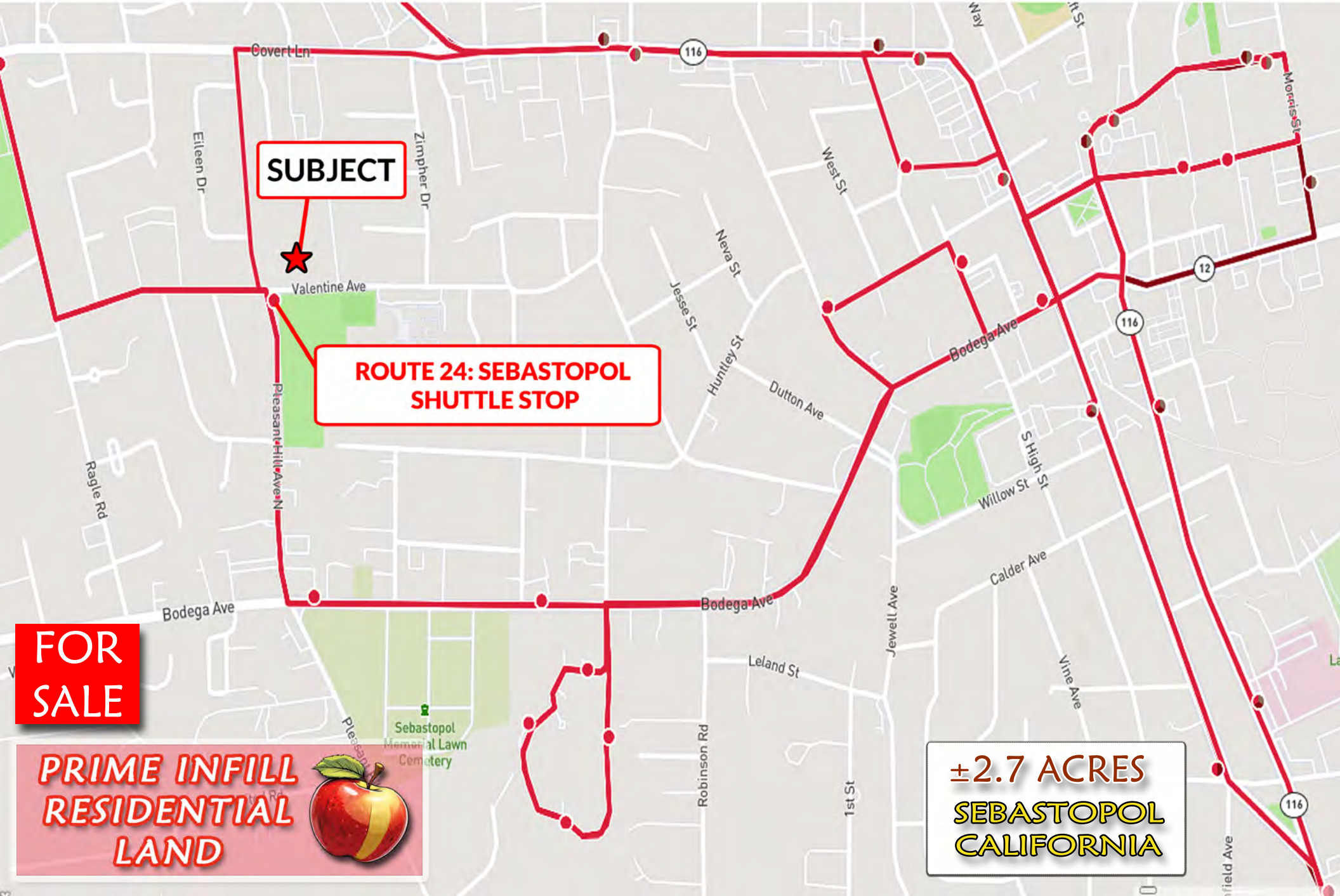


**FOR  
SALE**





	24: SEBASTOPOL SHUTTLE <a href="#">SEE SCHEDULE</a>
	26: SEBASTOPOL, COTATI, ROHNERT PARK <a href="#">SEE SCHEDULE</a>



**SUBJECT**

**ROUTE 24: SEBASTOPOL SHUTTLE STOP**

**FOR SALE**

**PRIME INFILL RESIDENTIAL LAND**



**±2.7 ACRES  
SEBASTOPOL  
CALIFORNIA**



# PRIME INFILL RESIDENTIAL LAND



**FOR  
SALE**





±2.46 ACRES  
SEBASTOPOL  
CALIFORNIA

PRIME INFILL  
RESIDENTIAL  
LAND



FOR  
SALE

## CONTACT US

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