



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

August 4, 2023

Mr. John Jay

Governor's Office of Planning & Research

Associate Planner

August 4 2023

City of Sebastopol

STATE CLEARINGHOUSE

7120 Bodega Avenue

Sebastopol, California 95472

jjay@cityofsebastopol.org

DTSC COMMENTS ON NOTICE OF PREPARATION (NOP) FOR THE CANOPY
RESIDENTIAL PROJECT 1009-1011 GRAVENSTEIN HIGHWAY NORTH
ENVIRONMENTAL IMPACT REPORT (EIR) STATE CLEARINGHOUSE NUMBER
2023070072

Dear Mr. Jay:

On July 6, 2023, the Department of Toxic Substances Control (DTSC) received and reviewed the NOP for the EIR of the proposed Canopy Residential Project in Sebastopol, California. The project, proposed by City Ventures, would consist of the construction of 80 townhome style condominiums and up to 16 accessible accessory dwelling units.

As stated in the NOP, and pursuant to the California Environmental Quality Act (CEQA), the City of Sebastopol is the Lead Agency for the proposed Project and has determined that a full-scope EIR is required for the proposed Project.

The purpose of the NOP is to notify potential Responsible Agencies (i.e., DTSC) that the Lead Agency will prepare an EIR for the proposed Project and "to solicit comments and

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suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR.”

The project is listed in the [DTSC EnviroStor database](#) as an active voluntary agreement cleanup site. DTSC and the Proponent, City Ventures Homebuilding, LLC entered into a new Standard Voluntary Agreement (SVA) on April 26, 2023.

In response to the NOP, DTSC provides the following comment:

- The EIR should discuss and analyze the contaminant history and all related site investigation reports. The EIR should also identify and analyze the proposed remediation activities to address the contaminants on-site.

As a Responsible Agency for the proposed Project, DTSC looks forward to working with the city on the EIR and appreciates the opportunity to review and comment on the proposed project.

If you have any questions or concerns, please contact me or a member of our CEQA Unit Team.

Sincerely,



Dave Kereazis
Associate Environmental Planner
CEQA Unit – HWMP
Department of Toxic Substances Control
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cc: (via email)

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