



NOTICE OF PREPARATION

Date: July 6, 2023
To: Responsible Agencies/Interested Parties
From: John Jay, Associate Planner
City of Sebastopol, Planning Department
SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for
The Canopy Residential Project -1009-1011 Gravenstein Highway North

The City of Sebastopol will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Conditional Use Permit, Standard Subdivision Vesting Tentative Map, and State Density Bonus Law Waiver for development of The Canopy Residential Project. The 6.1-acre project site is located at 1009-1011 Gravenstein Highway North zoned Office/Light Industrial (OLM) which permits residential density of 12.1-25 units per acres as a secondary use to office/light industrial uses. The project is proposed by City Ventures and would consist of the construction of 80 townhome style condominiums and up to 16 Americans with Disability Act (ADA) accessible accessory dwelling units (ADUs). The project description, and the potential environmental effects are discussed below, and the project site location is shown in Figure 1 and Figure 2 at the end of this notice.

PROJECT LOCATION

The project site is located at 1009-1011 Gravenstein Highway North, on the east side of Gravenstein Highway North southeast of its intersection with Mill Station Road, within the City of Sebastopol. The project site encompasses approximately 6.1 acres across two parcels. The project site consists of Assessor's Parcel Numbers (APNs) 060-261-028 and 060-261-026 and is adjacent to the City of Sebastopol's northwestern boundary. The project site is roughly bounded by a mix of Office buildings (O'Reilly Media Center) at 1003 Highway 116 North to the west, Gravenstein Highway North to the north, and primarily residential uses to the east and south.

PROJECT DESCRIPTION

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 ADA ADUs. The project would require the City's approval of a conditional use permit for residential only within an Office Light Industrial zone, site development review, and vesting tentative tract map. In addition, the project applicant proposes the use of a State Density Bonus to allow for a waiver to increase the building height to three stories (6 ft above the max 30 ft height limit).

Access to the proposed residential units will be taken in from the newly created access from highway 116 north and includes existing entrances on Mill Station Road and the existing Office and Media buildings. The project would include a total of 160 parking spaces in garages and 58 surface spaces across the site. The project would include construction of landscaped internal walkways throughout the site, including a new, enhanced 6-foot-wide pedestrian pathway to connect the West County Trail to Gravenstein Highway along the northern border of the site; a bicycle repair station is proposed at the same location. The project would include 96 bicycle parking spaces, with 80 long-term spaces located in each residential garage and 16 spaces in onsite bicycle racks.

The proposed project would involve the removal of 21 trees (20 protected native trees including Oaks, Redwoods, Douglas Fir) while preserving the remaining 111 trees primarily along the perimeter of the site. An existing large, mature coast live oak tree would be retained at the northern primary entrance to the project entry. Proposed landscaping would include new plantings throughout the open spaces, along drive aisles, roadways, and streets, and surrounding the proposed buildings. Other amenities, including gardens, active and passive seating areas, children's play areas, and a meditation hammock garden are also proposed.

POTENTIAL ENVIRONMENTAL EFFECTS

Preliminary analysis indicates potential environmental effects related to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems.

SCOPING MEETING

The City of Sebastopol, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to provide input regarding the scope of the Environmental Impact Report. The Scoping Meeting is scheduled for **July 18th, 2023, 3:00 pm** on Zoom and at the Sebastopol Community Center at 425 Morris Street, Sebastopol, CA (Youth Annex Building). The link to the Zoom meeting is:

<https://us02web.zoom.us/j/81841993599>

PUBLIC REVIEW PERIOD

This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which the City of Sebastopol will receive comments on the NOP for the EIR **begins July 6, 2023 and ends August 7, 2023.**

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to

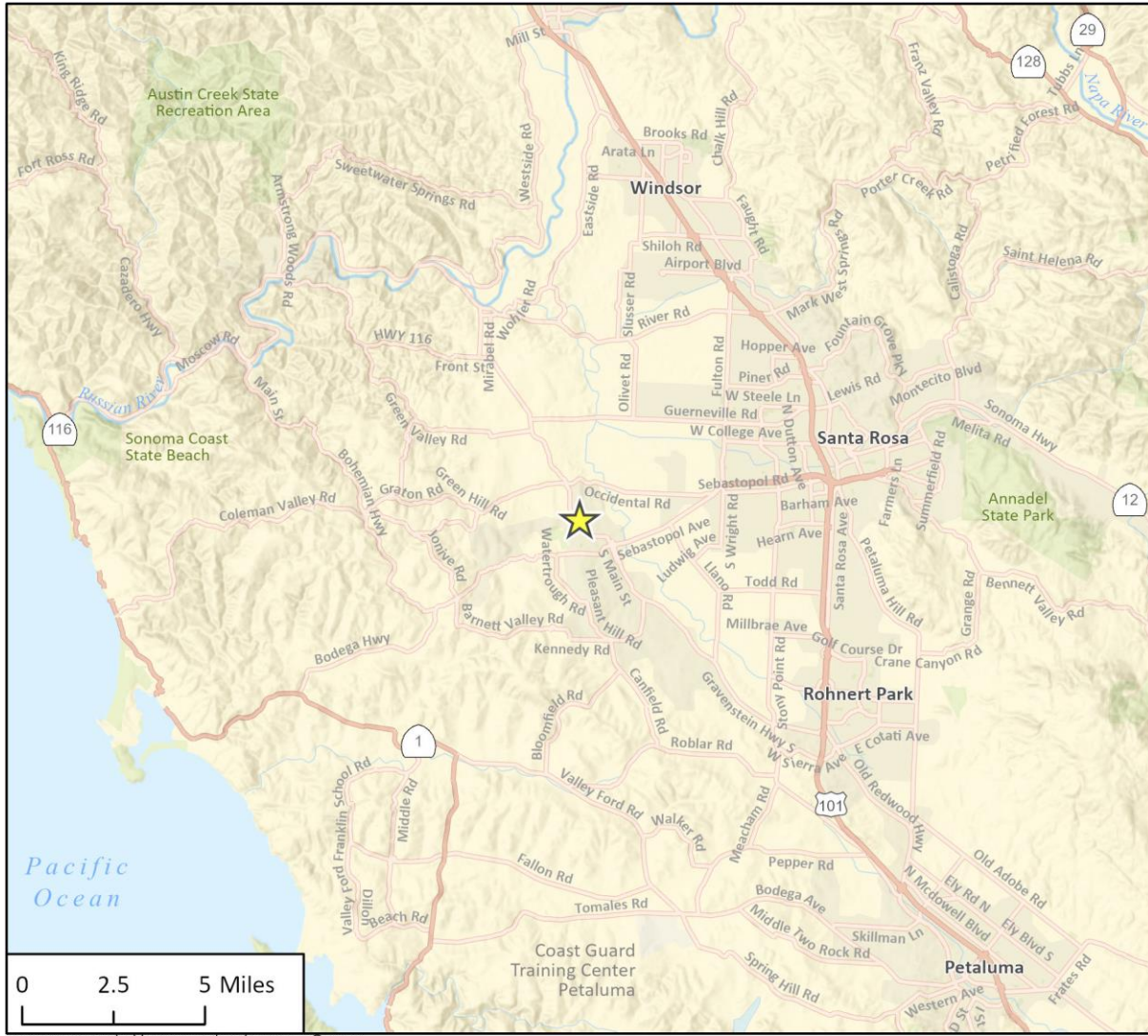
use the EIR prepared by the City when considering your permits or other approvals for the project.

Please send your comments to:

Planning Division
Attn: John Jay, Associate Planner
City of Sebastopol
7120 Bodega Avenue
Sebastopol, California, 95472

Or via email with "The Canopy Project NOP" as the subject to:
jjay@cityofsebastopol.org

Figure 1 Regional Location



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Fig 1 Regional Location

★ Project Location

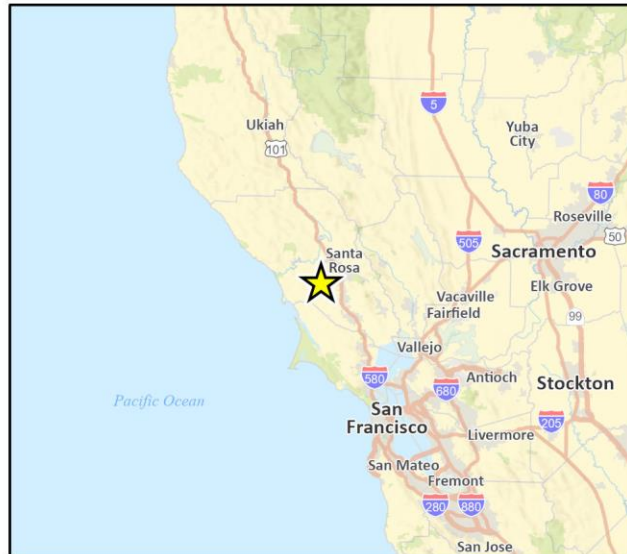


Figure 2 Project Site Location



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Fig 2 Project Location