



City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, California, 95472

Notice of Availability of a Draft EIR

Date: December 7, 2023
To: Public Agencies and Interested Parties
Subject: Notice of Availability of a Draft Environmental Impact Report
Project Title: The Canopy Residential Project

The City of Sebastopol, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Canopy Residential project (the “project”) (SCH #2023070072). In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects as determined in the Draft EIR. Public comment on this document is invited for a 45-day period extending from December 7, 2023 to January 22, 2024. Additional information is provided below.

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 the O’Reilly Media Center 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, 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.

Access to the proposed residential units and garages would be taken from newly constructed private streets between the buildings, which would connect to Gravenstein Highway North. Access to the site via Gravenstein Highway North would be provided by two new inlet and outlet points at the northwest and southwest portions of the site on either side of the existing O’Reilly Media Center site. The project would include a total of 160 parking spaces in garages and 58 surface spaces across the site. The

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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 southern 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 and 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 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.

Environmental Topics Evaluated

The Draft EIR evaluates impacts that would occur as a result of project changes for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Draft EIR also evaluates potential cumulative and growth-inducing effects of the proposed project. Impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources were found to be potentially significant but mitigable to a less than significant level. Impacts to other resource areas and environmental topics evaluated in the EIR were found to be less than significant without mitigation.

Public Review and Written Comments

The Draft EIR is available for review on the City’s website at:
<https://www.cityofsebastopol.gov/project/the-canopy-1009-1011-gravenstein-highway-north/>.
A printed copy of the Draft EIR is also available at the City of Sebastopol City Hall and Sebastopol Regional Library.

The City of Sebastopol Planning Commission will hold a public hearing to provide an opportunity for the public and representatives of public agencies to provide input regarding the Draft EIR. The Planning Commission public hearing is scheduled for January 9, 2024, 6:00 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/87215443869?pwd=WIRTVE1ScWVuV3RkZTFQZ0lkTnJ6dz09>

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The City of Sebastopol would like to receive your input on the Draft EIR. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, alternatives and any other environmental information presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. **on January 22, 2024** by mail or e-mail to:

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

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

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Figure 1 Regional Location



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Fig 1 Regional Location

★ Project Location

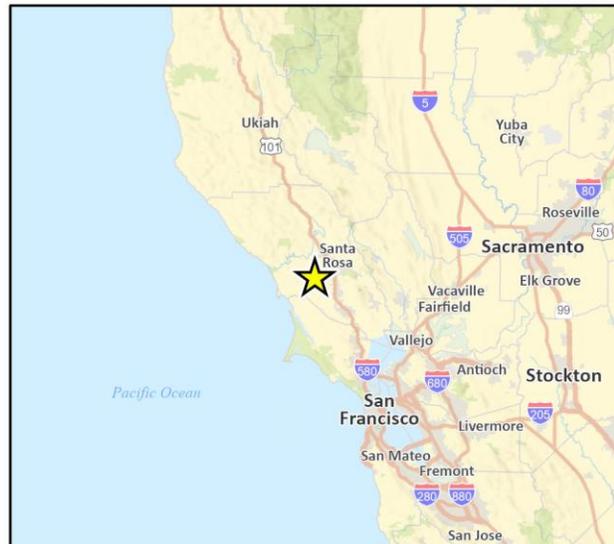


Figure 2 Project Site Location



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