



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
49-04032024-077

STATE CLEARINGHOUSE NUMBER (If applicable)
2023070072

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SEBASTOPOL	LEAD AGENCY EMAIL	DATE 04/03/2024
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0403-03
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PROJECT TITLE
THE CANOPY RESIDENTIAL PROJECT

PROJECT APPLICANT NAME CITY VENTURES	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 823-6167
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PROJECT APPLICANT ADDRESS 444 SPEAR ST	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94105
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PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | \$4,051.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | |
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 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | \$50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Maria Mendoza, Deputy County Clerk-Recorder
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This notice was posted on 04/03/2024 and will remain posted for a period of thirty days through 05/04/2024

Print Form

Deva Marie Proto, County Clerk
 BY: *[Signature]*
 Maria Mendoza, Deputy Clerk

**Doc No.49-04032024-077
 Notice of Determination**

Appendix D

To:
 Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
 Public Agency: City of Sebastopol
 Address: 7120 Bodega Avenue
 Contact: John Jay
 Phone: (707) 823-6167

County Clerk
 County of: Sonoma
 Address: _____

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070072

Project Title: The Canopy Residential Project

Project Applicant: City Ventures 444 Spear Street, San Francisco, CA 94105

Project Location (include county): 1009-1011 Gravenstein Highway North, Sebastopol, Sonoma County

Project Description:

The project involves construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 Americans with Disability Act (ADA) accessible accessory dwelling units (ADUs), distributed throughout 20 buildings. Access would be provided via two new inlet/outlet points via Gravenstein Highway North. The project would include a total of 160 parking spaces in garages and 58 surface spaces across the site. A new, enhanced 6-foot-wide pedestrian pathway is also proposed. #

This is to advise that the City of Sebastopol has approved the above
 Lead Agency or Responsible Agency)

described project on April 2, 2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will, will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cityofsebastopol.gov/project/the-canopy-1009-1011-gravenstein-highway-north/#tab2>

Signature (Public Agency): *[Signature]* Title: Associate Planner

Date: 4/3/2024 Date Received for filing at OPR: _____