Received 12/23/2025

City of Sebastopol

ENVIRONMENTAL/INFORMATION ASSESSMENT FORM

Application Checklist

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 12-18-25

General Information:

1. Name of developer or project sponsor: Grupe Investment Company, Inc.
   Address of developer or project sponsor: 3255 West March Ln, Suite 400, Stockton, CA 95219

2. Address of project: 8100 Valentine Ave, Sebastopol

   Assessor's Block and Lot Number: 004-510-054

3. Name of person to be contacted concerning this project:: Rob Toste
   Address of person to be contacted concerning this project: 3255 West March Ln, Ste. 400, Stockton, CA 95219
   Telephone Number of person to be contacted concerning this project: 209-473-6010

4. Indicate number of the permit application for the project to which this form pertains: TBD

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

   Tentative map, density bonus, sb330, design review, tree removal permit

6. Existing Zoning District: R4 Existing General Plan Designation: MDR

7. Propose Use of Site (Project for which this form is filed):

Single Family subdivision comprised of 20 lots with 39 homes (19 ADU's). Of which a Vesting Tentative Map Applicaiton, Density bonus Application, SB330 Application, Design Review application, and Tree Removal Permit are all forms filed for the project

PROJECT DESCRIPTION:

8. Site Size: 2.96

9. Square Footage: 128,938

10. Number of floors of construction: single and double story construction

11. Amount of off-street parking: 85 stalls

12. Attach plans

13. Proposed scheduling

14. Associated project

15. Anticipated incremental development:

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes ❑	No ☒
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes ❑	No ☒
23.	Change in pattern, scale or character of general area of project.	Yes ❑	No ☒
24.	Significant amounts of solid waste or litter.	Yes ❑	No ☒
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes ❑	No ☒
26.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	Yes ❑	No ☒
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes ❑	No ☒
28.	Site on filled land or on slope of 10 percent or more.	Yes ❑	No ☒

30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes ☒	No ❑
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes ☒	No ❑
32.	Relationship to a larger project or series of projects.	Yes ❑	No ☒

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		X
2. An addition of more than 50% of square footage to the existing structure?		X
3. An addition of more than 2500 square feet to the existing structure?		X
4. An addition of more than 10,000 square feet to the existing structure?		X
5. Demolition of the existing structure?		
	YES	NO
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		
1. Will have substantially the same purpose and capacity as existing structures at the site?		X
2. Will result in an increase in square footage or capacity as compared to the existing structure?	X	
	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?	X	
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		X
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		X
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?	X	

	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		X
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)		X
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		X
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		X
	YES	NO
H. Does the Project involve changes to an official City landmark?		X
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		X
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		X
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		X

I certify that the information in this form is correct to the best of my knowledge.

Applicant Signature _____ Date 12-18-25

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 12-18-25

Signature: _____

Printed Name: Rob Toste

For: Grupe Investment Company Inc.