



# 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: 4/17/2026

**General Information:**

1. Name of developer or project sponsor: Grocery Outlet  
Address of developer or project sponsor: 5650 Hollis St., Emeryville CA
2. Address of project: 218 N. Main Street  
Assessor's Block and Lot Number: 004-242-017
3. Name of person to be contacted concerning this project: Mark Loper  
Address of person to be contacted concerning this project: 1 Bush Street, Suite 600, SF CA  
Telephone Number of person to be contacted concerning this project: 415-567-9000
4. Indicate number of the permit application for the project to which this form pertains: 2026-004
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:

Conditional use for formula business; alcohol sales permit; design review.

6. Existing Zoning District: CD (Central Core) Existing General Plan Designation: Central Core

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

Change of use from drug store to grocery store.

**PROJECT DESCRIPTION:**

8. Site Size: Appx. 1.27 acres

9. Square Footage: Appx. 16,000 sf store; no additions proposed
10. Number of floors of construction: 0. Change of use only.
11. Amount of off-street parking: 63 spaces.
12. Attach plans **Submitted with application package.**
13. Proposed scheduling **Construction start: April 2027. Completion: October 2027.**
14. Associated project **None.**
15. Anticipated incremental development: **None. Change of business from one retailer to another.**
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.  
**Grocery store expected to serve Sebastapol and surrounding unincorporated Sonoma County and neighboring cities.**
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.  
**Conditional use permit for formula business; alcohol use permit for incidental alcohol sales; design review permit for changes to facade and signage.**

***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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**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.  
*Existing vacant retail store and associated off-street parking. See application for pictures and existing site plan.*
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.

*Commercial uses and associated surface parking to the north, east, and south of the project. Residential use to the west. See application package for additional details.*

	YES	NO
<b>A. Does the Project involve any of the following?</b>		
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?		X
	<b>YES</b>	<b>NO</b>
<b>B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:</b>		
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
	<b>YES</b>	<b>NO</b>
<b>C. Does the Project involve new construction of:</b>		
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
	<b>YES</b>	<b>NO</b>
<b>D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?</b>		X

