

CITY OF SEBASTOPOL
Notice of Intent to Adopt and Availability
Initial Study and Mitigated Negative Declaration
Notice of Public Hearing
Davis Townhomes Project

Notice is hereby given that an Initial Study/Mitigated Negative Declaration under the California Environmental Quality Act (CEQA) has been prepared and is available for public review on the proposed Davis Townhomes project, which is described below. The Initial Study reviews a range of potential environmental impact issues, including air quality, traffic, land use, aesthetics, biological resources, hazards, public services, cultural resources, hydrology, noise, and other topics.

Document Type: Initial Study/Mitigated Negative Declaration

Date: May 7, 2019

Project Title: Davis Townhomes (Planning File 2018-82)

Project Location (Address with Assessor's Parcel Number): 6737 Sebastopol Avenue, APN: 004-063-036

Project Location – City: Sebastopol **Project Location – County:** Sonoma

Description of Project: The project involves the development of 18 townhomes on a 1.74 acre site, 38 parking spaces, and other site and landscape improvements. The project would gain access via the existing driveway of 6731 Sebastopol Avenue (south of the Morris St/Sebastopol Avenue intersection). The site would be developed with 18 two-story dwelling units arranged in three clusters around a shared central open space, and two carports for resident parking, and maintain a 50-foot environmental setback from the south property line/Railroad Forest property. This setback will be planted with native trees and other plants to provide a buffer to Laguna lands. Pedestrian and bicycle access will be provided by connecting to the existing multi-use path on the west of the site; emergency access to Park Village Mobile Home Park will be maintained.

Lead Agency: City of Sebastopol

Lead Agency Contact Person: Kari Svanstrom, Planning Director

Area Code/Telephone/Extension: (707) 823-6167 **Email:** ksvanstrom@cityofsebastopol.org

Website: <http://ci.sebastopol.ca.us>

Address: City Hall: Planning Department: 7120 Bodega Avenue, Sebastopol, CA 95472

Public Review Period: The Initial Study and Mitigated Negative Declaration are subject to a public review period, which will begin on Thursday, March 7, 2019 and end at 5:30 P.M. on Monday, April 8, 2019. Any comments on the environmental review document must be delivered in writing prior to the close of the review period and sent to the following: Kari Svanstrom at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, California 95472 or emailed to kvanstrom@cityofsebastopol.org.

Public Hearing: The Planning Commission will conduct a Public Hearing on the CEQA documentation as well as the project on Tuesday, April 9, 2019 at 7:00 P.M. at 425 Morris Street in Sebastopol, California. Copies of the Initial Study and Mitigated Negative Declaration are available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California), and may also be purchased at the Planning Department for \$10.00. Please contact the Planning Department at (707) 823-6167 for more information.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Sebastopol at the hearing, or prior to the close of the above-referenced comment period.