



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the State of California Public Resources Code and Sections 15072 and 15073 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Cloverdale hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for public review and comment. The IS/MND found that the environmental effects from the proposed Baumgardner Ranch Development Project (project) would be less than significant with mitigation.

Project Applicant: Integrated Community Development

Project Title: Baumgardner Ranch Development Project

Project Location: 28195 Old Redwood Highway, Cloverdale, Sonoma County, California 95425.
APN 117-040-053 & -084

Description of project: Precise Development Plan of Baumgardner Ranch property involving Major Design Review, Pre-Zoning/Annexation, General Plan Amendment and Tentative Map. The project proposes to construct 304 dwelling units on the 28.42-acre project site. Approximately 8.52-acres would be dedicated to the City as an open space.

Review Period and Document Availability Location: The Draft IS/MND and support documents are available for review and comment. The 30-day comment period is from February 11, 2020 to March 12, 2020. All interested persons are invited to send written comments to the address listed below no later than the hearing date and/or be present to comment orally on the project. If you challenge this item 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 Planning Commission at or prior to, the public hearing.

Findings: The proposed Baumgardner Ranch Development Project would result in potentially significant impacts but compliance with regulatory requirements and implementation of mitigation measures would reduce all potentially significant adverse impacts to less than significant levels.

Lead Agency: City of Cloverdale Community Development Department:

Notice of Public Hearing: The Planning Commission of the City of Cloverdale will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on a date yet to be determined at 6:30 p.m. or as soon thereafter as may be heard at the Cloverdale Performing Arts Center, 209 North Cloverdale Blvd., Cloverdale, California, for consideration and possible recommendation to the City Council on the adoption of the Mitigated Negative Declaration for the project.

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