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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Huntley Square Townhomes (Planning File 2020-005

Lead Agency: City of Sebastopol

Contact Name: Kari Svanstrom, Planning Director

Email: ksvanstrom@cityofsebastopol.org Phone Number: 707-823-6167

Project Location: Sebastopol (*City*) Sonoma (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project includes multiple entitlements, which require hearings by different City bodies. The entitlements include: 1) a request to modify the zoning from R7 to a Planned Community; 2) a Use Permit; 3) a Tentative Map; 4) and Design Review. The project proposes to construct two ownership residential buildings on a 0.39-acre parcel. Each building will include five studio “townhome” units for a total of ten units. All units will be under 600 sq. ft. Six of the units will include lofts, while the remaining four units will be single story units. The residential structures would be located along the southern two thirds of the property. The driveway entrance to the resident parking is off Golden Ridge Avenue across a deeded easement along the northern third of the property and includes 10 carport-covered parking spaces. The project includes nine parallel parking spaces on Bodega Avenue for guests. There will be a landscaped pedestrian access path going from Bodega Avenue that connects to a shared courtyard between the residential structures and to the resident parking area.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND identified potential potentially significant effects related to aesthetics, air quality, biological resources, cultural resources (including Tribal cultural resources), and noise. Anticipated impacts are primarily related to construction activities and short term in nature. A summary of proposed mitigation measures is included below:
Aesthetics: Place construction fencing along the periphery of the project site to screen construction activity from view.
Air Quality: Basic measures to control dust and exhaust shall be utilized during construction.
Biological Resources: Prior to tree removal or trimming, a qualified biologist shall survey for bat roosts. To the extent feasible, vegetation and tree removal shall occur during the nonbreeding season to limit the potential for birds to nest within the project site. Where compatible with safety requirements, pruning instead of removal for mature oaks shall be considered. To offset the impacts from removal of protected trees, replacement trees shall be planted, following the Tree Ordinance ratios. Protective measures defined in the Tree Preservation and Mitigation Report shall be followed during construction activities.
Cultural Resources (including Tribal Cultural Resources): If a prehistoric, archaeological, or historic-era resource(s) or human remains are encountered during construction, work shall be halted until the appropriate measures can be taken.
Noise: Contractors shall comply with specified construction hours and noise attenuation measures.

If applicable, describe any of the project’s areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The applicant appeared before the City's Design Review Board on April 21, 2021 for a conceptual review. Members of the public raised concerns about the number of units; resident, emergency, and delivery vehicle access and circulation; use of access easement; noise from additional vehicles and construction; views from adjacent property; sunlight being blocked; and damage to and loss of trees. Design Review Board members expressed concerns about damage to trees; the scale of the project from Bodega Avenue; number of units; and vehicle access and circulation.

Provide a list of the responsible or trustee agencies for the project.