

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019039053

Project Title: Davis Townhomes / 6737 Sebastopol Avenue

Lead Agency: City of Sebastopol Contact Person: Kari Svanstrom
Mailing Address: 7120 Bodega Avenue Phone: (707) 823-6167
City: Sebastopol Zip: 95472 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Sebastopol
Cross Streets: Sebastopol Avenue (Hwy 12) and Morris Street Zip Code: 95472
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres:
Assessor's Parcel No.: 004-063-036 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR 116 and SR 12 Waterways: Laguna de Santa Rosa and Calder Creek
Airports: N/A Railways: Schools: AnalyHS, Parkside Ele

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[X] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [X] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: ESOS

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STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 18 Acres 1.74
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [ ] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [ ] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Commercial / CD: Downtown Core District / Downtown Core

Project Description: (please use a separate page if necessary)

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.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3 - 8 - 2019

SCH COMPLIANCE

4 - 8 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 3
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
X CHP
X Caltrans# 4
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
X ARB: Transportation Projects
ARB: Major Industrial/Energy
Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 1
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

2019039053

SCH#:

Please forward late comments directly to the Lead Agency

AQMD/APCD 2123

(Resources: 3 / 9)