

**CITY OF SEBASTOPOL**  
**Notice of Intent to Adopt and Availability**  
**Initial Study and Mitigated Negative Declaration**  
**Notice of Public Hearing**  
**Huntley Square 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 Huntley 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:** September 27, 2021

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

**Project Location (Address with Assessor's Parcel Number):** 7950 Bodega Avenue,  
APN: 004-350-024

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

**Description of Project:** 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. The project will be designed to mitigate urban runoff and includes a Priority 1 Swale with Bioretention for on-site stormwater treatment so that overland runoff is minimized before being dissipated off-site.

Currently, there are no sidewalks on the south side of Bodega Avenue and on a section of the north side of Bodega Avenue from 260 feet east of Pleasant Hill Avenue North to approximately 100 feet west of Golden Ridge Avenue. As part of the project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes, on-street parking, and a new sidewalk to fill this gap.

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.

While much of the project conforms with the standards and context of the existing R7 zoning district, there are key elements essential to the configuration of proposed project that fall outside the parameters of the current R7 zoning standards. Specific changes that will enable development of project include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements.

The zoning change requires Planning Commission and City Council approval to ensure that it is consistent with General Plan land use goals and policies and will not negatively impact the surrounding neighborhood. The project will also require Design Review Board approval to ensure that it meets the City's design objectives.

**Lead Agency:** City of Sebastopol

**Lead Agency Contact Person:** Kari Svanstrom, Planning Director

**Area Code/Telephone/Extension:** (707) 823-6167   **Email:** [kvanstrom@cityofsebastopol.org](mailto:kvanstrom@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 Monday, September 27, 2021 and end at 5:30 P.M. on Tuesday, October 26, 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](mailto:kvanstrom@cityofsebastopol.org).

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.

**Public Hearing:** The Planning Commission will conduct a Public Hearing on the CEQA documentation as well as the project on Tuesday, October 26, 2021 at 6:00 P.M. at 425 Morris Street in Sebastopol, California.

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.