

City of Sonoma

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February 5, 2020

Civic Property Group, Inc.
1500 Willow Pass Ct
Concord, CA 94520

Subject: Complete Application – Doyle Annexation and Prezoning Application (20455 Fifth Street East; APN 128-281-013)

Dear Applicant:

The City has reviewed the application submitted on January 8, 2020, that proposes to annex a 2.96-acre property located at 20455 Fifth Street East into the City of Sonoma and prezone the property for Mixed Use (MX). Please be advised that the application is deemed complete for processing. The next step in the process is for the City to complete review under the California Environmental Quality Act (CEQA). Additional information is required to complete this review.

Environmental Review

Over the coming months, the City will obtain a qualified CEQA consultant to prepare an Initial Study as it appears that the project is not Categorically Exempt from CEQA. Note that additional information and studies may be required during the environmental review process. Such studies may include an arborist report, traffic report, noise study, and others. To assist in the review of the project, please submit the following items:

- Preliminary Title Report
- Conceptual Development Plan
- Biological Resources Report
- Preliminary Geotechnical Report
- Preliminary Soils Report
- Phase 1 Environmental Site Assessment
- Cultural Resources report
- Historic Resource Evaluation
- Preliminary Grading Plan
- Preliminary Drainage Plan
- Preliminary Utilities Plan

If you have any questions, do not hesitate to contact me at (707) 933-2202.

Sincerely,

A handwritten signature in blue ink, appearing to be 'KT', with a long horizontal flourish extending to the right.

Kristina Tierney
Associate Planner

Cc: Doyle Family

Attachments: