

To the Editor,

We, the residents in this neighborhood surrounding this proposed building plan by Grupe Developers (an out of state developer) is proposing to apply for exemption of further environmental review and also forcing a waiver and or concessions waive our rights to this property concerning the highly dense building of 39 condos with approval for attached adu's.

The proposed project has applied for waivers for no further environmental review under Section 15183 and saying that the project is consistent with a Community Plan and under Government Code 65915 to allow 'greater lot coverage'. Concerning the waiver to removed heritage trees that affect the residents that surround this lot of proposed development.

There is no plan for parking for these condos further creating traffic congestion for home owner and those residents presently living on Valentine Avenue. They also want to waive the cutting down of heritage redwoods and oak trees on the property, another waiver. I understand these waivers are illegal but the Sebastopol City Council, we feel, is being either corrupted y the need for monetary reimbursement as their endgame without consideration of the residential neighborhood.

Yes, the City of Sebastopol is cash strapped from this council's and prior council's mismanagement of our city dollars. The City Council is ot taking into account the density of this proposal. We would like to express our concern to the many Press Democrat readers to either attend the City Planning meeting on Sept 22 at 425 Morris Street, Sebastopol Youth Annex at 6 pm. They can also attend by zoom if interested by going to the zoom link: <https://us02web.zoom.us/j/86778662496> Passcode: 99162

Thank you for your consideration of this letter to the editor for the public to read about our plight in this neighborhood.

Janet Lundgren, Spokesperson for the concerned resident in this neighborhood surrounding 8100 Valentine Avenue