

CITY OF SEBASTOPOL
Notice of Intent to Adopt and Availability
Initial Study and Mitigated Negative Declaration
Notice of Public Hearing
Hotel Sebastopol 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 Hotel Sebastopol 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: August 11, 2016

Project Title: Hotel Sebastopol

Project Location (Address with Assessor's Parcel Number):

6828 Depot Street (004-052-001) and 6826 Depot Street (004-061-007)

6824 Depot Street (004-061-008) and 215 Brown Street (004-061-009)

225 Brown Street (004-061-010)

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

Description of Project: The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation at 6828 Depot Street. The project proposes to convert Brown Street to one-way (southbound), and parking will be provided at 6826 and 6824 Depot Street and 215 and 225 Brown Street. A Use Permit (Hotel Use with 50+ Rooms and Parking Reduction), Alcohol Use Permit (Beer, Wine, and Distilled Spirits Sales), Variance (Tandem Parking and Parking Space Dimension), Zoning Amendment (Increased Height), and Design Review Permit are required.

Lead Agency: City of Sebastopol

Lead Agency Contact Person: Kenyon Webster, Planning Director

Area Code/Telephone/Extension: (707) 823-6167 **Email:** kwebster@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 Thursday, August 11, 2016 and end at 5:00 P.M. on September 12, 2016. 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: Kenyon Webster at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, California 95472 or emailed to kwebster@cityofsebastopol.org.

Public Hearing: The Planning Commission will conduct a Public Hearing on the CEQA documentation as well as the project on Tuesday, September 27, 2016 at 7:00 P.M. at 425 Morris Street in Sebastopol, California. 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.

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.