

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This Notice of Intent was issued during the Sonoma County Shelter in Place order. Additional accommodations and digital file review are available.

**WHO:** Springs Investor Group, LP, Permit Sonoma File No. PLP19-0044

**WHAT:** Use Permit and Design Review for a new three-story 120-room hotel with a café/bar on the roof deck and a swimming pool for guests; and a General Plan Amendment, Zone Change and Design Review to allow a new 72-unit affordable multi-family housing development (apartment complex) consisting of six buildings and a manager's unit. Maximum building height for the hotel is 52'10"; and 43' for the apartments. Also proposed is a 15,000 square foot landscaped parklet containing passive recreation amenities such as benches, water fountains, historical and educational markers. The parklet, located at the southwest corner of the project, is owned by County Regional Parks Department and will be maintained by the applicant. To establish the multifamily housing development, the General Plan land use designation would change from Recreational and Visitor-Serving Commercial to Urban Residential with a 20-unit/acre density; and the Zoning District from Recreational and Visitor-Serving Commercial to High Density Residential with a 20-unit/acre density. The project site is a 5.9 acre property located at 135 and 155 West Verano Avenue, 175 East Verano Avenue, Sonoma; **APNs 127-071-005, -012, and -013. Supervisorial District 1.**

**Parcel Zoning:** Medium Density Residential (allowed density: 8 dwelling units per acre) and Recreation and Visitor-Serving Commercial and combining zones for Floodplain and Riparian Corridor with 50-foot and 25-foot setbacks.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND released by Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 is available through the project planner at this time.

**WHERE & WHEN:**

After the close of the IS/MND public review period, the Sonoma County Planning Commission is **tentatively** scheduled to hold a public hearing on July 15, 2021 to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Eric Gage at [eric.gage@sonoma-county.org](mailto:eric.gage@sonoma-county.org) or (707) 565-1391. Alternative record accommodations are available upon request.

**GETTING INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the project planner listed above. The required 30-day public review period on the IS/MND is June 15, 2021 to July 14, 2021. Comments on the IS/MND must be received by **July 14, 2021, at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the 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 Permit Sonoma at or prior to the public hearing.

**NOTICE ALSO PUBLISHED:**

Press Democrat, June 15, 2021

**DATE:** June 15, 2021