

# NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application **PLP08-0011** from Olmsted and Associates, for Sea Ranch Holdings LLC, requesting a Use Permit, Coastal Permit with hearing, and a Variance to exceed height limits for several buildings for the proposed expansion at the Sea Ranch Lodge to include 60 lodging units, reuse of original Post Office building (8,504 square feet) with retail and commercial uses, a new 23,882 square foot administration building, restaurant and lounge, and a 6,034 square foot building for meeting rooms on a 52 acre parcel located at 60 Sea Walk Drive, Sea Ranch; APN 122-200-009; Zoning CT (Commercial Tourist), CC (Coastal Combining); Supervisorial District No. 5.

A Mitigated Negative Declaration, including Mitigation Measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, and Transportation/Traffic.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and an action on the project and/or conditions of approval at **1:35 p.m. on July 23, 2009** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact David Hardy at 707-565-1924, or via email to [dhardy@sonoma-county.org](mailto:dhardy@sonoma-county.org).

DATE: June 22, 2009