

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

May 20, 2022

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
via electronic submittal

Written Project Statement:

The proposed project is a mixed use 85-room hotel located on the Guayaki site within the Barlow Market District. It is conceived as a unique destination within the district with a distinct identity and image, yet complimenting the rest of the Barlow district.

The architectural character of the hotel is inspired by the regional vernacular, specifically farmhouses and local agricultural buildings found in the surrounding wine country. As seen in the renderings, the building is finished in a combination of lime-washed brick, stucco and grain-wood siding. The adjacent Gravenstein Court parking lot is converted into a large grove of trees extending the rural character beyond the footprint of the structures.

The building is organized around a sequence of five beautifully landscaped courtyards, each with a distinct image and character, together creating a visual and experiential sequence between open-to-sky and covered spaces. The building is entered in two locations - along McKinley via a covered paseo, and along Gravenstein Court from the drop-off area. Both entries lead one into the first large courtyard from where one enters the lobby, bar and restaurant.

The 85 hotel rooms are configured around single-loaded and double-loaded arms overlooking the courtyards. The public functions of the hotel, such as the restaurant, meeting rooms, bar and kitchen are situated closer to McKinley, around the entrance courtyard. The restaurant wraps around to line the street along with more retail to enliven the pedestrian experience. The proposed building is 68,700 gross. SF. Please see attached program for detail.

The building's highest massing is a fourth story rooftop bar which constitutes only 7% percent of the overall footprint, located in the least visible part of the site. The rest of the building is a combination of 2 and 3 stories. This varied massing is a conscious design approach generating a picturesque, and human-scale massing as opposed to a single monolithic and over-scaled building. The result is an aggregate compound of buildings. The roofs are a combination of flat and sloping roofs of varying slopes and materials further breaking down the building scale.

Valet parking will be operated by the hotel, located within the proposed Batch Plant Parking as shown in sheets A1.06 and A1.07. The Batch Plant parking lot is a component of the hotel project and should be evaluated with the hotel in a single CEQA document. After the Planning Commission's Preliminary ESOS review of the Batch Plant parking plan, the applicant has revised that component, eliminating the parking structure proposal, and substituting a 240-space valet parking lot to be operated by the hotel. In addition,

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ARCHITECTS AND URBANISTS

the applicant has commissioned an update of the biotic study previously submitted to clarify issues raised by Planning Commissioners. This updated study will be provided to the City shortly.

A CUP permit is required for the following: to allow for a project of 20,000 sq. ft. or more of floor area, for the proposed Residential (Transient) use within the CM district, for the Maximum Allowable Building Height to be four stories and 50 ft., and for the use of Valet Parking for the project.

MOULE & POLYZOIDES

Architects and Urbanists

Project Summary

Hotel Total	Units	Gross Sq. Ft.
Level 1	22	25,000
Level 2	43	25,000
Level 3	20	17,000
Level 4		2,000
Total	85	69,000
Retail		1,700
Restaurant/Bar		3,300
Hotel Amenities		3,500
Hotel Rooms		43,400
Circulation		11,600
Service		5,500
Total		69,000

Guestroom Total	Units	Gross Sq. Ft.
1 Guestroom Type A (Average)	24	300
2 Guestroom Type B (Average)	41	450
3 Guestroom Type C (Average)	15	750
4 Guestroom Type D (Average)	2	850
5 Suite (Two-story)	3	1,600
Total	85	43,400

Open Space Total

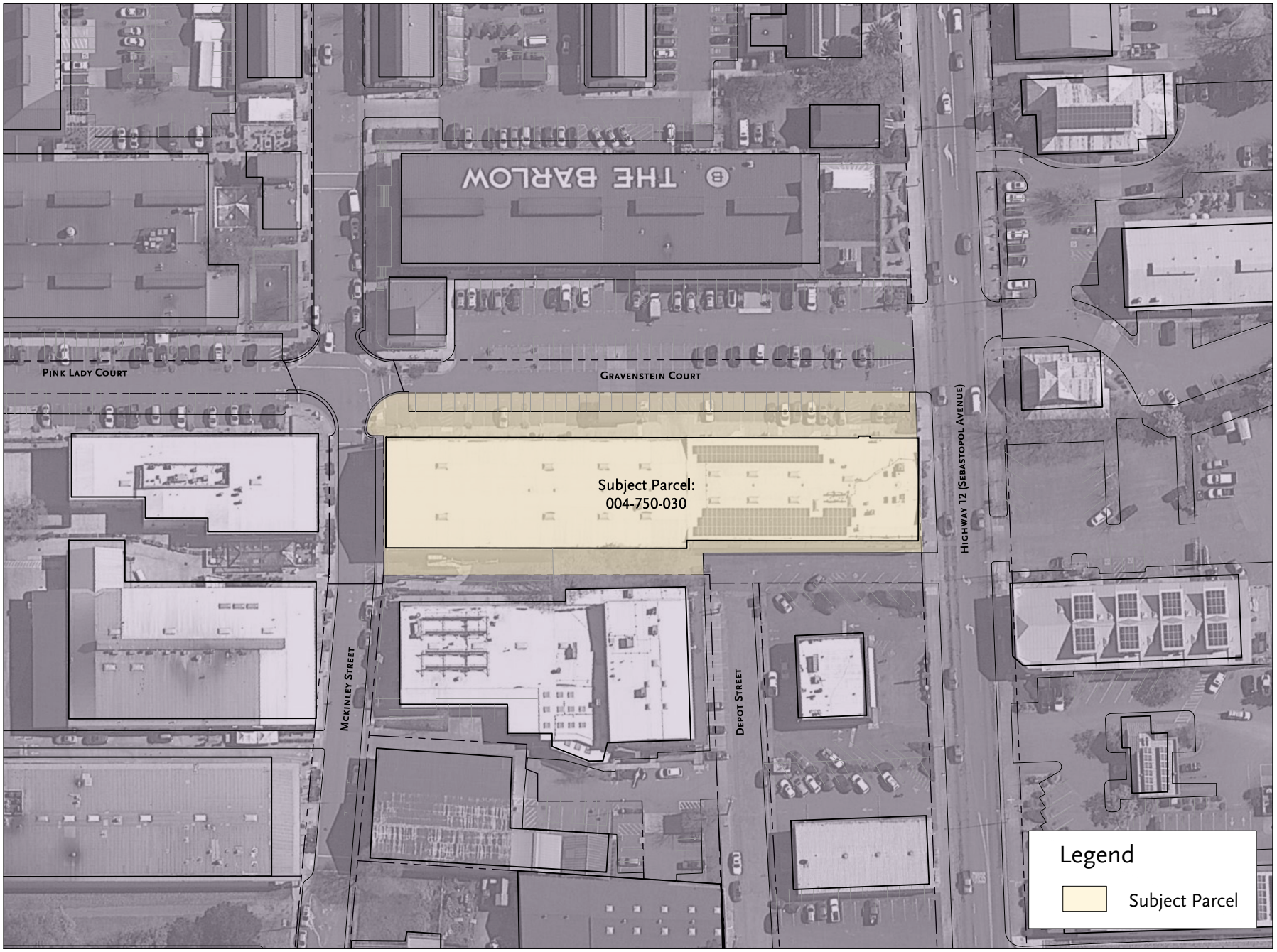
Courtyard Area	6,700 (Not included in GSF)
Open Space	6,600 (Not included in GSF)
Covered Porches / Corridors - Unenclosed	7,200 (Not included in GSF)
Pool Patio, Tree Cover, and Pool	5,300 (Not included in GSF)
Total	25,800 (Not included in GSF)

Parking

Retail	5	
Restaurant	20	
Hotel	90	
Total	115*	* 240 spaces provided in proposed Batch Plant Parking Lot

Notes All numbers are rough order of magnitude

Gross SF: The total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside face of exterior walls. The term includes loading docks, and excludes atria airspace, parking facilities, driveways, and enclosed loading berths, off street maneuvering areas.



LOCATION MAP

1" = 100'

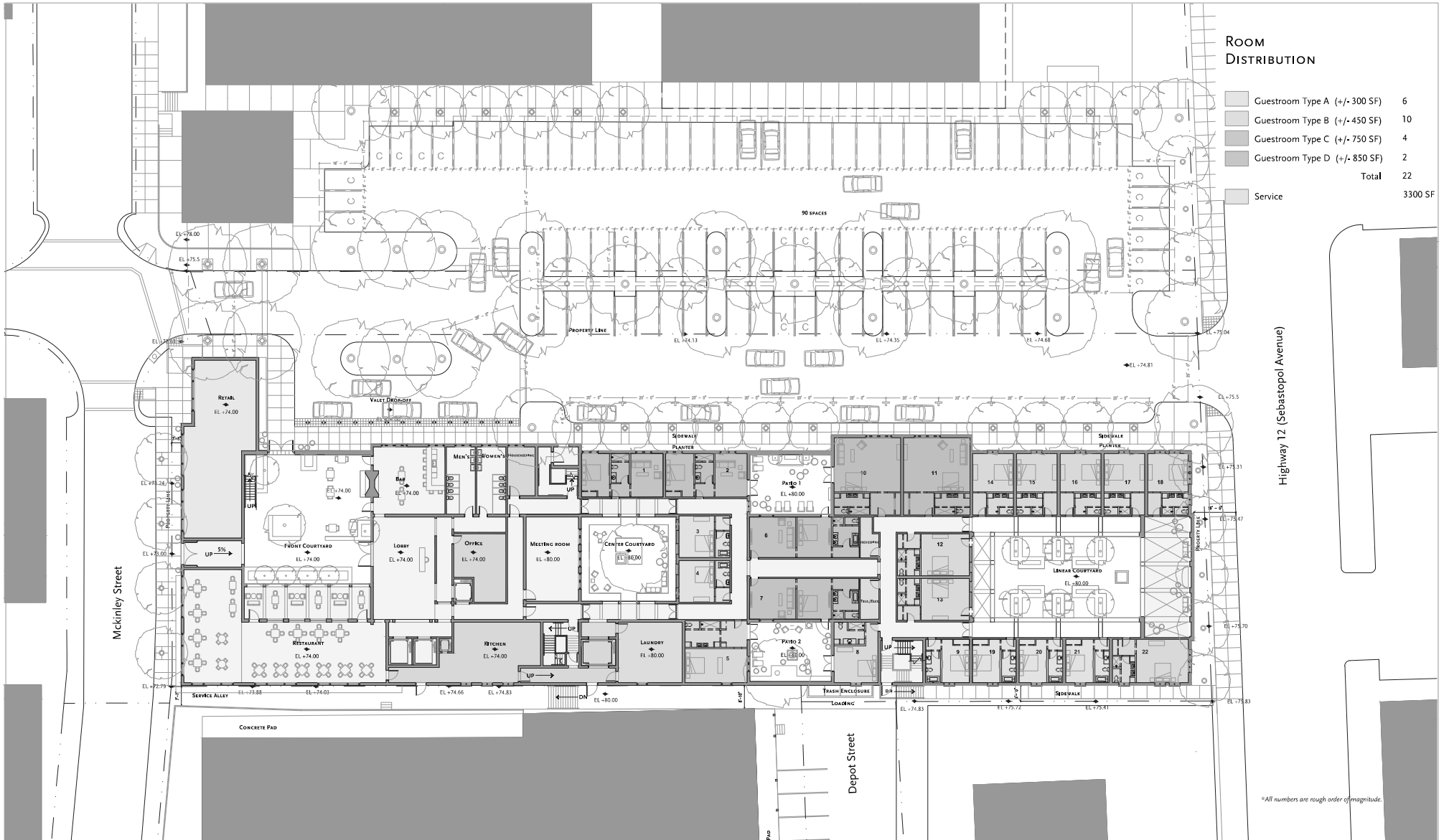


Legend

Subject Parcel

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

100 E. CALIFORNIA BLVD, PASADENA, CALIFORNIA 91105 PHONE 655 844 3400 FAX 655 844 3410

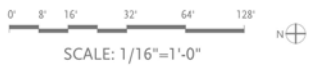


ROOM DISTRIBUTION

Guestroom Type A (+/- 300 SF)	6
Guestroom Type B (+/- 450 SF)	10
Guestroom Type C (+/- 750 SF)	4
Guestroom Type D (+/- 850 SF)	2
Total	22
Service	3300 SF

6790 SEBASTOPOL AVE
 THE BARLOW HOTEL
 MAY 2022

SITE PLAN








MOULE & POLYZOIDES
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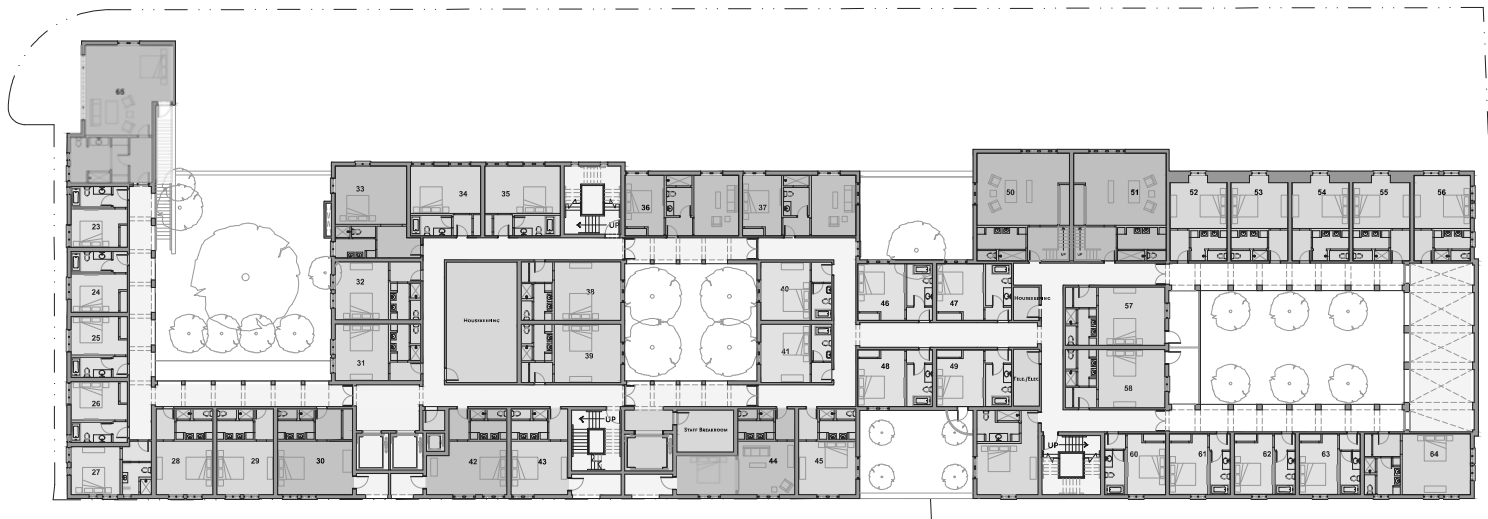
1800 CALIFORNIA BLVD, PASADENA, CALIFORNIA 91105 PHONE 626 846 2400 FAX 626 844 3410

A1.01

**All numbers are rough order of magnitude.*

**ROOM
DISTRIBUTION**

	Guestroom Type A (+/- 300 SF)	15
	Guestroom Type B (+/- 450 SF)	18
	Guestroom Type C (+/- 750 SF)	6
	Suite (+/- 1600 SF)	3
	Total	42
	Service	1100 SF








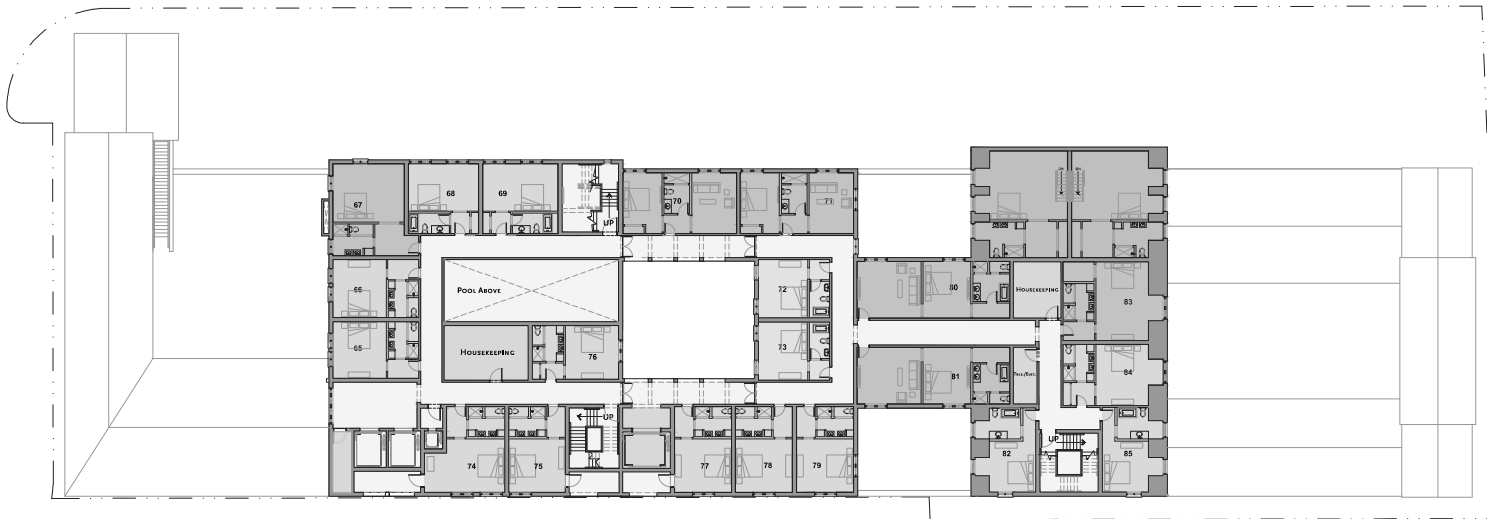
**All numbers are rough order of magnitude.*

SECOND LEVEL



ROOM
DISTRIBUTION

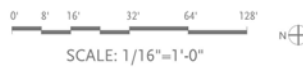
	Guestroom Type A (+/- 300 SF)	2
	Guestroom Type B (+/- 450 SF)	13
	Guestroom Type C (+/- 750 SF)	6
	Suite (+/- 1600 SF)	
	Total	21
	Service	1000 SF



*All numbers are rough order of magnitude.

6790 SEBASTOPOL AVE
THE BARLOW HOTEL
MAY 2022

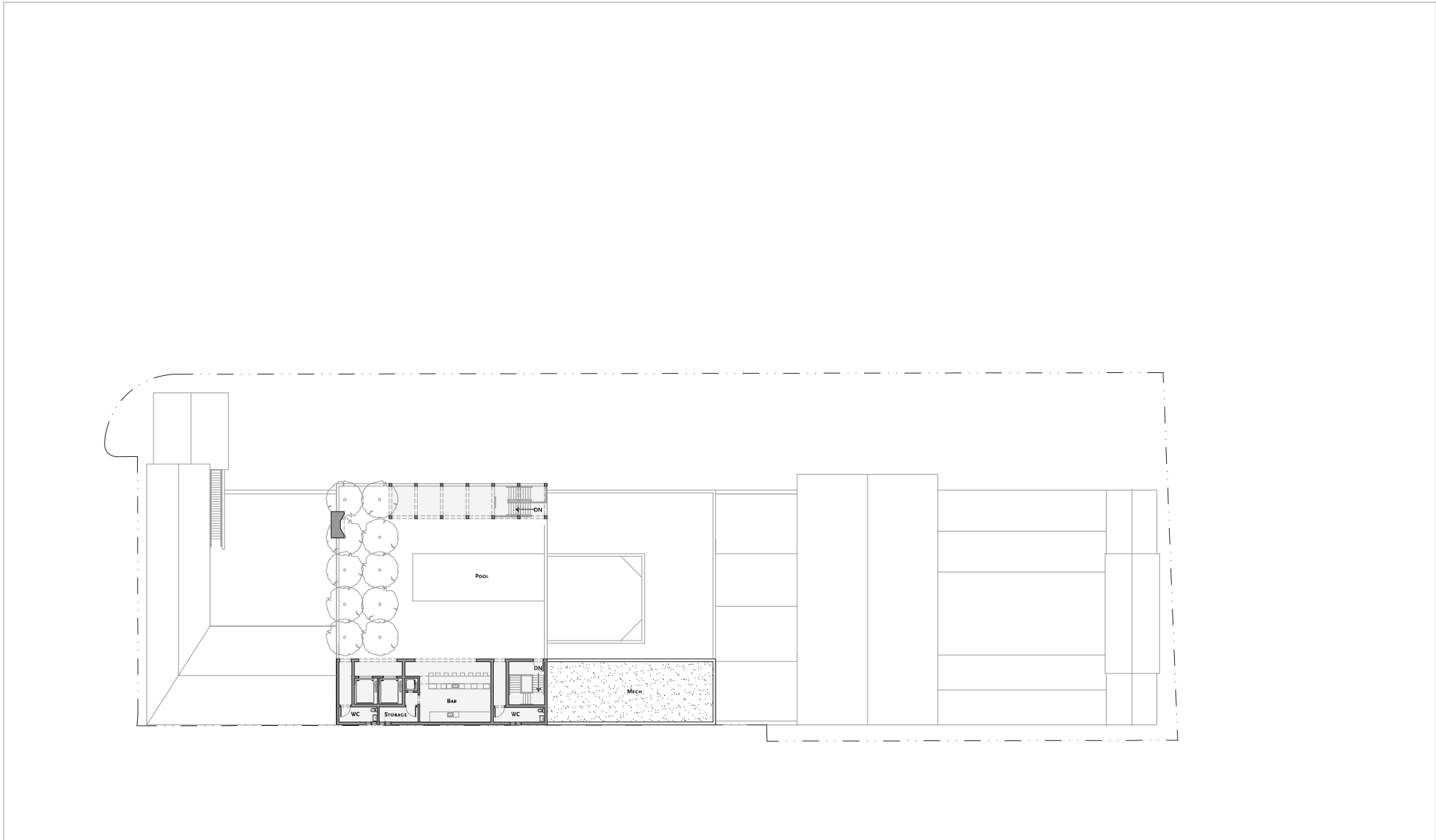
THIRD LEVEL



MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

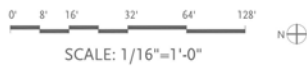
180 E. CALIFORNIA BLVD. PASADENA, CALIFORNIA 91105 PHONE: 626.844.2400 FAX: 626.844.2410

A1.04



6790 SEBASTOPOL AVE
 THE BARLOW HOTEL
 MAY 2022

FOURTH LEVEL



MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS

180 E. CALIFORNIA BLVD. PASADENA, CALIFORNIA 91105 PHONE: 626.844.2400 FAX: 626.844.2410

A1.05



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin Design Review/Tree Board Planning Commission City Council Other _____

APPLICATION FOR

Street Address: _____ Assessor's Parcel No(s): _____

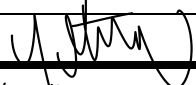
Present Use of Property: _____ Zoning/General Plan Designation: _____

APPLICANT INFORMATION

Property Owner Name: _____

Mailing Address: _____ Phone: _____

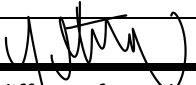
City/State/ZIP: _____ Email: _____

Signature:  Date: 05.20.22

Authorized Agent/Applicant Name: _____

Mailing Address: _____ Phone: _____

City/State/ZIP: _____ Email: _____

Signature:  Date: 05.20.22

Contact Name (If different from above): _____ Phone/Email: _____

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____ Date: _____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____ Date: _____

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

URBAN PLANNING AND LAND USE CONSULTING

KENYON WEBSTER

Date: May 1, 2022
From: Kenyon Webster, Planning Consultant
Subject: CEQA Considerations, Barlow Hotel

The Barlow hotel project is subject to CEQA. There are concerns with the long timeline and costs that are typically associated with preparation of an EIR. While a 'safe' route for this proposal could be to require an EIR, there is a very reasonable basis to consider a Mitigated Negative Declaration. A mitigated Negative Declaration, rather than an EIR should be required for the Barlow hotel project. There are several strong rationales for this:

- The hotel project would replace the existing Guayaki building--a very large, bulky, and unattractive building. It would be replaced with a far more attractive hotel building with similar perceived volume, but with superior massing and aesthetics, including added landscaping.
- In terms of the natural environment, which is the main focus of CEQA, there are no natural features, known archeological resources, or biotic elements of concern on the site, which has been fully developed for many decades.
- As designed, the project is intended to fully comply with Sebastopol's land use regulations and is not seeking a General Plan Amendment or other special approvals.
- There would be no unusual grading or other unique construction-related issues or impacts.
- The project would be fully compliant with stringent safety, energy, water conservation, and seismic codes, as well as the City's solar ordinance and flood safety requirements.
- Relative to flood concerns, all hotel rooms would be physically elevated above the 100-year flood elevation and non-residential uses would be protected by flood-proof walls, with the project's minimal openings designed to accept floodproofing in the event of a threatened flood.
- There are no sensitive land uses adjacent to the project site, and the hotel would not generate any unusual noise, light, or other impacts.
- In terms of economic impacts, the Transient Occupancy Tax generated by the hotel, not to mention additional indirect sales tax generated by visitors, would be an extremely positive addition to the fiscal health of Sebastopol, particularly since the loss of the Sebastopol Inn.
- No new roads or other transportation improvements, or major new utilities would be necessary to facilitate the project. The basic infrastructure to serve the project is already in place.

URBAN PLANNING AND LAND USE CONSULTING

KENYON WEBSTER

- In terms of traffic generation, there is already traffic generated by the existing building, so the net increase would be less than if this were a vacant site.
- Further, hotels primarily generate off-peak traffic, and the proposed hotel would therefore have a lesser impact on periods of peak traffic congestion as compared to a number of other possible uses.
- While a somewhat smaller project, the previous Barlow hotel project considered by the City did not have significant traffic impacts and qualified for a Mitigated Negative Declaration, as did the Hotel Sebastopol project opposite the Town Square.
- Vehicle miles traveled would be further mitigated by the fact that this hotel is intended to be a 'park once' destination: rather than having to drive to any restaurants, shopping, entertainment, and the like, hotel guests will be able to readily walk to such uses in the Barlow and in the Downtown.



MEMORANDUM

Date: May 19, 2022

BKF Job Number: 20129019-14

From: BKF Engineers
200 4th Street, Suite 300
Santa Rosa, CA 95401

Subject: **Barlow Hotel (Guayaki Site) – Lot Area Calculations**

To Whom It May Concern,

The lot area, grading, impervious and pervious surface area quantities are calculated using the Lands of Barlow Sebastopol, LLC (APN: 004-750-030) property limits. Please note the Barlow Hotel project proposes improvements beyond the Lands of Barlow Sebastopol, LLC (APN: 004-750-030), primarily on the east side of the aforementioned property. Please refer to the "Preliminary Grading and Drainage Plan" prepared by BKF Engineers for the Lands of Barlow Sebastopol, LLC (APN: 004-750-030) property limits and all project improvements (including improvements proposed outside of property limits).

Please let me know if there are any questions.

Ian Carpenter, PE
icarpenter@bkf.com
(707) 583-8517



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department

Date Filed: _____

General Information:

1. Name of developer or project sponsor: _____
Address of developer or project sponsor: _____
2. Address of project: _____
Assessor's Block and Lot Number: _____
3. Name of person to be contacted concerning this project: _____
Address of person to be contacted concerning this project: _____
Telephone Number of person to be contacted concerning this project: _____
4. Indicate number of the permit application for the project to which this form pertains:

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

6. Existing Zoning District: _____ Existing General Plan Designation: _____

7. Propose Use of Site (Project for which this form is filed): _____

PROJECT DESCRIPTION:

- 8. Site Size: _____
- 9. Square Footage: _____
- 10. Number of floors of construction: _____
- 11. Amount of off-street parking: _____
- 12. Attach plans
- 13. Proposed scheduling
- 14. Associated project
- 15. Anticipated incremental development:
- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
- 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
- 18. If industrial, indicate type, estimated employment per shift, and loading facilities.
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No

	quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

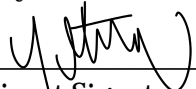
Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		
2. An addition of more than 50% of square footage to the existing structure?		
3. An addition of more than 2500 square feet to the existing structure?		
4. An addition of more than 10,000 square feet to the existing structure?		
5. Demolition of the existing structure?		
	YES	NO
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		
1. Will have substantially the same purpose and capacity as existing structures at the site?		
2. Will result in an increase in square footage or capacity as compared to the existing structure?		

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)		
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		
	YES	NO
H. Does the Project involve changes to an official City landmark?		
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		

I certify that the information in this form is correct to the best of my knowledge.



 Applicant Signature

 Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: _____

Signature: _____ 

Printed Name: _____

For: _____

MEMORANDUM

To: Vinayak Bharne and Yolanda Mathew

From: Tali Ashurov

Date: February 1, 2022

Subject: City of Sebastopol Environmental Information/Assessment Form for the Guayaki Hotel

ITEM No.	HIGHLIGHTED APPLICATION QUESTIONS	YES/NO	REASONING
21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alteration of ground contour	No	Construction/Operation. The project would construct a hotel on a fully developed site that is devoid of bays, tidelands, beaches or hills. A net total of 100 CY of Fill would be required for grading would require on-site and would not result in any changes to bays or hills, or substantial alteration of ground contours.
24.	Significant amounts of solid waste or litter	No	<p>Construction. During construction, the project would generate some solid waste during demolition of the existing warehouse structure. Construction debris would be recycled to the maximum extent feasible.</p> <p>Operation. During operation of the hotel, the project would generate approximately 186 pounds of solid waste based on a rate generation of 2 pounds per room per day (CalRecycle, 2019). The City of Sebastopol contracts with Recology for solid waste, recyclable and compostable materials collections services. Demand for solid waste disposal services generated by the project would be adequately served by existing capacity at the Recology facility.</p>

25.	Change in dust, ash, smoke, fumes or odors in vicinity	Yes	<p>Construction/Operation. During construction of the project, some fumes, smoke, fugitive dust, and slight odors could temporarily occur from the use of construction equipment. Construction would temporarily occur over a period of approximately 18 months. Additionally, the project will be required to adhere to applicable Bay Area Air Quality Management District (BAAQMD) best management practices to reduce construction emissions to the extent feasible. No changes in dust, ash, smoke, fumes or odors would occur during operation of the hotel. The project will not include any uses that are known by BAAQMD to create significant odors.</p>
26.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns	No	<p>Construction/Operation. The project site is not near the ocean, bay, lakes, or streams. The site is fully developed with impervious surfaces. Development of the project would not create new impervious surfaces that could reduce rainwater infiltration and groundwater recharge. The project would not alter existing drainage patterns.</p>
27.	Substantial change in existing noise or vibration levels in the vicinity	No	<p>Construction. The project would temporarily generate noise and vibration during construction. This would be temporary and would not be substantial as construction would occur for approximately 18 months. Project construction would adhere to all applicable requirements of the City's noise ordinance, including but not limited to permitted construction hours. No sensitive receptors (residences, are present near the project site.</p>

Operation. The project would not result in a substantial change in the existing noise patterns or vibration levels in the vicinity. The project site is currently developed with a warehouse and café which generates traffic to the site. The proposed hotel would also generate some vehicle trips which would not cause a substantial increase in noise in the project vicinity.

30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc.)	No	Construction/Operation. The project would not result in a substantial change in demand for municipal services during construction or operation as the site is already developed with a warehouse structure and café. The estimated peak hour water use is about 265 gallons per minute (gpm). The average daily water use/sewer production is estimated to be about 27,300 gallons per day (gpd) (BKF Engineers, 2022).
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)	No	Construction/Operation. The project would not result in substantial increases in fossil fuel consumption. The project would use some fossil fuels during construction, but this would be temporary in nature. The minor increase in fossil fuel consumption during operation would be associated with electricity, oil, and natural gas.
34 I.	Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?	Yes	Construction Redevelopment of the proposed project will require the demolition of the existing warehouse on-site, which was constructed in 1953. The existing structure may contain asbestos building materials and/or lead-based paint due to its age. In conformance with State and local laws, a visual inspection/pre-demolition survey,

and possible sampling, will be conducted prior to the demolition of the building to determine the presence of asbestos-containing materials and/or lead-based paint.

Operation. The proposed hotel would likely use and store small quantities of household hazardous wastes (i.e., ammonia, paints, oils).

-
33. *Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.*

The project site is located on a relatively flat site at 6782 Sebastopol Avenue in the City of Sebastopol and is designated *Light Industrial* land use and zoned *Commercial Industrial*. The soil underlying the project site is Sebastopol sandy loam (2 to 9 percent slopes) (Natural Resources Conservation Service, 2022). Sebastopol sandy loam has an erosion factor of 0.24 indicating medium erodibility of the whole soil (De Novo Planning Group, 2016). A Geotechnical Investigation for the property at 200 Morris Street, approximately 400 feet northeast of the project site, identified the presence of loosely compacted surface and near surface artificial fill deposits and weak native soil surface stratum (PJC & Associates, Inc., 2010). It was concluded that the artificial fill could be susceptible to intolerable differential settlement from new loads applied at the surface and that the native soils are unsuitable to support engineered fill, conventional foundations or conventional concrete slabs on-grade (PJC & Associates, Inc., 2010).

The closest scenic resource to the project site is State Scenic Highway SR-116 located approximately 1,000 feet west of the project site (California Department of Transportation, 2022). The segment of SR-12 from City Limits to Laguna de Santa Rosa Trail is a designated County Scenic Corridor which is approximately 1,100 feet east of the project site (Sonoma County, 2022). The project site is fully developed with no suitable nesting and foraging habitats to support special-status plants and animal species on-site. No known cultural or historical resources are located in the vicinity of the project site. The project site is currently developed with an existing warehouse building that was constructed in 1953 which also contains a café and bar. It is undetermined if the structure is historic as no formal historic evaluation has yet been conducted. Photographs of the existing building are shown in Figure 1.

34. *Describe the surrounding properties, including information on plants and animals and any cultural historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear*

yard, etc.). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Land uses surrounding the project site are zoned *Light Industrial* to the north, east, and northwest, and *Central Core* to the south and southwest. McKinley Street and SR-12/Sebastopol Avenue border the project site to the north and south, respectively. Properties surrounding the project site include one- to two-story retail buildings and restaurants to the north, Sebastopol Community Market to the east, commercial and retail development to the south, and restaurants to the west. The project site and surrounding uses are part of The Barlow, which is an open-air “maker marketplace” where Sonoma County’s chefs, vintners and artisans work side-by-side to create local products and experiences for the community. The rich industrial architecture, paired with the all organic, edible landscape make The Barlow a unique 12.5-acre community. The closest scenic resources to the project site include State Scenic Highway SR-116 located approximately 1,000 feet west of the project site, and County-designated Scenic Corridor SR-12 located approximately 100 feet east of the project site (California Department of Transportation, 2022; Sonoma County, 2022). The surrounding land uses are located on a fully developed site with no suitable nesting and foraging habitats to support special-status plants and animal species. No known cultural or historical resources are located in the vicinity of the project site. Photographs of the surrounding developments are shown in Figure 2.

Figure 1 Views of the Existing Building on the Project Site



View of the southeastern corner of the existing building.



View of the southern side of the existing building, looking north from SR-12.



View of the western side of the existing building, looking north from SR-12.



View of the western side of the existing building, looking south toward SR-12.



View of the northwestern corner of the existing building.



View of the northern side of the existing building, looking west from McKinley Street.



View of the eastern side of the existing building and parking area, looking south from McKinley Street.

Figure 2 Views of Surrounding Properties



View of the retail properties to the southeast of the project site from SR-12.



View of the commercial properties to the southwest of the project site from SR-12.



View of the Woodfour Brewing Company located west of the project site, looking east from McKinley Street.



View of the Blue Ridge Kitchen located north of the project site, looking northeast from McKinley Street.



View of Pax wines located northwest of the project site, looking northeast from McKinley Street.



View of the retail store fronting the north of the project site along McKinley Street.



View of the Sebastopol Community Market and parking area east of the project site looking southeast from McKinley Street.

1.0 References

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- Natural Resources Conservation Service. (2022, January 19). Custom Soil Resource Report for Sonoma County, California.
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- Sonoma County. (2022). Permit Sonoma GIS Zoning and Land Use Map. Retrieved January 19, 2022, from <https://sonomacounty.maps.arcgis.com/apps/webappviewer/index.html?id=06ac7fe1b8554171b4682dc141293962>