CITY OF SEBASTOPOL
Notice of Intent to Adopt and Availability
Initial Study and Mitigated Negative Declaration
Notice of Public Hearing
Benedetti Car Wash – 6809 Sebastopol Avenue

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 project 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 18, 2020
Project Title: Benedetti Car Wash
Project Location (Address with Assessor's Parcel Number): 6809 Sebastopol Avenue, APN. 004-063-29
Project Location – City: Sebastopol **Project Location – County:** Sonoma
Description of Project: The project involves the construction and operation of an automated car wash in existing automobile service center. The project includes the addition of an automated car wash facility (including internal equipment and storage areas) and with vehicle waiting and clean-up spaces. The second floor of the car wash building includes approximately 1,400 square feet of office. The project includes additional vehicle staging and parking areas relating to the car wash and an additional driveway onto Barnes Avenue. The project also includes a subdivision to divide the 1.5-acre site into three parcels. The project includes a use permit, variance, design review permit, tree removal permit, and tentative parcel map.
The approval of the project will require a public hearing before the City Council.
Lead Agency: City of Sebastopol
Lead Agency Contact Person: Kari Svanstrom, Planning Director
Area Code/Telephone/Extension: (707) 823-6167
Email: ksvanstrom@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 August 20 2020 and end at 5:30 P.M. on September 21, 2020. Any comments on the environmental review document must delivered in writing prior to the close of the review period and sent to the following: Kari Svanstrom at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, California 95472 or emailed to ksvanstrom@cityofsebastopol.org.
Public Hearing: The Planning Commission will conduct a Public Hearing on the CEQA documentation as well as the project on Tuesday, September 22, 2020 at 7:00 P.M.

This hearing will be conducted virtually via a Zoom meeting pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20 which suspend certain requirements of the Ralph M. Brown Act.

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. . 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.