

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

**WHO:** Project Applicant, Scott Schellinger, **Permit Sonoma File No. PLP19-0009**

**WHAT:** The proposed project is a request for an Amendment to the Airport Industrial Area Specific Plan, Development Agreement, Use Permit, and Design Review for a 114,472 square foot, 85-foot-tall hotel with 165 guest rooms, conference facilities, and a 150-176-seat rooftop restaurant located on a 4.18-acre parcel located at 3750 N Laughlin Road, Santa Rosa, **APN 059-370-033. Supervisorial District 4.**

**Parcel Zoning:** Industrial Park with a 2-acre average (2 AC AVG) and combining zone for Valley Oak Habitat (VOH)

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 is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403.

**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 **September 16, 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 are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Lauren Scott at [lscott@migcom.com](mailto:lscott@migcom.com) or (510) 845-7549 ext. 2550 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). 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 **August 12, 2021 to September 13, 2021**. Comments on the IS/MND must be received **by September 13, 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**

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