

NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED WOLF HOUSE INN PROJECT AND NOTICE OF PUBLIC HEARING

A Draft Environmental Impact Report (DEIR) has been prepared for the proposed 46-room condominium Wolf House Inn project, **PRMD File No. PLP02-0045**, located at 14211 Arnold Drive, Glen Ellen; APN 054-070-032; Zoning PC (Planned Community), SR (Scenic Resource), BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations); Supervisorial District No. 1.

Proposed Project: A request for a General Plan Amendment to revise the land use designation of the 1989 General Plan from LC (Limited Commercial) to GC (General Commercial). A Major Subdivision to subdivide a 2.5 acre parcel north of Jack London Village commercial center into a 46 room condominium hotel. A Zone Change to add hotels as a permitted use in the PC (Planned Community) zoning district and add a definition of condominium hotels to the Zoning Ordinance. A Use Permit/Precise Development Plan to allow:

1. A 46 room condominium hotel, spa (open to the public by appointment only), 720 square feet of meeting rooms (available for guest use only), creek walk, and three swimming pools. The three story building will occupy 15,690 square feet with a total size of 44,978 square feet.
2. Amend the adopted Precise Development Plan (PDP86-736) for the Jack London Village to allow the proposed 46 room condominium hotel and to establish a shared parking program between the inn site and the Jack London Village commercial center for 120 spaces.
3. Design Review by the Sonoma County Design Review Committee.

Where to Review the DEIR: Copies of the DEIR are available for public review and for copying at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

Copies of the DEIR are available for public review at the following libraries:

Sonoma County Library, 3rd and E Streets, Santa Rosa
Sonoma Regional Library, 755 West Napa Street, Sonoma
Rincon Valley Regional Library, 6959 Montecito Boulevard, Santa Rosa

Comment Period: Written comments on the DEIR may be made during the public review period and all comments must be received by **5:00 p.m., November 21, 2008**. Written comments should be addressed to Melinda Grosch, Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403 or via e-mail at mgrosch@sonoma-county.org.

Public Hearings: The **Sonoma County Planning Commission** will conduct a public hearing at **1:05 p.m. on October 30, 2008**, to accept oral or written comments on the DEIR. The hearing will be held in the Planning Commission hearing room, 2550 Ventura Ave, Santa Rosa.

After the close of the public comment period, responses to comments and a Final EIR will be prepared. The Final EIR will be presented to the Planning Commission at a time and date to be determined and will be noticed at that time. At that time the Planning Commission will hear public comments on the proposed project and will decide whether to recommend certification of the Final EIR and approval of the project.

After action by the Planning Commission, the Final EIR and Planning Commission recommendation will be presented to the Sonoma County Board of Supervisors at a time and date to be determined and will be noticed at that time. The Board of Supervisors will decide whether to certify the Final EIR and approve the project.

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

For Further Information: If you have questions regarding the DEIR or the hearings, please contact Melinda Grosch at (707) 565-2397 or via e-mail at mgrosch@sonoma-county.org.

Publish Once: Press Democrat and Sonoma Index Tribune and Kenwood Press
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