



City of Sebastopol Planning Department

Date: March 24, 2025
To: Planning Commission/Design Review Board
From: Planning Staff
Subject: Recommended change to conditions of approval – Barlow Hotel Project

Planning staff are recommending changes to Condition #22 to better reflect the period during which a qualified archeologist must be on site during demolition, and also to include appropriate training for workers. Staff requests that the Planning Commission include this revised condition (to replace the existing condition #22) in their motion on the resolution recommending approval to the City Council:

22. A Secretary of Interior-qualified Archaeologist shall be retained to prepare a Monitoring Plan prior to demolition of the existing foundations on the hotel site ~~and the initiation of ground-disturbing activities on the parking lot site~~. The Monitoring Plan shall include a research design following the OHP's Guidelines for Archaeological Research Designs and outline the specific methods and procedures to follow in the event that archaeological deposits are identified during construction. ~~The Monitoring Plan shall include onsite worker training for all construction personnel prior to demolition of the existing foundations on the hotel site. The training shall teach all construction personnel to understand what archeological and historical resources are, which types of artifacts may be encountered during ground disturbance, and measures used to protect potential artifacts in compliance with CEQA. Construction personnel shall also be trained on the procedures to be followed upon the discovery of any potential artifact or materials without a monitor onsite and to stop work and contact the archaeologist. Personnel shall be instructed that unauthorized collection or disturbance of fossils is unlawful and can result in criminal penalties.~~ Additionally, an archaeological monitor shall be present ~~during the demolition of the existing foundation on the hotel site and the initial ground disturbing activity in the location of the existing foundations~~. The archaeological monitor shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect and secure the resource while it is being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.