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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2015062041

Project Title: Hotel Project Sonoma (Recirculated Draft EIR)

Lead Agency: City of Sonoma

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Project Location: 1/2 block SW of Sonoma Plaza, bounded by SR 12 to the north, in the city & county of Sonoma.

City *County*

Project Description (Proposed actions, location, and/or consequences).

Hotel Project Sonoma (the proposed project) includes the development of a 62-guestroom hotel, 80-seat restaurant and bar, a spa with 6 treatment rooms, raised swimming pool veranda, 130 on-site parking spaces (consisting of a 113-stall basement parking garage, 9 surface parking spaces, and 8 covered residential parking spaces), an 8-unit residential condominium building, and the designation of 7 existing on-site dwelling units as affordable housing.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics; Air Quality; Biological Resources: The project site has been previously disturbed. Cultural and Tribal Cultural Resources: The potential to impact cultural resources will be described in the EIR, including Tribal Cultural Resources. The EIR will analyze the potential historic significance of existing buildings on the site and determine if the project would have the potential to impact the Plaza historic district or other historic resources in the area. Energy; Geology, Soils, and Paleontological Resources: The EIR will evaluate whether the project could result in the exposure of people, structures, and/or property to seismic ground shaking, impacts related to soils constraints, or impacts to unique paleontological (fossil) resources. Greenhouse Gas Emissions: Net new greenhouse gas (GHG) emissions associated with the project will contribute incrementally to climate change. Hazards and Hazardous Materials: The EIR will describe the potential for the proposed construction to result in hazardous material impacts based on the past uses of the site. Hydrology and Water Quality. Land Use and Planning; Noise and Vibration; Public Services; Transportation: The EIR will summarize an analysis of vehicular travel demand (vehicle miles traveled or "VMT") and evaluate hazards due to a design feature or incompatible use; inadequate emergency access; and conflicts with adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities that could create a potentially significant adverse environmental effect. Utilities and Service Systems: The EIR will evaluate physical environmental impacts related to the expansion and extension of utility systems, such as those that are required.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

As reported in the 2016 Public Review Draft EIR, the City of Sonoma issued a Notice of Preparation (NOP) for the EIR on June 15, 2015 and held a public scoping meeting on June 25, 2015 to receive scoping comments. The scoping period for this EIR ran from June 15, 2015 through July 14, 2015, during which time responsible agencies and interested members of the public were invited to submit comments as to the scope and content of the EIR. The comments received focused primarily on aesthetics, air quality, biological resources, groundwater supply, and energy conservation. In addition, the City is preparing a full Recirculated Draft EIR and other comments during the environmental review process for the project to date have focused on vehicular travel demand (vehicle miles traveled or "VMT"), transportation safety, greenhouse gas emissions, historic resources, utilities impacts, tourism-related impacts, parking and pedestrian activity, project alternatives, noise, project objectives, traffic congestion, land use policy and regulations, solid waste and recycling, and hydrology.

Provide a list of the responsible or trustee agencies for the project.

The proposed project would require a number of permits and approvals, which may include, but is not necessarily limited to the following:

• City of Sonoma certification of the EIR, adoption of the Mitigation Monitoring and Reporting Program, and adoption of the Hotel Project Sonoma
• Conditional Use Permit to operate a hotel and restaurant
• Approval of the tentative and final subdivision map for 8 unit residential units
• Designation of a truck loading zone on First Street West located adjacent to the hotel garage entry (as part of the Conditional Use Permit)
• Approval by the City of Sonoma Planning Commission of the proposed site modifications (improvement plans)
• Encroachment Permits for any work within the City right-of-way, i.e., curb cuts and sidewalk improvements
• Approval of building demolitions by the Design Review and Historic Preservation Commission
• Design review for proposed buildings and landscape by the Design Review and Historic Preservation Commission
• Grading and Building Permits for construction of the project buildings
• Tree removal, relocation, and/or alteration permit
• Caltrans Encroachment Permit
• County of Sonoma Department of Public Health Environmental Health Division approval of construction in a closed and remediated hazardous materials site
• Bay Area Air Quality Management District approval of authority to construct
• Sonoma County Water Agency approval of proposed water supply improvements
• Sonoma Valley County Sanitation District approval of proposed wastewater improvements
• PG&E approval of electrical and natural gas facilities
• Other local, State, or federal approvals or permits as may be necessary pursuant to applicable laws and regulations.