

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 #: _____

Project Title: PLP19-0009 Hyatt Place Wine Country Hotel

Lead Agency: Permit Sonoma (County of Sonoma)

Contact Name: Lauren Scott

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Project Location: Sonoma County

City

County

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

Application for a Planning Project to construct a 165-room, six-story hotel with a 176-seat rooftop restaurant at 3750 North Laughlin Road, Santa Rosa, California. The project seeks a Use Permit, Design Review Approval, an amendment to the Airport Industrial Area Specific Plan, and a Development Agreement. Parking for the building would be available onsite through 212 parking stalls. The hotel would employ an estimated 45 employees and the rooftop restaurant an estimated 30 employees. An amendment to the Airport Industrial Specific Plan is requested as part of this project to allow flexibility in design standards provided a project requesting a deviation from the design standards contained in the specific plan receives Design Review Committee approval, approval of a Use Permit, and in cases where an exception to the height standards is requested, issuance of a No Hazard Determination by the Federal Aviation Administration (FAA).

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

Aesthetics: Final design and landscaping plans shall be submitted for review and approval by the Design Review Committee and lighting plans will be submitted to Permit Sonoma.

Air Quality: The project will implement BAAQMD Basic Construction Emissions Control Practices during construction.

Biological Resources: the applicant shall purchase credits from an approved CTS mitigation bank for loss of upland habitat; avoidance and minimization measures to listed species, sensitive habitats, or surrounding environment during construction; avoidance and minimization of potential impacts to nesting birds; compliance with Section 404 permit provisions; tree protection methods to avoid inadvertent adverse construction-related impacts to offsite protected trees.

Cultural Resources: Tribal monitoring required during ground disturbing construction activities

Geology and Soils: All construction will be consistent with the County's requirements and California Building Code regulations for seismic safety; construction and design shall comply with the project geotechnical reports; process and protection for unanticipated discovery of paleontological resources during project construction.

Greenhouse Gas Emissions: Mitigation measure to reduce emissions and includes purchase of emissions credits annually.

Hydrology and Water Quality: Mitigation to reduce project effects on water quality and ensure project would not violate water quality standards or waste discharge requirements

Noise: Restricted construction activities, minimum window system STC ratings to reduce interior noise, and sound rating for facades.

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

None

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

U.S. Army Corps of Engineers: Filling wetlands

Regional Water Quality Control Board (North Coast): Discharge or potential discharge to waters of the state and wetland dredge or fill

State Water Resources Control Board: Generating stormwater (construction, industrial, or municipal)

Bay Area Air Quality Management District (BAAQMD): Stationary air emissions/Green House Gas Emissions

State Division of Aeronautics and Federal Aviation Administration: Construction in airport safety zone