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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 #: _____

Project Title: PLP23-0011; Neighborhood Hardware Retail Center

Lead Agency: County of Sonoma

Contact Name: Claudette Diaz, Planner III

Email: Claudette.Diaz@sonoma-county.org Phone Number: 775 315 2139

Project Location: 1794 Highway 116 South and 26 Sebastopol, CA; County of Sonoma
City *County*

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

The applicant proposes a new neighborhood hardware retail center consisting of a retail building of 12,260 gross square feet with an adjacent open air roofed garden supply/nursery structure of 2,984 square feet, and a separate warehouse building of 4,000 gross square feet on two parcels totaling 2.76 acres. The hours of operation will be 7:00 am to 7:00 pm Monday through Saturday and 8:00 am to 6:00 pm on Sunday with a maximum of 10 employees. The project is located at 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol; APNs 063-040-034 and 063-040-035. Supervisorial District 5.

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

- Potential visual Impacts mitigated with lighting control measures and through site inspection.
- Potential air quality impacts mitigated by dust control measures.
- Potential impacts to biological resources (potential habitat for special-status species mitigated by payment of mitigation fees, pre-construction surveys, avoidance and minimization during construction).
- Potential impacts related to expansive soils mitigated through BMPs and California Building Code.
- Potential impacts to cultural resources and tribal cultural resources mitigated by requirement to stop work if any artifacts found.
- Potential greenhouse gas impact mitigated by measures built into the design, construction, and operation of the project.
- Noise impacts mitigated by restrictions on construction activities and construction of noise walls.

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

No issues have been raised by agencies.

Members of the public commented on noise concerns, which will be mitigated through the limited construction hours and development of noise wall.

Members of the public commented on concerns on construction which will be mitigated through dust control measures.

Members of the public commented on turn lanes, which is addressed in the Traffic Section.

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

Sonoma County Permit and Resource Management Department (Permit Sonoma)
State Water Resources Control Board
California Department of Fish and Wildlife
Bay Area Air Quality Management District (BAAQMD)
U. S. Fish and Wildlife Service (FWS) and or National Marine Fisheries Service (NMFS)
Caltrans Encroachment