

# 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 #: \_\_\_\_\_

**2019039088**Project Title: PLP18-0015 Torano Mixed Use DevelopmentLead Agency: County of Sonoma - Permit Resource and Management DepartmentContact Name: Brian Millar - Project PlannerEmail: Brian@landlogistics.comPhone Number: (530) 902-9218Project Location: 21020 Highway 101, Geyserville  
*City*Sonoma County  
*County*

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

Request for a Zone Change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and Use Permit with Design Review to allow for a mixed-use development consisting of a new commercial retail building of 1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor, above the retail space, on a 6,750+/- square foot parcel currently served by public sewer and water.

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

**Aesthetics:** Mitigation included to ensure reduction of potential light and glare from introduction of new lighting at the site.

**Air Quality/GHG:** Mitigation included to ensure application provision of a plan by the applicant incorporating provisions of County GHG policies to further reduce extent of project emissions.

**Cultural Resources:** Mitigation included to address potential for accidental discovery of human or cultural and historic remains during site development.

**Geology and Soils:** Mitigation measures included for grading and new construction to ensure seismic and related hazards are addressed and included in site grading and building plans.

**Hydrology:** Measures included to ensure use of site grading and storm water drainage measures are included in site development plans.

**Noise:** Measure included to ensure provisions of project noise study and compliance with County noise standards are addressed should noise complaints be filed due to project operations.

**Traffic:** Measure included to address modifications to the project entry/exit driveways and parking.

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

- Land Use (related to proposed zone change).
- Traffic and circulation (applicant supplied a traffic impact analysis in response).

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

Caltrans