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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: Baumgardner Ranch Development Project

Lead Agency: City of Cloverdale

Contact Name: Kevin Thompson

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Project Location: Cloverdale, Sonoma County
City *County*

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

The project site is located at the southern edge of the City of Cloverdale in Sonoma County, California and consists of Assessor's Parcel Number 117-040-053 & -084. The applicant is proposing to develop a total of 304 housing units and related infrastructure on approximately 20.3 acres while preserving 6.79 acres of hillside woodland areas above 400-feet on the project site and preserve an additional 1.50 acres, which contains an existing homestead. The project would include 79 single-family homes, 59 row houses, 166 apartment units and 2 community clubhouses. The project would include a 25-foot setback from top of bank from the unnamed drainage in the northeast portion of the site. Because the project site is currently located outside of the city limits, the project includes annexation into the City of Cloverdale, a General Plan Amendment to re-designate the project site to Medium Density Residential and High Density Residential, and prezoning to Planned Unit Development.

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

Air Quality: To address impacts to air quality during construction, mitigation requiring standard best management practices during constitution (MM AIR-1) and the use of construction equipment meeting Tier IV Final off-road engine emission standards would be necessary (MM AIR-2).
Biological Resources: To reduce impacts to special-status bat species during construction, a bat survey shall be conducted between March 1 and July 31 by a qualified Wildlife Biologist and physical and timed buffer zones (as determined in coordination with CDFW) would be implemented if a female or maternity roost of bats is found (MM BIO-1a). If construction is proposed during breeding/nesting season, avoidance and minimization measures for migratory birds to reduce impacts to special-status wildlife species would be implemented (MM BIO-1b). MM BIO-2a requires the applicant to obtain CWA Sections 404 and 401 permits in order to reduce impacts to wetlands. Completion of a streambed alteration agreement prior to construction would reduce impacts to riparian areas (MM BIO-2b). To reduce impacts to trees, the project applicant shall provide a tree preservation plan (MM BIO-3).
Cultural Resources: MM CUL-1 would require the establishment of a procedure for handling archaeological resources that may be discovered during earthmoving activities. In the unlikely event human remains are discovered, compliance with existing regulations would reduce this potential impact to a less than significant level (MM CUL-2).
Geology and Soils: To address impacts to strong seismic ground shaking, seismic related ground-failure, substantial soil erosion, unstable soil units, and expansive soils, MM GEO-1 would require grading and building plans incorporate

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

Geology and Soils Cont: recommendations contained in the Geotechnical Engineering Investigation, compliance with the latest adopted edition of the California Building Code, and the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist for all on-site soil engineering activities. To address impacts to potentially undiscovered paleontological resources MM GEO-2 would ensure a professional paleontologist has trained the construction crew on how to recognize fossils and the procedure to follow in the event paleontological resources are discovered.
Greenhouse Gas Emissions: To address the generation of significant amounts of greenhouse gases, the project applicant shall provide documentation that the project would achieve annual GHG emission reductions of 0 metric ton carbon dioxide equivalent (CO2e) per year in 2022 increasing to 551 metric ton CO2e per year in 2030 (MM GHG-1).
Hazards and Hazardous Materials: To address potential impacts with respect to asbestos and lead based paint, the project applicant shall retain a licensed professional to conduct asbestos and lead based paint surveys prior to issuance of demolition permits (MM HAZ-1). MM HAZ-2 would require soil vapor and groundwater monitoring and the preparation of a construction worker health and safety plan if actionable levels (as defined by SCDHS or other applicable regulatory body) of hazardous compounds are found. If actionable levels of lead are found in groundwater, the groundwater shall be dewatered into a Baker Tank and disposed of in accordance with regulations set forth by SCDHS or other applicable regulatory body.
Noise: The project would result in construction noise that could result in a substantial temporary increase in ambient noise levels in excess of established standards. Mitigation requiring standard noise control measures during constitution shall be implemented (MM NOI-1).

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

CONTINUED FROM ABOVE:

Transportation: To address impacts to level of service, the project applicant shall obtain an enchroachment permit from Caltrans and shall complete the installation of stop signs and associated markings on the Redwood Highway Overpass approaches to the intersection of Redwood Highway Overpass/Redwood Highway North Ramps (MM TRANS-1). To address impacts to adequate sight lines, the project applicant shall ensure street parking is
prohibited along the Foothill Boulevard extension and along either side of the driveway on Sandholm Lane. Any new landscaping or monuments along the project frontage should be clear between three and seven feet in height from the top of pavement to allow for unobstructed sight lines (MM TRANS-2). To address intersection controls, prior to issuance of occupancy permits, the project applicant shall install, remove and/or refine stop signs and associated markings, as shown in Exhibit 14 of the IS/MND. To ensure driver awareness of the proposed changes, temporary signing shall be installed on Sandholm Lane indicating that cross traffic does not stop; this signage can be removed six months after the project is occupied and drivers have become familiar with the changed pattern. The installation and removal of these stop signs shall be consistent with the City of Cloverdale Design and Construction Standards and approved by the Engineering Department Traffic Engineer (MM TRANS-3).

Responsible or Trustee Agencies:
Bay Area Air Quality Management District
Air Resources Board
Caltrans District #4
California Department of Fish and Wildlife Region #3
Native American Heritage Commission
Regional WQCB #1