Print Form

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: Boyes Springs Food Center Mixed-Use

Lead Agency: County of Sonoma

Contact Name: Doug Bush

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Project Location: Boyes Springs, County of Sonoma
City *County*

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

This project would redevelop an existing mixed-use development in an urban service area by increasing the total number of housing units and increasing the amount of commercial space on the site. The project is located in the Boyes Springs area, approximately ¾ of a mile north of the City of Sonoma. The site currently has four parcels (APNs 056-415-016, -017, -018, and -020) totaling approximately 1.26 acres located at 18201, 18271, 18275, 18279, and 18285 Highway 12; 30 and 320 Arroyo Road; and 12, 14, 15, and 16 Calle Del Monte, in Boyes Springs. Current uses on the project site include seven single-family residences and the existing 8,000 square foot, two-story Boyes Springs Food Center. The Food Center is currently comprised of 3,000 square feet of commercial retail space plus two studio apartment units on the ground floor and three rental apartment dwelling units plus additional single room occupancy dwelling units on the second floor. The proposed redevelopment of the project site would result in 37 total residential units, including eight for-sale townhomes divided between two detached buildings and 29 rental units distributed between two mixed-use buildings. Eight units, or 21.6% of the residential units would be offered at rents affordable to low-income tenants. None of the residential units would be used as vacation rentals. The redevelopment would also include 7,000 square feet of commercial retail/restaurants. This would include 3,000 square feet of existing commercial space on the ground floor of the existing Boyes Springs Food Center building and 4,000 square feet of new commercial retail/restaurant use within a new three-story, mixed-use building. 87 parking spaces would be provided throughout the site, including stacked parking

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

The initial study has identified at least one potential impact for the following environmental topic areas which can be reduced to a less than significant impact with mitigation: Air Quality, Biological Resources, Cultural Resources, Noise, and Utility and Service Systems. Mitigation measures would address dust control during construction, nesting birds affected by construction, potential for archaeological disturbance during construction, noise impacts from nearby roadways to on-site residents, and reduce existing infiltration into existing storm-water infrastructure.

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

A referral packet was drafted and circulated to inform and solicit comments from selected relevant local, state and federal agencies, and to special interest groups that were anticipated to take interest in the project. A referral packet was also circulated to the following Tribes:

• Cloverdale Rancheria of Pomo Indians
• Dry Creek Rancheria Band of Pomo Indians
• Torres Martinez Desert Cahuilla Indians
• Mishewal Wappo Tribe of Alexander Valley
• Middletown Rancheria Band of Pomo Indians
• Lytton Rancheria of California
• Kashia Pomos Stewarts Point Rancheria
• Federated Indians of Graton Rancheria

The project was discussed at initial public meetings with the Sonoma County Design Review Committee on March 7, 2018, the Sonoma County Development Coordinating Committee on April 17, 2018, and the Sonoma Valley Citizens Advisory Commission on April 25, 2018. Discussion included impacts on residents of the existing development, introduction of permeable surfaces, delivery and refuse areas, provision of parking, and aesthetic design considerations. These discussions primarily resulted in improved clarification of the application including demonstrating that required parking would be provided. In addition, the applicant provided a more robust affordable housing program to address concerns regarding the displacement of existing tenants by proposing to house existing tenants throughout the life of the project and by making dwelling units available first to existing tenants after completion of construction.

No other comments were received from the referring agencies other than noting that agency regulations and standards must be met.

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

California Department of Transportation District 4