Form F

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH #	_
Lead Agency: City of Rohnert Park	
Project Title: Holiday Inn Express and Suite	
Project Location: Rohnert Park	Sonoma
City	County

Please provide a Project Decription (Proposed Actions, location, and/or consequences).

The Project would develop a new 55,560 square foot (sf) four-story hotel and associated infrastructure, and a smaller 2,500 sf two-story mixed-use commercial building on a 2.4-acre site at the northeast corner of Business Park Drive and Dowdell Avenue. The Project would provide 100 parking spaces. The off-site improvements include an approximately 1,500-foot long EVA and utility extensions for water and recycled water which would be constructed within an existing 40-foot right-of-way associated with a planned extension of Dowdell Avenue. The primary Project entrance would be from Business Park Drive and the proposed EVA would provide secondary access as required by the City's Public Safety Department.

Please 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: impacts related to the Clean Air Plan would be potentially significant but would be reduced to less-than-significant with implementation of Mitigation Measure (MM) AQ-1. MM AQ-1 restates the Bay Area Air Quality Management District (BAAAQMD) requirements for construction activities.

Biological Resources: The grassland onsite provides potentially suitable habitat for special-status plant and wildlife species. Construction of the EVA and utilities extension may unintentionally damage riparian habitat. The Project site may include jurisdictional waters or wetlands. The Project is located within the Santa Rosa Plain Conservation area. Mitigation Measure BIO-1 would reduce impacts to listed and other special-status plant species through protocol-level surveys, avoidance, and/or compensatory mitigation consistent with the Santa Rosa Plain Conservation Strategy. Mitigation Measure BIO-2 would reduce impacts to California tiger salamander through compensatory mitigation consistent with the Santa Rosa Plain Conservation Strategy. Mitigation Measures BIO-3 through BIO-6 would reduce impacts to other special-status wildlife species though pre-construction surveys and avoidance or any individuals or sensitive habitats detected. Mitigation Measures BIO-7 through BIO-10 would avoid, minimize and mitigate impacts to waters and wetlands that are potentially jurisdictional under state and federal law. All potentially significant impacts would be reduced to less than significant.

Cultural Resources: During site disturbance there is the potential to unearth unknown prehistoric or historic-era resources, archaeological resources, or human remains. Compliance with the Mitigation Measures CUL-1 through CUL-4 would ensure the proper procedures are followed in the event any resources are uncovered during any site disturbing activities. Impacts would be reduced to less than significant.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agenc and the public.	1es
Proximity to tribal-owned lands (Federated Indians of Graton Rancheria)	
Please provide a list of the responsible or trustee agencies for the project.	
California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers	