



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the State of California Public Resources Code and Sections 15072 and 15073 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Cloverdale hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for public review and comment. The IS/MND found that the environmental effects from the proposed annexation of the 208.72-acre property and the development of the Soda Springs Ranch Open Space Preserve Project would be less than significant with mitigation.

Project Title: Soda Springs Ranch Open Space Preserve

Applicant/Property Owner: City of Cloverdale

Project Location: 180 Foothill Boulevard Cloverdale, Sonoma County, California
APNs 115-220-006, 115-220,007, 115-220-019

Description of project: The proposed project would involve annexation into the City of Cloverdale and the establishment of a conservation easement for the preservation of open space and light recreational activities across 208.72 acres that would be further pre-zoned as Conservation. Project features would consist of three new multiuse trails extending a total of 0.94-mile for pedestrian and bicycle use, eleven picnic sites, a 2,000 square foot parking site at the proposed entrance on West 2nd Street and Foothill Boulevard east towards the City of Cloverdale, minor fencing, signage, roadway, and curbside improvements, along with revegetation and maintenance of an existing fuel break. Construction of the proposed project would require the closure and removal of eight existing and underutilized roads/trails with associated signage, fencing, and equipment; the demolition of an open-walled shed, a trailer, and two culverts; and the removal of vegetation for annual fire safety maintenance. Additional modifications would be made to the existing on-site storm drainage system that is comprised of Low Impact Development (LID) such as culverts and drainage ditches to reduce peak runoff and soil erosion. The proposed project is not located on a site identified on the "Cortese list" of hazardous sites.

Review Period and Document Availability Location: The Draft IS/MND and support documents are available for review and comment at City Hall located at 124 N. Cloverdale Boulevard, Cloverdale CA. 95425, and may be accessed at <https://www.cloverdale.net/73/Planning-Community-Development> . The 30-day comment period is from August 1, 2025 to August 30, 2025. All interested persons are invited to send written comments to the address or email listed below on or before August 30, 2025. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, prior to or at, the public hearing.

Findings: The proposed Soda Springs Ranch Open Space Preserve Project would result in potentially significant impacts but compliance with regulatory requirements and implementation of mitigation measures would reduce all potentially significant adverse impacts to less than significant levels.

Lead Agency: City of Cloverdale Community Development Department:

Notice of Public Hearing: No public hearings are currently scheduled. The Planning Commission of the City of Cloverdale will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on a date yet to be determined at 6:00 p.m. or as soon thereafter as may be heard via zoom or in person at the Cloverdale Performing Arts Center, 209 North Cloverdale Blvd., Cloverdale, California, for consideration and possible recommendation to the City Council on the adoption of the Mitigated Negative Declaration for the project.

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