

# 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: MNS24-0015 Westside Road Subdivision

Lead Agency: Sonoma County

Contact Name: Ken Compton

Email: ken.compton@sonomacounty.gov

Phone Number: 707-565-2829

Project Location: 3714 Westside Road, Healdsburg, Sonoma County

*City*

*County*

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

Minor Subdivision of an 81.5-acre parcel into two parcels of 22.7 acres and 58.8 acres in size subject to a Land Conservation Contract. The resulting parcels will be served by private septic systems and wells and be required to record new Land Conservation Contracts for each resulting parcel. No new development is proposed.

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

Three topic areas were identified for potential impacts.

Aesthetic impacts related to potential nighttime glare from outdoor lighting on reasonably foreseeable development; mitigation measure to require creation of an outdoor lighting plan for review prior to issuance of future development permits.

Air Quality impacts related to short-term construction emissions from reasonably foreseeable development; mitigation measure to require dust control and other requirements at operation of the construction site, which must be noted on future development permits.

Biology impacts related to ground-borne vibrations disturbing nesting birds or roosting bats that may be near reasonably foreseeable development; mitigation measure to require timing construction outside of nesting season or pre-construction surveys for birds and pre-construction surveys for bats prior to building/tree removal.

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

NA

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

North Coast Regional Water Quality Control Board  
State Water Resources Control Board  
CA Department of Fish and Wildlife  
Bay Area Air District  
CA Department of Conservation