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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: LUV Car Wash General Plan Amendment, Rezone, Conditional Use Permit, and Design Review Project

Lead Agency: City of Cloverdale Planning and Community Development Department

Contact Name: Rafael Miranda, Associate Planner

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Project Location: Cloverdale (*City*) Sonoma (*County*)

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

General Plan Amendment, Rezone, Conditional Use Permit, and Design Review for development of an attended 3,900-square-foot self-serve automated car wash facility featuring a 110-foot-long car wash tunnel and installation of 16 vacuum stations, new driveway, landscaping, signage, and parking on the approximately 1.24-acre property located at 680 South Cloverdale Boulevard in Cloverdale (APN: 001-332-021). To facilitate the development, a General Plan Amendment is proposed to change the site from High Density Residential (HDR) to General Commercial (GC) and a Rezone to change the site from Multifamily Residential (R-3) to General Commercial (G-C). Design Review and issuance of a Conditional Use Permit are also required for the project. In addition, the City is including one additional property (APN: 001-241-008; 690 S. Cloverdale Boulevard; 0.28 acres) as part of the General Plan Amendment and Rezone request.

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

The project would not result in any significant and unavoidable impacts as analyzed in the Initial Study and stated in the Mitigated Negative Declaration.

Mitigation measures are proposed to reduce potential impacts to a less than significant level associated with Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. The mitigation measures seek to reduce or avoid the potential effects by requiring preconstruction nesting surveys; provide reasonable notice and site access to the culturally affiliated tribe for a tribal monitor to be present during ground disturbing activities; halt all work should grading or other ground disturbing activities result in the inadvertent discovery of archaeological resources and/or human remains; adhere to best practices to reduce potential noise effects associated with project development; and prior to commercial operation, a noise test shall be conducted by a qualified acoustical professional to evaluate noise levels at the north, east, and west property boundaries.

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

N/A

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

California Department of Fish and Wildlife (Region No. 3)
North Coast Regional Water Quality Control Board (Region No. 1)