

# 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 #: TBD

Project Title: Yolanda Apartments

2019069009

Lead Agency: City of Santa Rosa

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Project Location: 325 Yolanda Avenue, Santa Rosa, Sonoma County, CA 95404

*City*

*County*

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

The Yolanda apartments development consists of approximately 214,167 square feet of new residential space, an 8,000-square-foot clubhouse/leasing center, access driveways, parking, including surface stalls and tuck under garages, and frontage improvements to Yolanda Avenue. The residential apartments would be contained within eleven (11) three-story buildings and four (4) two-story buildings containing a total of 252 apartment units. As proposed 18 units will be studios, 115 units will be 1 bedroom units, 98 units will be 2 bedroom units, and 21 units will be 3 bedroom units. A total of 69 units would have tuck-under garages. The clubhouse/leasing center would contain a leasing office, conference room, guest room, fitness center, restrooms, mailroom, pool, spa, and outdoor patio. The project includes the dedication of approximately 30 feet along the entirety of the project site's frontage to the Yolanda Avenue right-of-way.

The right of way dedication would provide for a westbound travel lane, a left-turn lane, a 6-foot bike lane, an 8-foot planting strip, and a 6-foot-wide sidewalk on the project side of Yolanda Avenue. Dedication of frontage along Yolanda Avenue will provide adequate width to accommodate the planned widening on Yolanda Avenue.  
(See expanded Project Description in IS/MND)

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

The following summarizes impacts and mitigation measures, which are determined to reduce all impacts to less than significant levels with implementation.

AIR Violate AQ Standards. MMs: Incorporate BAAQMD BMP for construction controls (MM AQ-1).

Health Risk. MM. Achieve 77% or more reduction in particulate matter from construction vehicle fleet (MM AQ-2)

BIO Sensitive Species and Habitats, Migratory Birds, and Tree Preservation. MMs: Avoidance and minimization, pre-construction nesting bird and bat surveys, tree replacement, and compensatory credits to offset fill to 0.15 acre wetland (MM BIO-1 to BIO-4)

CUL Prehistoric and Historic Resources and Discovery of Human Remains. MMs: Adhere to procedures in the event of accidental discovery, conduct pre-construction cultural resources training. (MM CUL-1 to CUL-3)

GEO Seismic Safety, Erosion Control, Paleo. MMs: Comply with CBC, implement erosion control plan, secure qualified paleontologist in the event of discovery (MM GEO-1 to GEO-3).

GHG Conflict with GHG Plan. MM: Implement all mandatory requirements of the CAP Appendix E New Development Checklist (MM GHG-1)

HAZ Routine Use or Transport, Accidental Release, Upset. MM: Implement Soil and Groundwater Management Plan, decommission existing well, conduct an asbestos and lead paint survey and implement standards for demolition (MM HAZ-1 to HAZ-3)

HYDRO Water Quality. MM: Prepare and Implement SWPPP and controls for dewatering (MM HYDRO-1 to HYDRO-2)

NOISE Temporary Noise Increase and Noise Compatibility. MMs: Follow BMPs for construction Noise (Limit activities from 7 am to 7 pm, Restrict idling, Locate equipment away from existing residences, Assign a Noise Disturbance Coordinator, etc., controls for mechanical equipment, achieve STC ratings to attenuate exterior to interior noise (MM NOI-1 to NOI-3).

TRANS Hazard Design Feature. MMs: Provide adequate site lines at driveways and install a two-way left turn lane on Yolanda. (MM Trans-1 and TRANS-2)

Cumulative. Coordinate project construction to minimize conflicts. (MM CUM-1)

Revised September 2011

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

None Known.

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

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