

City of Sonoma
**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT
PARKVIEW SENIOR ASSISTED LIVING FACILITY AND 27-UNIT APARTMENT
COMPLEX
DATE OF DISTRIBUTION: JUNE 10, 2019**

The proposed Parkview Senior Assisted Living and Multifamily Residential Project would redevelop a 2.6-acre site with an 80-bed assisted living facility and 27 multifamily (apartment) residential units. The site is located at: 216, 226, 254 First Street East; APNs 018-131-012, 018-131-013, and 018-131-018.

A public Scoping Meeting will be held to take comments regarding the scope and content of the Draft Environmental Impact Report (EIR) as follows:

Public Scoping Meeting
June 19, 2019
6:30 to 9:30 p.m.
Council Chambers
177 First Street West
Sonoma, CA

As the Lead Agency, the City of Sonoma will prepare an EIR for the above referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. Any comments on the scope is due 30-days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **July 10, 2019**. Please send your response to:

City of Sonoma
Attn: Kathy Pease, Contract Planner
Planning Department
1 The Plaza,
Sonoma, CA 95476
kpease@masfirm.com



David Storer, AICP
Planning and Community
Services Director

8 June 2019

Date

This NOP and future CEQA documents for this project will be available for review at the City's Planning Department webpage: <https://www.sonomacity.org/departments/planning/>

If you require additional project information, please contact Kathy Pease, Contract Planner, at kpease@masfirm.com.

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Parkview Senior Assisted Living and Multifamily Residential Project. The proposed Parkview Senior Assisted Living and Multifamily Residential Project would redevelop a 2.6-acre site with a two-story 80-bed assisted living facility and 27 multifamily (apartment) residential units.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: This Project is subject to the requirements of the California Environmental Quality Act (CEQA) because it would require the City of Sonoma to take several discretionary actions to grant the requested land use entitlements. CEQA requires the City, as the CEQA Lead Agency, to identify and document the potential significant environmental effects of the project prior to making a decision to approve the project.

This Notice of Preparation has been prepared under the direction of the City accordance with the requirements of CEQA (Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq). Specifically, this Notice of Preparation identifies those environmental resource areas where the project has a potential to result in a significant impact and those environmental resource areas where impacts would remain less than significant. Based on the conclusions reached in this Notice of Preparation, the City of Sonoma will prepare a Focused EIR to evaluate the project's potentially significant environmental effects.

PUBLIC COMMENT:

Notice to Agencies - The City of Sonoma requests that public agencies provide comments regarding the scope and content of the EIR as it relates to an agency's statutory responsibilities in connection with the proposed project in accordance with California Code of Regulations, Title 14, Section 15082(b).

Notice to Organizations and Interested Parties: The City of Sonoma requests comments and concerns from organizations and interested parties regarding the environmental effects associated with construction and operation of the proposed project.

PROJECT TITLE: Parkview Senior Assisted Living and Multifamily Residential Project

PROJECT LOCATION: 216, 226, 254 First Street East; APNs 018-131-012, 018-131-013, and 018-131-018. The Project is located on the east side of First Street East, approximately ¼

mile north of the intersection with Mission Terrace, across from the baseball fields, and adjacent to and north of an existing Senior Center.

PROJECT DESCRIPTION: The proposed Parkview Senior Assisted Living and Multifamily Residential Project would redevelop a 2.6-acre site with an 80-bed assisted living facility and 27 multi-family (apartment) residential units.

The assisted living facility would be located at 226 First Street East and includes a commercial kitchen, communal dining room, and on-site amenities such as a theater room, full service salon, whirlpool room, library, media room, a gym and activity rooms. The living quarters will range between 323 square feet and 858 square feet, and would include a mix of studios, 1 bedroom, and 2 bedroom units. There would be 60 units in the assisted living portion of the facility and 20 units (all studios) in the memory care portion of the facility.

The multifamily residential development would be located at 216 First Street East and would include a total of 33,469 square feet in five buildings. The units would range from 1,036 square feet to 1,474 square feet, and the project would include a mix of studios, 1-bedroom, and 2-bedroom units. All of the units are small format, affordably-designed units; a portion of the units would be offered at below-market-rates consistent with the City's 20% affordable requirement.

Landscaping would be provided on approximately 26% of the project site. Parking would include 47 spaces for the apartment complex and 22 spaces for the Senior Assisted Living use. Overhead powerlines on the project frontage would be undergrounded during project construction.

The project would require demolition of the existing structures on the project site, which include 17,500 square feet of commercial space and two single-family residential units. Adjacent land uses include multifamily residential located to the east; the Vintage House, a high-use senior programming and event center, to the south; one single-family residence to the north; and the Hughes Field to the west. The Sonoma Bike Path is located south of Vintage House.

SCOPE OF THE EIR AND POTENTIAL ENVIRONMENTAL EFFECTS:

Topics focused out of the EIR: As discussed further below, the project is expected to result in no impact or less than significant impacts in the following resource areas: Agricultural and Forestry Resources, Geology and Soils, and Mineral Resources.

The following provides a brief discussion demonstrating that the project would have no impacts or less than significant impacts for each topic focused out of the EIR.

Agricultural, Forestry, and Mineral Resources: The project site is located in an urbanized area within the City of Sonoma. The site supports limited trees but does not contain any agricultural, forestry, or mineral resources. The eastern half of the project site is a vacant field that was once planted as a small vineyard; however, the vineyard is no longer present and the site has not supported any agricultural activities for many years. No agricultural, forestry, or mineral resources are present on or adjacent to the site. The site is zoned for mixed-use development, and not for agriculture, forestry or mineral recovery. Redevelopment of the project site with the proposed assisted living facility and multifamily dwellings would have no impacts to agricultural, forestry or mineral resources.

Geology and Soils: The City of Sonoma is located in the seismically active San Francisco Bay Area, in proximity to several mapped active or potentially active regional faults. However, no parts of the City of Sonoma are affected by an Alquist-Priolo Earthquake Fault Zone pursuant to Division of Mines and Geology Special Publication 42. The Rodgers Creek fault is nearest to the project site, located approximately five miles to the southwest on the western side of the Sonoma Mountains. As a result, the project could result in the exposure of people, structures, and/or property to seismic ground shaking. While hazards associated with potential ground shaking cannot be eliminated, potential impacts resulting from seismic ground shaking would remain less than significant through compliance with the City of Sonoma's building code requirements, including that new structures be designed and constructed in a manner to maximize seismic safety, in conformance with the 2016 California Building Code.

The site is relatively flat and does not pose risk of landslide. Grading and/or earthmoving activity during project construction could result in a substantial temporary increase in erosion or the loss of topsoil. However, erosion control measures to be implemented during construction would be identified in the erosion and sediment control plan (ECP) required for the project under the City's grading ordinance (Chapter 14.20 of the Sonoma Municipal Code) and included in the project Storm Water Pollution Prevention Plan (SWPPP) for construction. Pursuant to Chapter 4 of the California Residential Code (CRC) and Chapter 18 of the California Building Code (CBC), a soils and geotechnical investigation (prepared by a licensed geotechnical engineer) is required for residential and multi-family developments. As normally required, the recommendations identified in the soils and geotechnical investigation, such as appropriate foundation systems, soil stability measures, on-site soil preparation and compaction levels, must be incorporated into the permits and construction plans for the project (i.e., improvement plans, grading permit, and building permits), which are subject to review and approval by the City Engineer and Plans Examiner prior to the issuance of any building permits. Compliance with the California Building Code and the City of Sonoma Municipal Code would ensure that all potential impacts associated with geology and soils remain less than significant.

Topics subject to analysis in the EIR: The project has the potential to result in significant environmental impacts in the resource areas listed below. For each topic, the EIR will describe existing conditions of the project site and surrounding area, identify applicable regulatory requirements, evaluate the project's impacts to those resources, and identify feasible mitigation measures to reduce or avoid impacts. The topics that will be evaluated in detail in the EIR include: Aesthetics, Air Quality, Cultural and Historic Resources, Energy, Greenhouse Gas Emissions and Energy Consumption, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Transportation, Tribal Cultural Resources, Public Services including Recreation, Utilities/Service Systems and Hydrology and Water Quality. In addition, potential cumulative impacts and potential for growth inducement will be addressed; and alternatives, including the No Project Alternative, will be evaluated.

Potential Environmental Impacts of the Project

1. Land Use and Planning and Population and Housing

The EIR will describe the existing land uses within and/or adjacent to the proposed project site. Land Use impacts that would occur as a result of the proposed project will be analyzed, including conformance with existing plans and policies of the City of Sonoma. The Project's impact on population and housing will also be examined. Mitigation Measures will be identified for significant land use, population and housing impacts, as warranted.

2. Transportation

A portion of the project site is currently developed, and the remainder of the project site is vacant. A Transportation Impact Analysis and parking analysis will be prepared to identify the impacts of the senior and multi-family residential uses to the existing local and regional transportation system. Mitigation measures will be identified for significant transportation impacts, as warranted.

3. Biological Resources

The project site has been previously disturbed. The EIR will describe the impacts for potential impacts to sensitive plant and wildlife habitats resulting from the demolition and clearing of the existing buildings and construction of the proposed project. Mitigation measures will be identified for significant biological resource impacts, as warranted including standard pre-construction survey mitigation measures to ensure that any trees on the site used for avian nesting are documented and protected for the duration of nesting activity in accordance with State and Federal law.

4. Air Quality

The EIR will describe the existing regional air quality conditions in the Sonoma area. The potential for the proposed project to result in local and regional air quality impacts during both construction and operation will be evaluated as recommended in the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. Mitigation measures will be identified for significant air quality impacts, as warranted.

5. Greenhouse Gas Emissions and Energy

New Greenhouse Gas (GHG) emissions associated with the project will contribute incrementally to climate change. Project GHG emissions will be evaluated pursuant to current BAAQMD methodologies that quantify construction and operational GHG emissions. The EIR will evaluate the types of energy that could be consumed during construction and operation of the propose project. Mitigation measures will be identified, if needed.

6. Cultural, Historic and Tribal Cultural Resources

The potential to impact cultural resources will be described in the EIR, including Tribal Cultural Resources, as required under Assembly Bill (AB) 52. In addition, the EIR will analyze the potential historic significance of existing buildings on the site and determine if the project would have the potential to impact the Plaza historic district or other historic resources in the area. Mitigation measures will be identified as needed.

7. Noise

The EIR will describe the anticipated noise level exposure for the proposed residences. The potential for the project construction to temporarily increase noise levels at nearby residential uses and other sensitive receptors will also be described. Mitigation measures will be identified to reduce significant noise impacts upon noise sensitive uses, as warranted.

8. Aesthetics

The EIR will describe the existing visual setting and include photographs of the existing views. The visual changes resulting from the project will be evaluated based on project plans, elevations and illustrations. The EIR will evaluate the conceptual project design and its impacts on the surrounding neighborhood from public viewpoints. Mitigation measures will be discussed, as appropriate.

9. Hazards and Hazardous Materials

The EIR will describe the potential for the proposed construction to result in hazardous material impacts based on the past uses of the site, and for the redeveloped project to expose people to hazards. The potential for exposure to wildfire hazards will also be discussed. Mitigation measures to reduce significant hazards, and hazardous materials impacts will be identified, as warranted.

10. Utilities and Service Systems

The EIR will evaluate the potential increase demand for water, wastewater, and solid waste services and connections. Mitigation measures will be identified as warranted.

11. Public Services

The EIR will evaluate the potential increased demand for police, fire, schools, and parks and recreation services as a result of the Project. Mitigation measures will be identified as warranted.

12. Hydrology and Water Quality

Stormwater runoff from the site would be collected onsite in bioretention swales, then conveyed to underground stormwater pipes that would connect to the City's drainage network, using the same point of connection as the existing stormwater drainage infrastructure within the project site. The EIR will examine the impacts from redeveloping the site with the proposed project on hydrology and water quality. Mitigation Measures will be identified as warranted.

13. Alternatives

The EIR will evaluate possible alternatives to the proposed project, including the No Project Alternative. The alternative discussion will focus on those alternatives that could reasonably accomplish most of the basic project objectives while also avoiding or substantially lessening one or more of the significant effects.

14. Significant Unavoidable Impacts.

The EIR will identify those significant that cannot be lessened or avoided, if any.

15. Cumulative Impacts

The potential for the proposed project, when considered with other past, present and reasonably foreseeable future projects in the project area, to result in a significant cumulative impact will be evaluated in the EIR.

Notice of Preparation of an EIR
Parkview Assisted Senior Living and Multifamily Residential Project

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations and person consulted and 5) EIR authors.

