

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 #: 2020030351Project Title: Rezoning Sites for Housing ProjectLead Agency: Sonoma CountyContact Name: Nina BellucciEmail: Nina.Bellucci@sonoma-county.org Phone Number: 707-565-1236Project Location: Unincorporated Sonoma
City *County*

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

See attached sheets.

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

See attached sheet.

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

The EIR scoping process identified the project's proposed sites in Glen Ellen and site proximities to wildfire State Responsibility Areas or Local Responsibility Areas to be areas of known controversy for the proposed project.

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

None

OPR Summary Form Extra Pages

Project Description Summary

Project implementation would rezone up to 59 urban sites in General Plan-designated Urban Service Areas throughout unincorporated Sonoma County for by-right, medium-density housing. By-right, medium-density housing means that no discretionary land use approvals and no CEQA review would be required for the development of medium-density (up to 24 units per acre) housing on the sites. Design review approval is still required for all multifamily or mixed-use housing development of more than three units. The project would add sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law; it would implement current General Plan policies and programs, including Policy HE-2f, to consider a variety of sites for higher-density and affordable housing, and Housing Element programs 11 and 20, which encourage the identification of urban sites near jobs and transit to appropriately accommodate additional housing. The project includes (1) a General Plan Map amendment as necessary and, where applicable, area plan amendments to change land uses and adjust allowable densities on identified sites; (2) a rezone of sites to match new General Plan land uses or densities and/or to add the WH Combining District; and (3) this Program Environmental Impact Report (EIR) to evaluate the potential environmental impacts of the project. The project is intended to facilitate and encourage housing development that would be developed over a 10-year period, with full buildout by 2030.

For purposes of the environmental analysis, sites analyzed for rezoning to R2 (Medium-Density Residential), with a base density of 10 to 11 units per acre, were assumed to be rezoned to allow a density of 20 to 22 units per acre, respectively which represents the maximum buildout potential utilizing the County's Rental Housing Opportunity Program density bonus program, which allows a density bonus of up to 100 percent. Sites analyzed for rezoning to add the WH Combining District were assumed to allow a density of 24 units per acre, the maximum allowed in this district. Table 1 provides the proposed zoning district modification for each Potential Site. For purposes of this analysis, it is assumed that no density bonus program would be used on sites with WH zoning, due to practical limitations of development in the County (few sites in the County to date have been developed at any density greater than 26 units per acre) and it would be speculative to assume a density bonus program would be used. The maximum density bonus available projects approved under the WH Combining Zone is the 50 percent allowed under State Density Bonus Law (Gov. Code Section 65915). Overall, the analysis is programmatic and cumulative in nature such that no more than 2,975 units would be developed throughout the Potential Sites even if some sites used a density bonus.

Table 2 provides a comparison of the existing potential number of dwelling units and population buildout potential of the 59 identified sites, the proposed dwelling unit and population buildout potential, and the overall change in the buildout population that would result from the project. If all 59 sites are chosen to move forward in the rezoning project studied under this EIR, project implementation could increase the housing availability in the county to accommodate up to 2,975 additional dwelling units and approximately 7,735 additional people.¹

Physical changes resulting from project implementation may include development of Potential Sites with higher-density housing. This could take the form of more land coverage or taller buildings than currently allowed. Under the proposed project, this increased density would only occur within Urban Service Areas in the County.

¹ Calculation based on 2.6 persons per household in unincorporated Sonoma County (California Department of Finance 2019). See Table 4.14-2 in Section 4.14, *Population and Housing*, for more detail.

OPR Summary Form Extra Pages
Project Description Summary

Table 1 Proposed Zoning Designation

Site(s)	Proposed Modifications to Zoning Designations (Allowable dwelling units per acre) ¹
GEY-1 through GEY-4, GUE-1 through GUE-4, FOR-2 through FOR-6, GRA-1, GRA-3 through GRA-5, SAN-1, SAN-3, SAN-5, SAN-8, AGU-1 through AGU-3, PEN-2, PEN-4, PEN-6, PEN-7, PET-1, PET-2, PET-4, SON-1 through SON-4	R2 10 (20 units per acre)
LAR-1 through LAR-7	R2 11 (22 units per acre)
LAR-8, FOR-1, GRA-2, SAN-2, SAN-4, SAN-6, SAN-7, SAN-9, SAN-10, GLE-1, GLE-2, PEN-1, PEN-3, PEN-5, PEN-8, PEN-9, PET-3	WH Combining District (24 units per acre)

Note: R2 = Medium Density Residential zoning; WH = Workforce Housing

1 – 100% density bonus program allows for doubled density on R zoned parcels

Table 2 Housing Unit and Population Buildout Potential

Potential Site	Total Allowable Dwelling Units Under Current Designation	Total Allowable Dwelling Units Under Proposed Designation	Change in Total Allowable Dwelling Units (Buildout Potential)	Total Population Under Current Designation ¹	Total Population Under Proposed Designation ¹	Change in Buildout Population Potential
GEY-1	82	123	41	213	320	107
GEY-2	8	33	25	21	86	65
GEY-3	5	22	17	13	57	44
GEY-4	6	26	20	16	68	52
GUE-1	6	30	24	16	78	62
GUE-2	2	80	78	5	208	203
GUE-3	8	41	33	21	107	86
GUE-4	3	105	102	8	273	265
LAR-1	1	97	96	3	252	250
LAR-2	0	16	16	0	42	42
LAR-3	10	14	4	26	36	10
LAR-4	4	6	2	10	16	5
LAR-5	72	99	27	187	257	70
LAR-6	0	12	12	0	31	31
LAR-7	10	45	35	26	117	91
LAR-8	0	11	11	0	29	29
FOR-1	46	70	24	120	182	62
FOR-2	7	283	276	18	736	718
FOR-3	3	33	30	8	86	78
FOR-4	2	71	69	5	185	179
FOR-5	6	58	52	16	151	135
FOR-6	0	120	120	0	312	312
GRA-1	6	23	17	16	60	44
GRA-2	0	71	71	0	185	185
GRA-3	1	22	21	3	57	55

OPR Summary Form Extra Pages
Project Description Summary

Potential Site	Total Allowable Dwelling Units Under Current Designation	Total Allowable Dwelling Units Under Proposed Designation	Change in Total Allowable Dwelling Units (Buildout Potential)	Total Population Under Current Designation ¹	Total Population Under Proposed Designation ¹	Change in Buildout Population Potential
GRA-4	1	36	35	3	94	91
GRA-5	1	27	26	3	70	68
SAN-1	1	74	73	3	192	190
SAN-2	0	200	200	0	520	520
SAN-3	1	80	79	3	208	205
SAN-4	1	149	148	3	387	385
SAN-5	1	67	66	3	174	172
SAN-6	0	73	73	0	190	190
SAN-7	0	72	72	0	187	187
SAN-8	1	20	19	3	52	49
SAN-9	0	159	159	0	413	413
SAN-10	3	128	125	8	333	325
GLE-1	1	19	18	3	49	47
GLE-2	1	3	2	3	8	5
AGU-1	1	27	26	3	70	68
AGU-2	7	132	125	18	343	325
AGU-3	16	64	48	42	166	125
PEN-1	0	1	1	0	3	3
PEN-2	1	21	20	3	55	52
PEN-3	0	4	4	0	10	10
PEN-4	2	35	33	5	91	86
PEN-5	1	8	7	3	21	18
PEN-6	2	40	38	5	104	99
PEN-7	18	107	89	47	278	231
PEN-8	0	16	16	0	42	42
PEN-9	0	8	8	0	21	21
PET-1	1	39	38	3	101	99
PET-2	1	27	26	3	70	68
PET-3	1	65	64	3	169	166
PET-4	1	39	38	3	101	99
SON-1	0	19	19	0	49	49
SON-2	0	20	20	0	52	52
SON-3	1	20	19	3	52	49
SON-4	1	19	18	3	49	47
Total	354	3,329	2,975	920	8,655	7,735

Note: Numbers may not add due to rounding.

1. Population based on 2.6 persons per household in unincorporated Sonoma County (California Department of Finance 2019). For example, for site GEY-1, 41 units buildout potential multiplied by 2.6 persons per unit = 107 persons (rounded).

OPR Summary Form Extra Pages

Mitigation Measure Summary

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

- Mitigation Measures (MM) AES-1 through AES-5 would constrain project design, structure envelopes, require compatible material color and texture, require screening vegetation, and require specific lighting features, reducing potential impacts to scenic vistas, scenic resources, public views, and lighting and glare to less than significant (LTS).
- MM AQ-1 and AQ-2 would require construction air quality controls to reduce potential impacts from temporary air quality impacts to LTS.
- MM BIO-1 through BIO-17 would require a biological screening assessment, plant species surveys, restoration and monitoring, habitat assessments and protocol surveys, avoidance and minimization measures, pre-construction surveys, a worker environmental awareness program (WEAP), an invasive weed program, jurisdictional delineations, and consistency with the Santa Rosa Plain Conservation Strategy, reducing potential impacts to special-status species, riparian habitat, wetlands, and conflicts with habitat conservation plans to LTS.
- MM CUL-1 and CUL-2 would require an architectural history evaluation and mitigation; however, potential impacts to historic resources would remain significant and unavoidable.
- MM CUL-3 through CUL-9 would require Phase I archaeological resource study, Extended Phase I testing, avoidance, Phase II site evaluations, Phase III data recovery, monitoring, and stopping work for unanticipated discoveries, reducing potential impacts to archaeological resources to LTS.
- MM GEO-1 through GEO-6 would require paleontology review of project plans, monitoring, a WEAP, preparation and curation of fossils, and final paleontological report to reduce potential paleontological resource impacts to LTS.
- MM NOI-1 through NOI-7 would require construction noise reductions, pile driver vibration reductions, breaker noise reductions, blasting noise and vibration reductions, HVAC noise reductions, generator noise reductions, and project-level noise compatibility analysis, reducing potential impacts from construction and operational noise, construction vibration, and noise compatibility to LTS.
- MM PH-1 would require replacement housing, reducing potential impacts to housing to LTS.
- MM TRA-1 and TRA-2 would require a transportation demand management program and construction traffic management plan; however, impacts would remain significant and unavoidable.
- MM TCR-1 through TCR-5 would require tribal cultural resources consultation, avoidance, implementation of a tribal cultural resource plan, Native American monitoring, and sensitive location of human remains, reducing potential impacts to tribal cultural resources to LTS.
- MM UTIL-1 would require future development to demonstrate adequate water and wastewater provider capacity, reducing potential impacts to water supply and from wastewater generation to LTS.
- MM WFR-1 through WFR-3 would require wildfire risk reduction, use of spark arresters, and new structure location constraints; however, potential impacts from exposing project occupants to wildfire risks would remain significant and unavoidable.