Print Form

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: DRH19-0014 Los Pinos Apartments

Lead Agency: County of Sonoma

Contact Name: Katrina Braehmer

Email: Katrina.Braehmer@sonoma-county.org Phone Number: (707) 565-1903

Project Location: 3496 Santa Rosa Avenue, Santa Rosa (*City*) Sonoma (*County*)

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

The applicant proposes a 50-unit multifamily rental housing project on a 2.49-acre parcel, which is an allowed use in the R3 (High Density Residential) zoning district. Proposed onsite residential amenities include a community room and kitchen, a children's play area, and community garden. The base density of the project site is 32 units. The project's density is calculated using Density Unit Equivalents as provided for in the R3 zoning district (Sonoma County Zoning Code Sec. 26-24-030(a)), resulting in a total of 35 unit equivalents. To allow for the three additional units beyond the base density of 32, the applicant requests a 20 percent Density Bonus under State law, which requires at least five percent of the base units to be reserved for very low-income households (50 percent of area median income). The project will meet this requirement by providing three units affordable to very low-income households.

To view the project plans, visit the following cloud link: https://share.sonoma-county.org/link/n5y2NmWcHis/

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

- Air quality impacts mitigated by dust control measures
- Potential impacts to biological resources (potential habitat for special-status species mitigated by payment of mitigation fees, obtaining an ITP, pre-construction surveys, avoidance and minimization during construction, compliance with State and federal requirements for filling wetlands, and tree replacement)
- Potential impacts to cultural resources and tribal cultural resources mitigated by requirement to stop work if any artifacts found
- Potential greenhouse gas impact mitigated by measures built into the design, construction, and operation of the project
- Potential geologic impacts mitigated by following technical recommendations for construction
- Noise impacts mitigated by restrictions on construction activities and noise barriers

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

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

California Department of Fish and Wildlife
Regional Water Quality Control Board (North Coast)
State Water Resources Control Board
US Army Corps of Engineers
US Fish and Wildlife Service (FWS) and/or National Marine Fisheries Service (NMFS)